

City Council Annexation A24-02

June 24, 2024



Owners: Cedar Creek Road LLC

Applicant: Cedar Creek Road LLC

Located: 1666 and 1674 Cedar Creek Road, and 0 and 1678 Fields Road

Acreage: 27.72 acres \pm

District: 2 – Malik Davis

REID #: 0445892478000, 0446709250000, 0446804556000, and
0445894268000



Aerial Map

Case #: AX24-02 (P24-22)
Initial Zoning Request:

Mixed Residential 5 (MR-5)

Location: 0 CEDAR CREEK RD (0446803573000)

1674 CEDAR CREEK RD (0446709250000)

0 FIELDS RD (0445892478000)

1678 FIELDS RD (0445894268000)

1666 CEDAR CREEK RD (0446804596000)

Legend



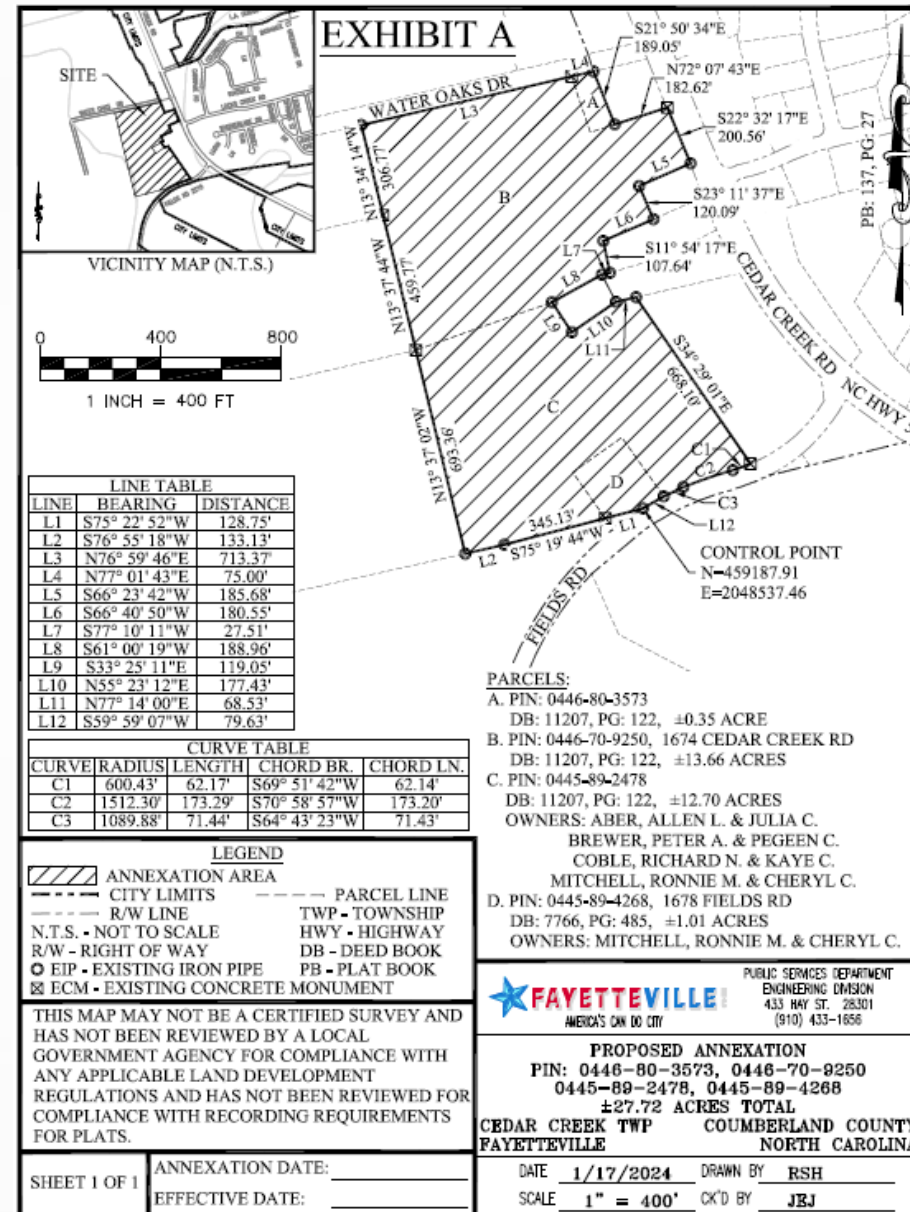
AX24-02



City Limits



Subject property is shown in the hatched pattern.



