

BASIC INFORMATION ABOUT ANNEXATION AREA (AX24-04)

Information Updated as of: 13 November 2024

Date Petition Found Sufficient: 7 October 2024

Ordinance Adoption Effective Date: TBD (Ideally 25 November 2024)

1. Name of Area:	Sam’s Towing – AX24-04; 3424 Cumberland Road
2. Name of Owner(s):	Kodjo Sam Kouassi
3. General Location/ Adjacent Neighborhoods	The property is located on the north side of Cumberland Road, between Hopedale Street and Ladyslipper Drive, within the Ellington Pines subdivision.
4. Tax Identification Numbers (PIN):	PIN: 0426-01-5026 REID: 0426015026000
5. TRC – Staff Review –	There has yet to be a TRC review of any project proposals for the subject property.
6. Initial Zoning: P24-29 – CC	The parcels are currently zoned R6A in the County; the applicant is requesting an initial zoning of Heavy Industrial (HI).
7. Fire Department To Be Affected:	Cumberland Road Fire Station 5 If annexed: Emergency response service will be provided through contract by the Cumberland Rd Fire Department Fire Station 5 located at 3543 Cumberland Rd. Fayetteville, NC 28306. The proposed annexation is 0.4 miles from this station and within the adopted standard of coverage baseline of 5 minutes/12 seconds travel response time.
8. Is the Area Contiguous?	Yes
9. Is the Area in the Fayetteville MIA (Municipal Influence Area)?	Yes
10. Type of Annexation:	Petition Initiated – Contiguous
11. Background:	<p>History: The conveyance documented in the deed pertains to the transfer of real property from Carrie Lynn McBride Moody and Timothy Brandon Holst, serving as Co-Trustees of the Charles La-Fate McBride Trust established on August 17, 2018, to Kodjo Sam Kouassi. The subject property is specifically identified as Lot 10 in Ellington Pines, situated in Cumberland County, North Carolina, with detailed boundary descriptions and references to prior deeds and recordings. This transfer is effectuated through a General Warranty Deed, a legal instrument whereby the grantors affirm that they possess unencumbered title to the property, have the authority to convey it, and warrant that the property is free from any encumbrances except those expressly stated in the deed. The deed also contains customary legal covenants obliging the grantors to defend the title against legitimate claims. Furthermore, an exception is articulated in the deed, specifically pertaining to a parcel previously conveyed to the Department of Transportation. The grantors have executed the deed, which has been duly notarized by authorized notaries in North Carolina, thus affirming the validity of the document.</p> <p>Surrounding Area: The surrounding area primarily consists of single-family residences, with some more intense commercial uses. To the west of the subject property is a mixed-use site that includes auto storage, tire sales, and an auto mechanic. The subject property extends 1,163.6 feet in depth, with its rear boundary adjoining the Pine Acres single-family residential subdivision. Adjacent to the mixed-use auto property, at the</p>

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	<p>corner of Cumberland Road and Ladyslipper Drive, is B’s All About Children Childcare Center. Directly across from the childcare center are an antique thrift store and the Boys and Girls Clubs of Cumberland County.</p> <p>The property at 3404 Cumberland Road, also owned by Mr. Kouassi, was the subject of a rezoning request in early 2022. This property serves as the primary location for Sam’s Towing. It was rezoned to Community Commercial (CC) to align with existing County zoning, support strategic development goals, and ensure compatibility with surrounding land uses as part of the annexation process.</p>
12. Reason the Annexation was Proposed:	The property owner and proprietor of Sam’s Towing would like to extend the use of his business to the subject property to store towed vehicles.
13. Number of Acres:	2.53 ±
14. Type of Development in Area:	<p>North: SF-10 – Single Family</p> <p>South: R6A – Single Family</p> <p>East: CC – Sam’s Towing</p> <p>West: HI – Mixed-Use Auto Storage/Tire Sales</p>
15. Present Conditions:	<p>a. <u>Present Land Use:</u> The principle structure on the subject property appears to be a single-family residence, featuring a large metal sunshade directly behind it and a chain-link fence with plastic inserts surrounding the property.</p> <p>b. <u>Present Number of Housing Units:</u> 1</p> <p>c. <u>Present Demographics:</u> Total Population = Unknown</p> <p>d. <u>Present Streets:</u> N/A</p> <p>e. <u>Water and Sewer Service:</u> N/A</p> <p>f. <u>Electrical:</u> N/A</p> <p>g. <u>Current Real Property Tax Value:</u> \$92,500 (Source: https://taxpwa.co.cumberland.nc.us/camapwa/PropertySummary.aspx?PARCELPK=54069)</p>
16. Factors Likely to Affect Future of Area:	<p>a. <u>Plans of Owner:</u> Commercial development/stowage of towed vehicles</p> <p>b. <u>Development Controls</u></p> <ol style="list-style-type: none"> 1. <u>Land Use Plans</u> <ol style="list-style-type: none"> a. <u>Future Land Use Plan:</u> City 2040 Plan – Medium Density Residential 2. <u>Zoning</u> <ol style="list-style-type: none"> a. <u>Current Zoning in County:</u> R6A – Residential District – Mix of Single Family and Multi Family Dwellings Includes Manufactured Homes b. <u>Expected Zoning After Annexation:</u> Heavy Industrial (HI) 3. <u>Plan Approval:</u> Shall be required for review and approval <p>c. <u>Fayetteville Airport Impact:</u></p> <ol style="list-style-type: none"> 1. <u>In Fay Airport Impact Zones?</u> No 2. <u>In Fay Airport Overlay District?</u> No <p>d. <u>Military Base Impacts</u></p> <ol style="list-style-type: none"> 1. <u>In Simmons Noise Contours?</u> No 2. <u>In Simmons Accident Potential Zones?</u> No 3. <u>Red-Cockaded Woodpecker Impacts?</u> Not known. <p>e. <u>Environmental Factors</u></p> <ol style="list-style-type: none"> 1. <u>Watershed:</u> None 2. <u>Flood Zones-</u> Not located in a 100-year flood area or floodway according to the Cumberland County GIS. <p>f. <u>Endangered/Threatened Species-</u> Unknown</p> <ol style="list-style-type: none"> 1. <u>Wetlands-</u> None according to the Cumberland County GIS

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17. Expected Future Conditions:	a. <u>Future Land Use</u> : Heavy Industrial (HI) b. <u>Future Number of Housing Units</u> : Unknown c. <u>Future Demographics</u> : Unknown d. <u>Future Streets</u> : Unknown e. <u>Water and Sewer Service</u> : PWC f. <u>Electric Service</u> : Unknown
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