



City Council

Annexation A23-02

May 22, 2023

Owners: Charles F. Horne, Billy D. Horne and wife, Fay J. Horne

Applicant: Moorman, Kizer & Reitzel, Inc.

Located: 1682 Middle River Loop and 1662 Middle River Loop

Acreage: 4.68 acres ±

District: (2) Shakeyla Ingram

REID #: 0447464759000 and 0447466947000





Aerial Map
Case #: P23-11

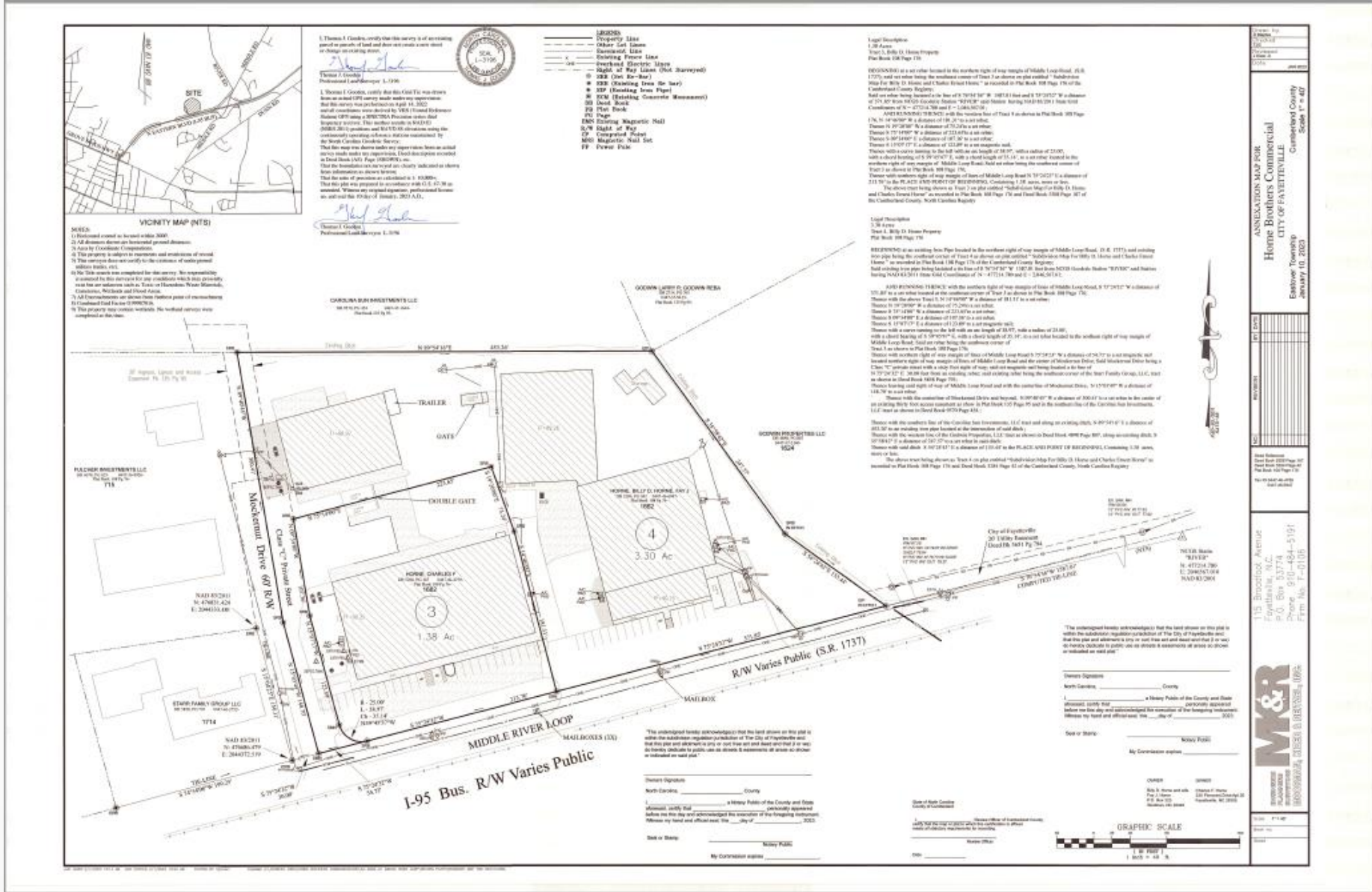
Initial Zoning: Heavy Industrial Conditional Zoning (HI/CZ)

