



PHASE V ANNEXATION
PUBLIC HEARING – ASSESSMENT CONFIRMATION
PROJECT AREA 26

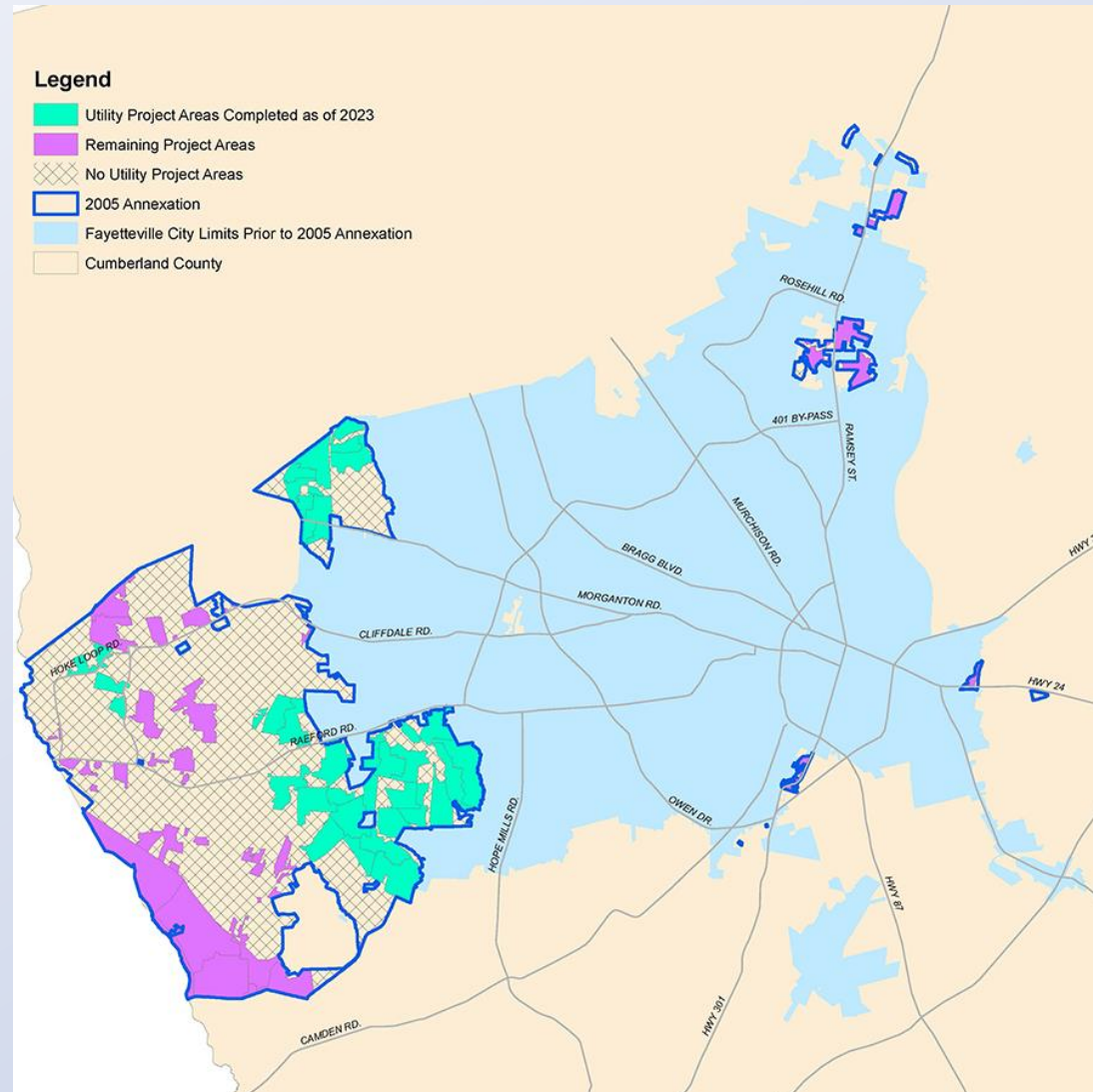
Lamont Hinson, Community Relations Specialist