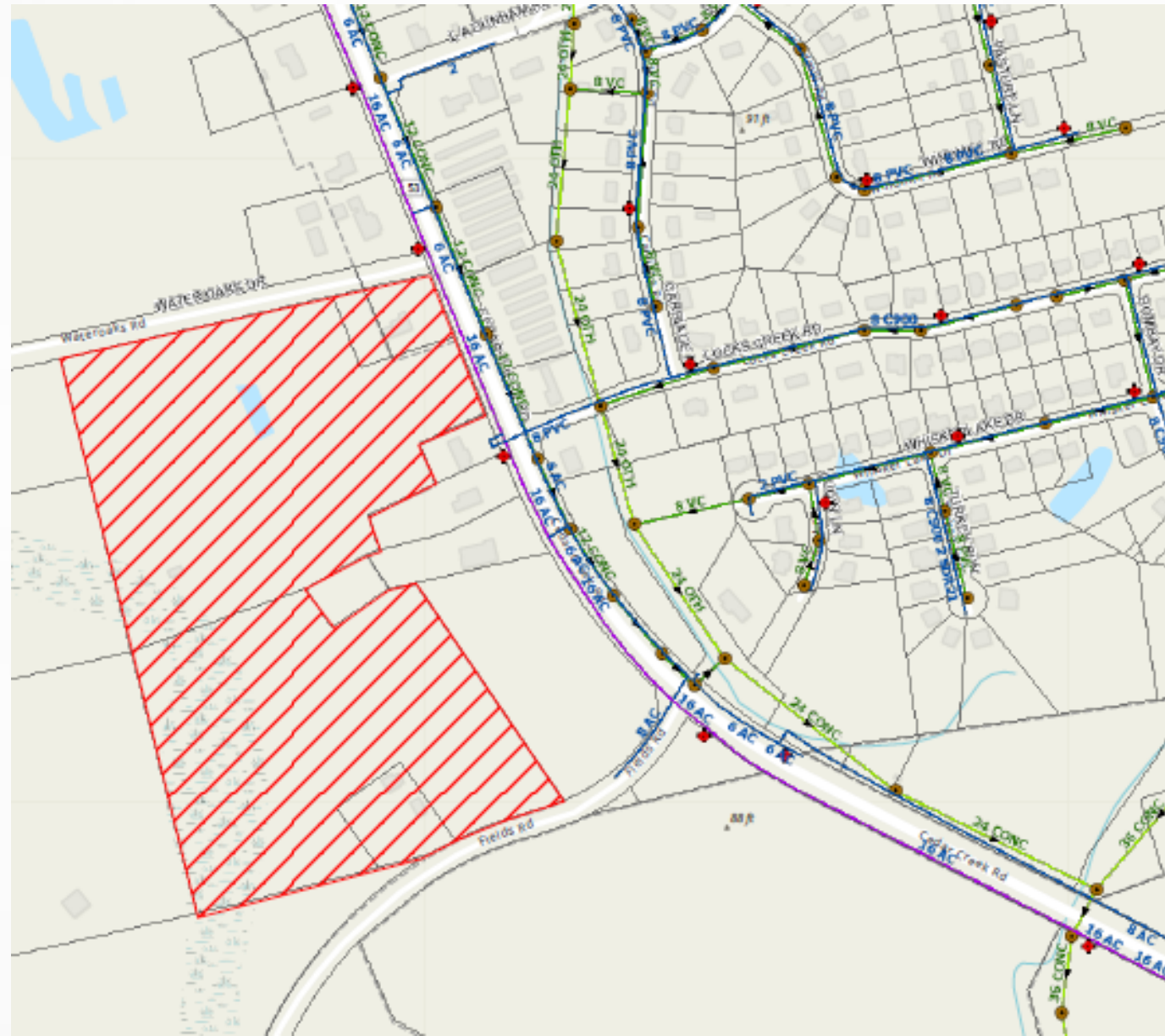






Surrounding Properties





The Professional Planning Staff recommends that the City Council move to APPROVE the draft ordinance for AX24-02 for 1666 and 1674 Cedar Creek Road, and 0 and 1678 Fields Road:

- The petition for annexation meets the requirements of North Carolina General Statute §160A-31 and §160A-58.1, and the Real Estate Department has verified the determination of petition sufficiency. The application aligns with the standards for contiguous annexation as outlined by GS §160A-31.
- The departments and divisions report that they can absorb the expansion of services with minimal additional resources.
- The annexation will lead to an increase in property taxes due to the inclusion of city taxes, while the burden of county taxes will be reduced by the county's fire district tax, special fire tax, and recreation tax. The financial impact and assumed tax revenue are summarized in Appendix A, demonstrating the potential financial benefits for the city.

1. Adopt the annexation ordinance with an effective date of June 24, 2024;
2. Adopt the annexation ordinance with an effective date of June 30, 2024;
3. Do not adopt the annexation ordinance; this option would mean that the initial zoning would not occur and the parcel would remain outside corporate limits;
4. Defer action and table the annexation petition for further review and discussion.





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