Location: 1682 & 1662 Middle River Loop

Legend

-  AX23-02 (P23-11)
-  City Limits





VICINITY MAP (MS)
 1) Bounded north to front on lot 2001
 2) All dimensions shown on horizontal ground distance.
 3) All lot lines shown on map.
 4) This property is subject to easements and encumbrances of record.
 5) This property does not contain any utility easements.
 6) The title search was completed by the survey. No encumbrances were located for the increase in lot area, nor any encumbrances which may be subject to an address within the State of North Carolina. Water Easements, Conservation, and Flood Areas.
 7) All Encumbrances on this parcel have been properly recorded.
 8) Contained Easement is 10000.00.
 9) The property lines were verified. The fielded survey was completed as shown.

I, Thomas I. Goslin, certify that this survey is of existing ground or existing lines and that there are no unrecorded or unpermitted changes or existing lines.
 Thomas I. Goslin
 Professional Land Surveyor L. 2376
 Carolina State Investments LLC
 10089 E. Main Street
 Fayetteville, NC 28404

Carolina State Investments LLC
 10089 E. Main Street
 Fayetteville, NC 28404

- LEGEND**
- Property Line
 - Survey Lot Lines
 - Delineated Line
 - Existing Easement Line
 - - - Overhead Electric Lines
 - - - Right of Way Lines (Not Surveyed)
 - - - Right of Way Lines (Surveyed)
 - Center (Not Set)
 - Center (Set)
 - Right of Way (Concrete Measurement)
 - Level Book
 - Map Book
 - Deed
 - Existing Magnetic Nail
 - Right of Way
 - Computed Point
 - Magnetic Nail Set
 - Power Pole

Legal Description:
 Deed A. Billy D. Home Property
 Plat Book 186 Page 176

RECORDS:
 as set other located in the northern right of way strip of Middle Loop Road, S. 1737' 33" W. 215' 00" and set other being the southern corner of Tract 1 as shown on plat entitled 'Subdivision Map for Billy D. Home and Charles Ernest Home' as recorded in Plat Book 186 Page 176 of the Cumberland County Registry.

and other being located in the line of S. 27°34'31" W. 1083.11 feet and S. 23°22'27" W. a distance of 215.00 feet from 95°00'00" Station 2253.95 and Station bearing 104.53 (215.1) from final Computation of S. 27°34'31" W. 1083.11 feet and S. 23°22'27" W. 215.00 feet.

ADJACENT OWNERS:
 with the northern line of Tract 1 as shown on Plat Book 186 Page 176, to 14°00'00" W. a distance of 108.20 feet to an adjacent strip.
 Tract 1 as shown on Plat Book 186 Page 176, with a bearing of S. 79°02'07" W. with a chord length of 21.34, is an other located in the northern right of way strip of Middle Loop Road, and set other being the southern corner of Tract 2 as shown on Plat Book 186 Page 176.
 with the northern right of way strip of Middle Loop Road S. 27°34'31" W. a distance of 215.10 feet to the PLATE AND RECORD OF BEEDEN'S, Containing 1.38 acres, more or less.
 The other strip being shown as Tract 2 on plat entitled 'Subdivision Map for Billy D. Home and Charles Ernest Home' as recorded in Plat Book 186 Page 176 and Deed Book 188 Page 187 of the Cumberland County, North Carolina Registry.

ADJACENT OWNERS:
 with the northern right of way strip of Middle Loop Road S. 27°34'31" W. a distance of 108.20 feet to an other located in the center of Tract 1 as shown on Plat Book 186 Page 176.
 Tract 1 as shown on Plat Book 186 Page 176, to 14°00'00" W. a distance of 108.20 feet to an adjacent strip.
 Tract 1 as shown on Plat Book 186 Page 176, with a bearing of S. 79°02'07" W. with a chord length of 21.34, is an other located in the northern right of way strip of Middle Loop Road, and set other being the southern corner of Tract 2 as shown on Plat Book 186 Page 176.
 with the northern right of way strip of Middle Loop Road S. 27°34'31" W. a distance of 215.10 feet to the PLATE AND RECORD OF BEEDEN'S, Containing 1.38 acres, more or less.
 The other strip being shown as Tract 2 on plat entitled 'Subdivision Map for Billy D. Home and Charles Ernest Home' as recorded in Plat Book 186 Page 176 and Deed Book 188 Page 187 of the Cumberland County, North Carolina Registry.