May 11, 2026

Overview

- ▶ **Phase V Annexation Information**
 - Map
 - Timeline
 - Project Areas
- ▶ **Project 26 Review**
 - Events to Date
- ▶ **Assessment Cost to Property Owners**
 - Financing Options
- ▶ **City Council Action & Next Steps**

Phase V Annexation Map



Phase V Annexation Timeline

In 18 Years:
 25 of 34 Projects Completed
 6,728 Connections available
 (3,344 Connections made)

2005:
 Annexation
 goes into
 effect

2026: Construction ongoing
 9 Project Areas in various stages of
 completion
 11 Project Areas in design

2031:
 Projected Construction
 Completion as of
 Today

2007:
 Construction
 begins

2008 Costs

- Areas 1A & 2C
- 617 properties
- \$10,726 per property

2026 Costs

- Area 26
- 287 properties
- \$40,022 per property



Phase V Projects Completed

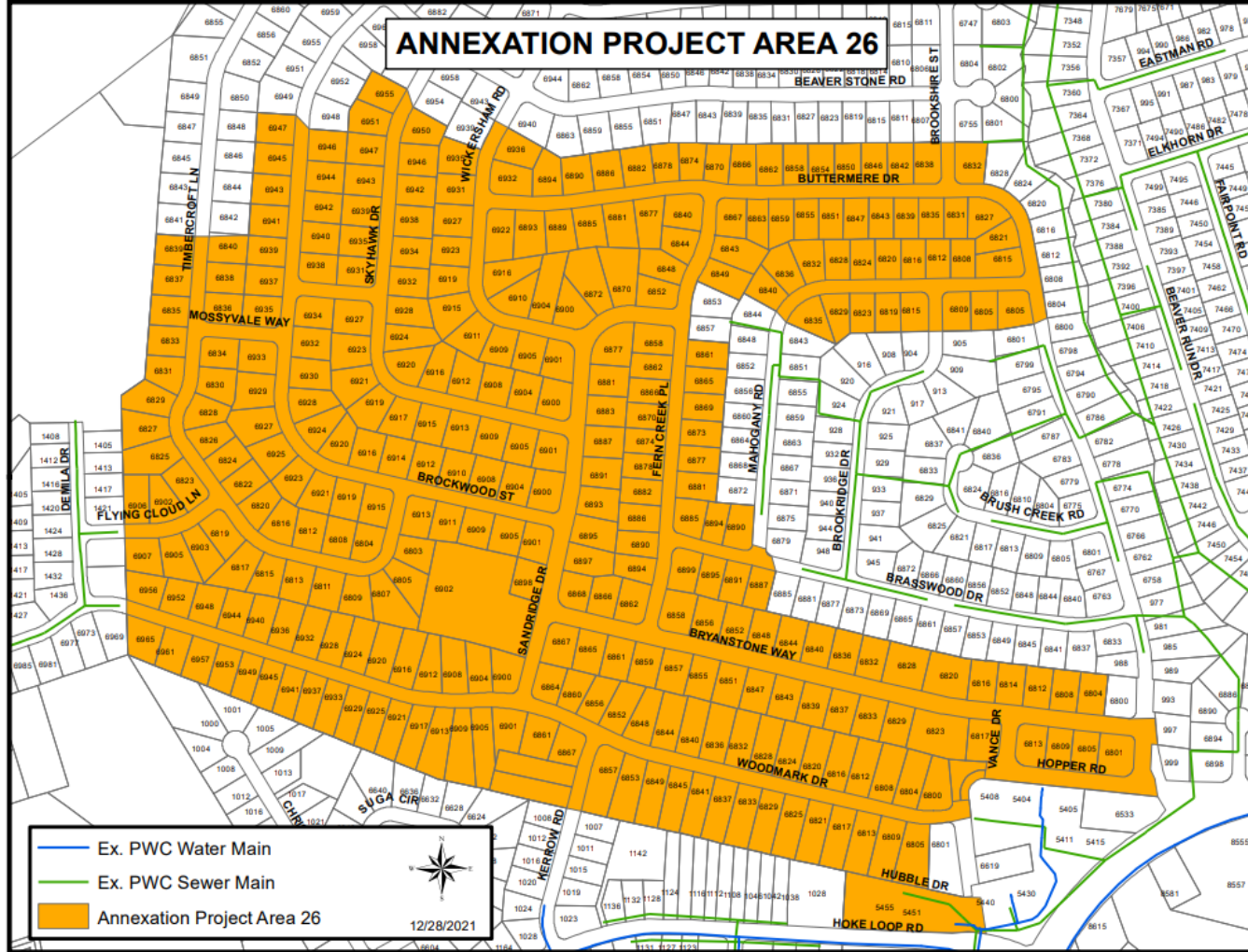
Completed	Location	Completed	Location
Area 1	Brentwood	Area 15	Arran Hills, Hillcrest, Shadowlawn
Area 2	LaGrange – Section 2	Area 16	Hampton Oaks, Southgate
Area 3	LaGrange – Section 1	Area 17	Blue Springs Woods, Beacon Hill, Emerald Garden, Hickory Grove
Area 4	Arran Lakes – West	Area 18	Southgate, South Gate Village
Area 5	Arran Lakes – East	Area 19	Arran Lakes West
Area 6	LaGrange – North & South	Area 20	Hackney Hills, Lake Point, Robin Hill Estates
Area 7	Summerhill	Area 21	Arran Lakes West
Area 8	LaGrange	Area 22	Arran Lakes West, Emerald Garden
Area 9	Summerhill (North of Dandridge)	Area 23	Wells Place, Rayconda
Area 10	Arran Hills (east) & Arran Hills (west)	Area 24A	Cliffdale Estates
Area 11	Arran Hills (north) & Arran Hills (south)	Area 24B	Village Hills
Area 12	Arran Lakes West	Area 24C	Kings Mill
Area 13	Shenandoah, Shenandoah North	Area 32 East Section I	Wendover Place, Hickory Run, Pine Crest, Pine Ridge Acres
Area 14	Arran Park, Winter Park		



