

BASIC INFORMATION ABOUT ANNEXATION AREA (AX22-003)

Information Updated as of: 6/14/2022

Date Petition Found Sufficient: 6/2/2022

Assumed Ordinance Adoption Effective Date: 6/27/2022

1. Name of Area:	Dunn Fayetteville Area – AX22-004
2. Name of Owner(s):	AOM II, LLC – John McCauley, Manager
3. General Location/ Adjacent Neighborhoods/ Address	<u>General Location</u> : Southeastern side of Dunn Road, east of N. Plymouth Street <u>Address</u> : 600, 602, 606 N Plymouth Street, No address on Dunn Road at this time
4. Tax Identification Numbers (PIN):	Area includes four tax parcels (PIN: 447-96-1856, 447-86-5061, a portion of 447-75-8819 and 447-95-8702)
5. TRC – Staff Review	No plans have been reviewed by TRC at this time however the Petition for Annexation was reviewed. Plan submittal for review and approval shall be required.
6. Initial Zoning: P22-20	The property is zoned RR and R10 in the County, the adjacent property is zoned industrial, commercial and residential. It is expected that this property will be zoned HI Heavy Industrial.
7. Fire Department To Be Affected:	The Eastover Fire Department currently provides service; they have been contacted for comment. If annexed the Person Street, Station 1 will provide service.
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 area
11. Background:	The owner plans to construct warehouse and distribution type facilities at this location.
12. Reason the Annexation was Proposed:	The owner would like to use PWC sewer and water. Policy 150.2 requires annexation to use PWC sewer. This area is served by PWC.
13. Number of Acres in Area:	84.80 acres +/-
14. Type of Development in Area:	Parcels are currently vacant. The surrounding area is residential, commercial and industrial.
15. Present Conditions:	a. <u>Present Land Use</u> : Vacant (wooded and cleared) b. <u>Present Number of Housing Units</u> : 0 c. <u>Present Demographics</u> : Total Population = 0 d. <u>Present Streets</u> : None e. <u>Water and Sewer Service</u> : None f. <u>Electrical</u> : None g. <u>Current Real Property Tax Value</u> : Approximately \$113,506
16. Factors Likely to Affect Future of Area:	a. <u>Plans of Owner</u> : The developer plans to construct buildings to be used for warehousing and/or manufacturing b. <u>Development Controls</u> 1. <u>Land Use Plans</u> a. <u>Future Land Use Plan</u> : 2040 – Rural Residential 2. <u>Zoning</u> a. <u>Current Zoning in County</u> : RR and R10 Residential b. <u>Expected Zoning After Annexation</u> : HI Heavy Industrial 3. <u>Plan Approval</u> : An overall site plan has been submitted c. <u>Fayetteville Airport Impacts</u> 1. <u>In Fay Airport Impact Zones?</u> No 2. <u>In Fay Airport Overlay District?</u> No 3. <u>In the Cape Fear River Overlay District?</u> No d. <u>Military Base Impacts</u>

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	<ol style="list-style-type: none">1. <u>In Simmons Noise Contours?</u> No2. <u>In Simmons Accident Potential Zones?</u> No3. <u>Red-Cockaded Woodpecker Impacts?</u> Not known. <p>e. <u>Environmental Factors</u></p> <ol style="list-style-type: none">1. <u>Watershed Basin</u> - NA2. <u>Flood Zones</u>- There is a 100 flood plain area on the western side of the property <p>f. <u>Endangered/Threatened Species</u>-Parcel is not designated as a Wildlife Habitat Connector</p> <ol style="list-style-type: none">1. <u>Wetlands</u>- NA
17. Expected Future Conditions:	<ol style="list-style-type: none">a. <u>Future Land Use</u>: Buildings for uses allowed in the HI Heavy Industrial zoning districtb. <u>Future Number of Housing Units</u>: 0c. <u>Future Demographics</u>: 0d. <u>Future Streets</u>: Nonee. <u>Water and Sewer Service</u>: PWC and/or Eastover Sanitary Districtf. <u>Electric Service</u>: PWC