LEGAL DESCRIPTION:
 Deed A. Billy D. Home Property
 Plat Book 186 Page 176

RECORDS:
 as set other located in the northern right of way strip of Middle Loop Road, S. 1737' 33" W. 215' 00" and set other being the southern corner of Tract 1 as shown on plat entitled 'Subdivision Map for Billy D. Home and Charles Ernest Home' as recorded in Plat Book 186 Page 176 of the Cumberland County Registry.

and other being located in the line of S. 27°34'31" W. 1083.11 feet and S. 23°22'27" W. a distance of 215.00 feet from 95°00'00" Station 2253.95 and Station bearing 104.53 (215.1) from final Computation of S. 27°34'31" W. 1083.11 feet and S. 23°22'27" W. 215.00 feet.

ANNEXATION MAP FOR
Home Brothers Commercial
CITY OF FAYETTEVILLE
 Eastern Township
 January 10, 2023

Scale: 1" = 50'

115 Broadbook Avenue
 Fayetteville, N.C.
 P.O. Box 52774
 Phone: 910-484-5191
 Fax: 910-484-5108

115 Broadbook Avenue
 Fayetteville, N.C. 28404
 P.O. Box 52774
 Fayetteville, NC 28404

M&R
 MAPPING & SURVEYING, LLC

I, the undersigned hereby acknowledge that the land shown on this map is within the boundaries and jurisdiction of the City of Fayetteville and that the plat and annexation is true and correct and that I or my heirs and assigns shall not be liable for any claims or damages which may be incurred by any party who is shown on this plat as shown or indicated on said plat.

Deputy Signature _____ County _____
 North Carolina

I, _____ a Mayor of the County and State of North Carolina, do hereby certify that I have read the foregoing plat and do hereby certify that the boundaries and jurisdiction of the City of Fayetteville are shown as shown or indicated on this plat as shown or indicated on said plat.

Deputy Signature _____ County _____
 North Carolina

Seal or Stamp: _____
 My Commission expires _____

OWNER
 Mrs. Billy D. Home
 10089 E. Main Street
 Fayetteville, NC 28404

PLANNING DEPARTMENT
 Planning Department
 115 Broadbook Avenue
 Fayetteville, NC 28404

GRAPHIC SCALE
 1" = 50'
 1" = 100'
 1" = 150'