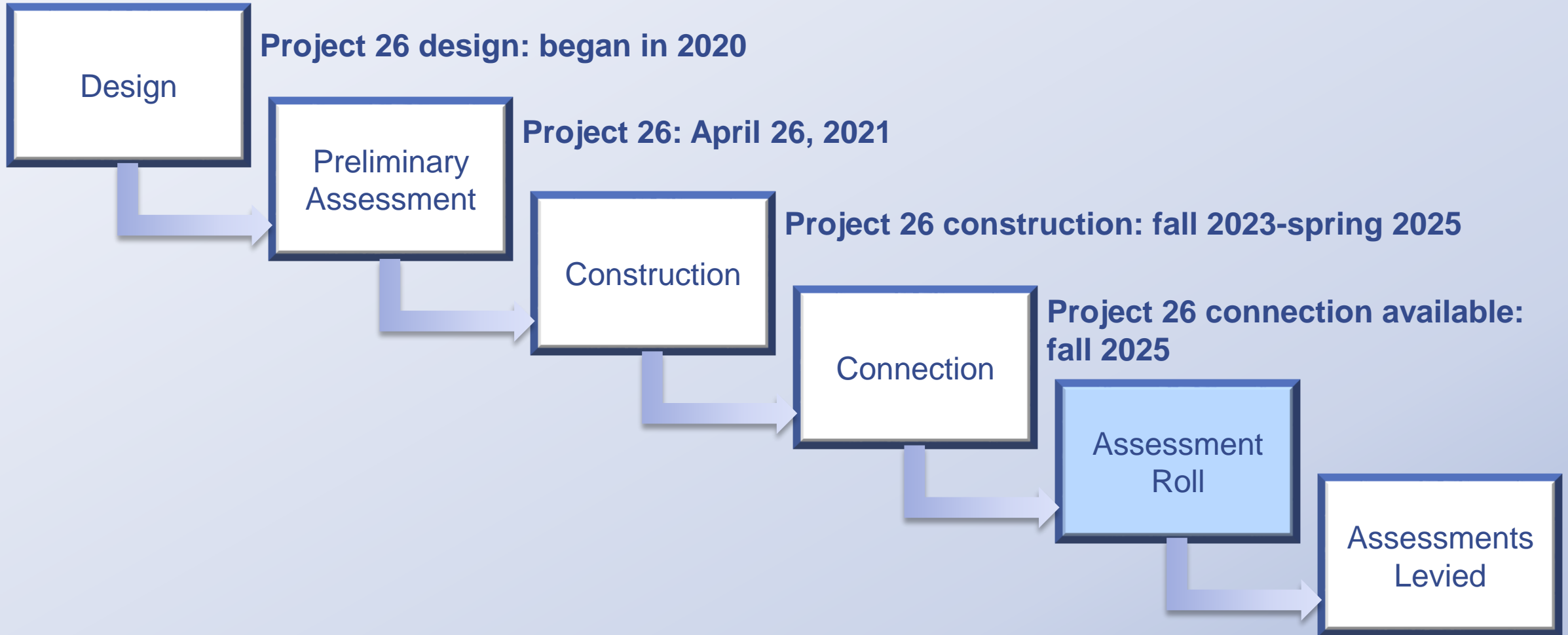
Phase V Projects in Process

Current and Upcoming	Location	Status
Area 26	Cliffdale West, Woodmark	Connection Available
Area 25	Lake Rim Estates	In Construction
Area 27	Cliffdale Forest	In Construction
Area 28	Cliffdale West	Preliminary Assessment
Area 29 Section I	Montibello	Preliminary Assessment
Area 29 Section II	Farrington, Lake William, Tunbridge	Preliminary Assessment
Area 29 Section III	Cliffdale Road, Reilly Road, Hoke Loop Road	Preliminary Assessment
Area 30 Section I	Green Briar Lake, McArthur Road, Ramsey Street	Preliminary Assessment
Area 30 Section II	Carver Falls, Cedar Falls, Ramsey Street	Preliminary Assessment
Area 30 Section III	Gillespie Street	Preliminary Assessment
Area 31 Section I	N. Plymouth Street	Preliminary Assessment
Area 31 Section II	Raynor Drive, Northwood Estates	Preliminary Assessment
Area 32 East Section II	Stoney Point Road & Dundle Road	Preliminary Assessment
Area 33 North	Raeford Road Estates	Preliminary Assessment

Project Area 26 Map



Annexation Steps



Project 26 Events to Date

- ▶ **May 5, 2020** – Survey & appraisal notification letters mailed to property owners
- ▶ **April 21, 2021** – Council voted to adopt the Preliminary Assessment, which begins the construction process
- ▶ **September 12, 2023** – PWC Held Construction Community Meeting with Residents
- ▶ **October 2023 - March 2025** – Construction period
- ▶ **September 18, 2025** – Connection notification letters mailed to property owners