North



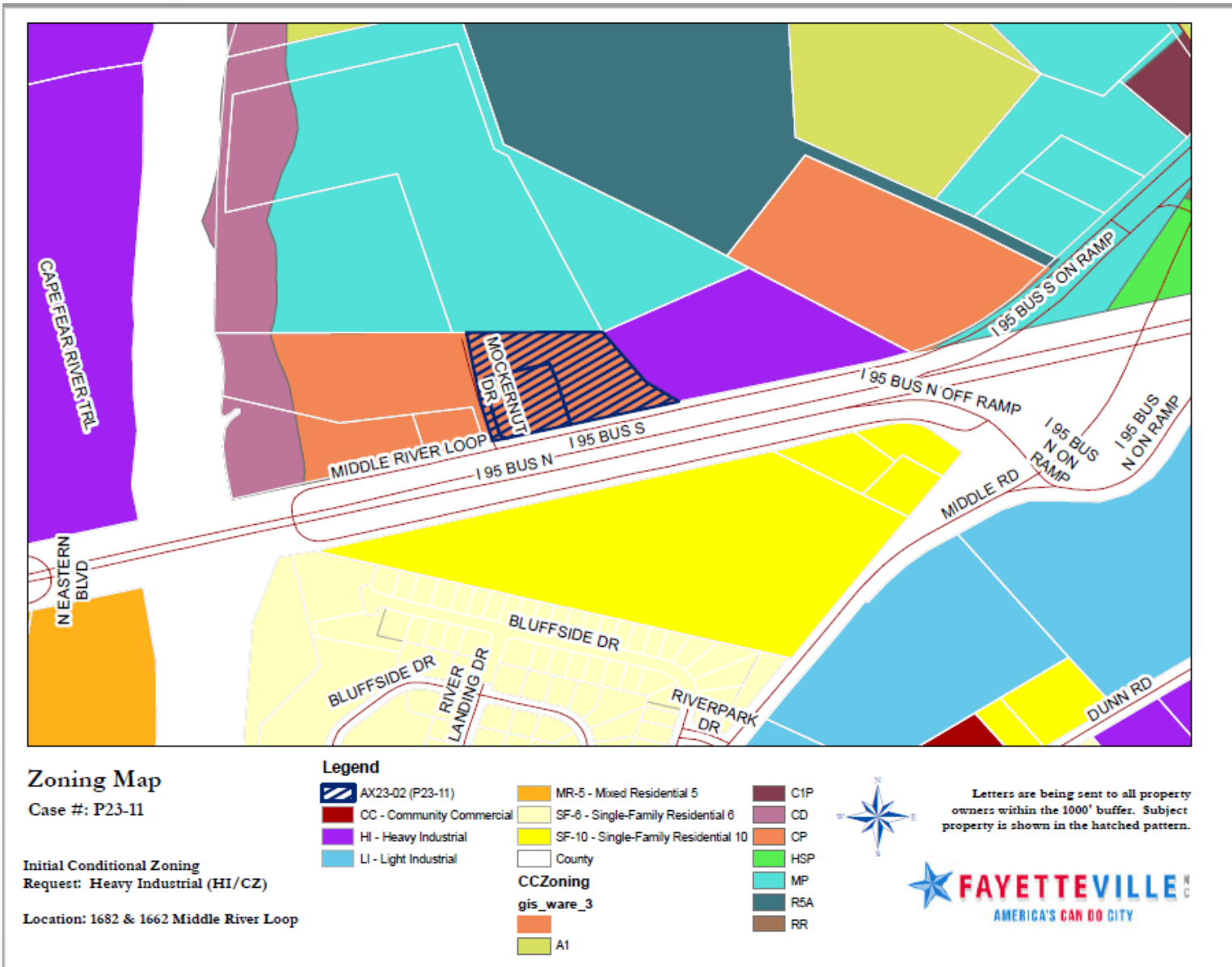
East

West

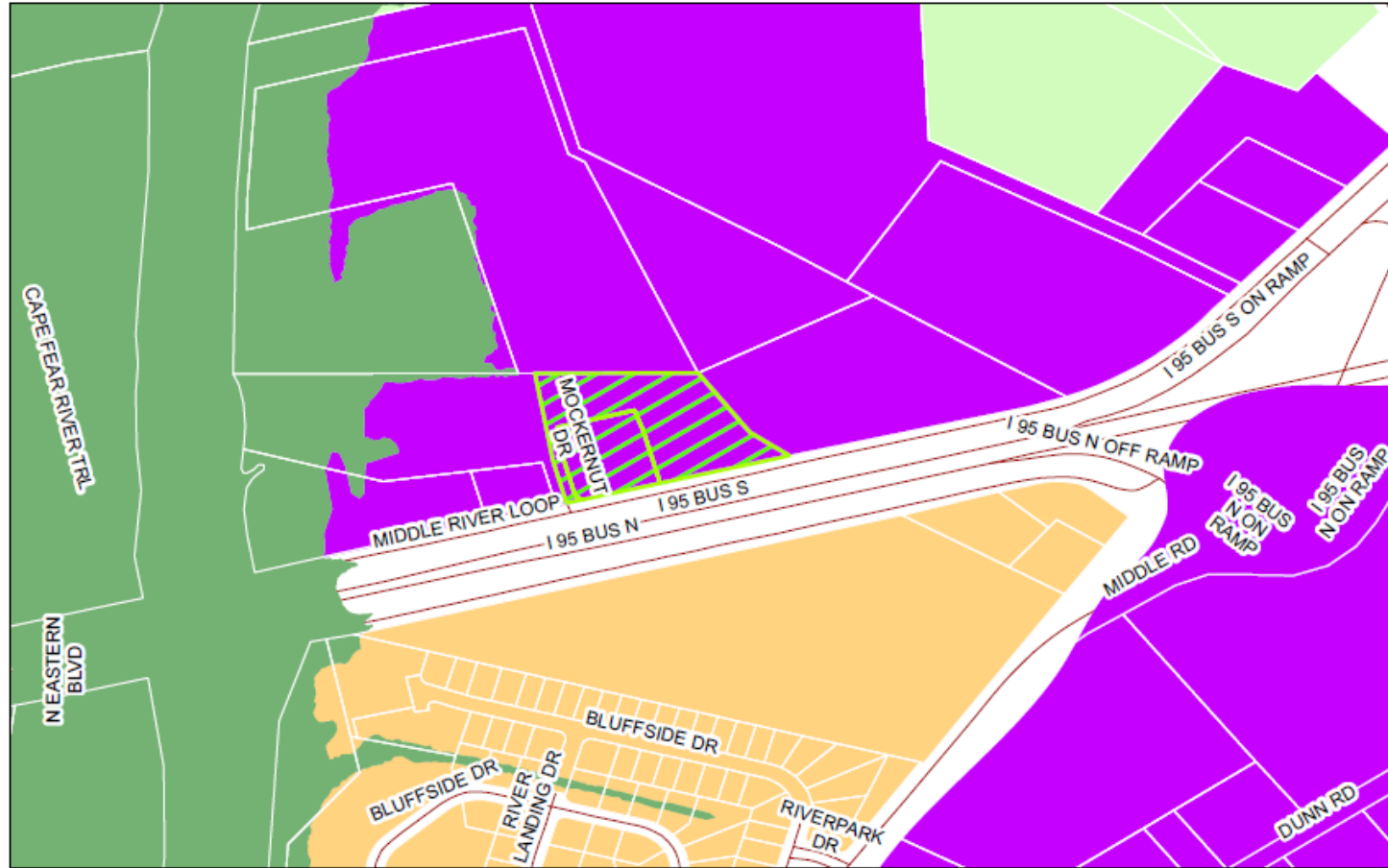


South





- All existing development or site work that conformed to the standards under which it was originally developed will be considered an existing non-conformity under the provisions for non-conformities in the UDO, Article 30-7.
- The conditional zoning to HI/CZ will result in the conformity of the following existing site conditions:
 1. The existing building setbacks from the adjoining property lines as well as the interior property remain as they currently exist on the site.
 2. The existing use areas around the site remain as they currently exist and function.
 3. The existing setbacks from the private street right of way remain as they currently exist.
 4. The loading docks on the building at 1662 remain as they currently exist and function without additional screening.
 5. The existing access points, vehicular use areas and parking around the site remain as they currently exist.








Future Land Use Map

Case #: P23-11

Initial Conditional Zoning
Request: Heavy Industrial (HI/CZ)

Location: 1682 & 1662 Middle River Loop





Legend

- | | |
|--|--|
|  AX23-02 (P23-11) |  PARKOS - PARK / OPEN SPACE |
| Land Use Plan 2040 |  MDR - MEDIUM DENSITY |
| Character Areas |  EC - EMPLOYMENT CENTER |
|  RU - RURAL | |



Letters are being sent to all property owners within the 1000' buffer. Subject property is shown in the hatched pattern.

LEGEND

-  Manhole
-  Gravity Main Collector
-  Water Hydrant
- Water Main
 -  Size <14"



The Professional Planning Staff recommends that the City Council move to APPROVE the draft ordinance for AX23-02 for 1682 and 1662 Middle River Loop Road:

- The petition was determined sufficient
- The departments and divisions report that they can absorb the expansion of services without requiring additional resources
- The extension of sewer service, under City Council Policy 150.2, would not result in the inefficient extension of utilities or service because this parcel is contiguous to corporate limits

1. Adopt the annexation ordinance with an effective date of May 22, 2023, this option validates the final action taken by Council on the initial zoning;
2. Adopt the annexation ordinance with an effective date of June 30, 2023, this option validates the final action taken by Council on the initial zoning;
3. Adopt the annexation ordinance with an effective date of June 30, 2024, this option validates the final action taken by Council on the initial zoning;
4. 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;
5. Defer action and table the annexation petition for further review and discussion.



 **FAYETTEVILLE** ^{NC}
AMERICA'S CAN DO CITY

FayettevilleNC.gov