- ▶ **October 2, 2025** – PWC Held Connection Community Meeting with Residents
- ▶ **April 13, 2026** – Council set to adopt the Resolution Declaring Cost and Preparation of the Preliminary Assessment Roll

Sewer Construction Assessment Cost to Property Owners

- ▶ **Typical cost for single family residential lot is \$5,000**
 - All other properties charged a per front foot rate of \$55.56 (90' minimum) plus average lateral charge
- ▶ **No payment due until construction is complete and assessment roll is adopted by City Council**

Sewer Construction Assessment Payment Options

- ▶ **Residents can pay in full (no interest within 51 days)**
- ▶ **Financing available to all residents**
 - Up to 10-year term
 - Prime rate + 2% (not to exceed 8%) (Set by City Council)
 - Projected interest for Area 26 Assessments – 8%
 - Annual or monthly installments
 - No penalty for early repayment
- ▶ **Financial assistance may be available for those that qualify via City of Fayetteville**
 - City of Fayetteville Economic and Community Development Office
(910) 433-1930

City Council Action & Next Steps

- ▶ **No action is needed tonight**
- ▶ **June 8, 2026** - Request via Consent for Resolution Confirming Assessment Roll and Levying Assessments
- ▶ **After confirmation** - Assessment notification letters mailed to property owners for Area 26
- ▶ **Within 2 weeks of confirmation (tentative date is June 25)** - PWC Holds Assessment Community Meeting with Residents, meeting invitations mailed after Council confirmation



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