

BASIC INFORMATION ABOUT ANNEXATION AREA (AX22-001)**Information Updated as of: 6/1/2022****Date Petition Found to be Sufficient: 5/13/2022****Assumed Ordinance Adoption Effective Date: 6/27/2022**

1. Name of Area:	Parcels along King and Rockfish Roads – AX22-001
2. Name of Owner(s):	Phillip Smith (7461 and 7467 Rockfish Rd), Frances Ferguson (7605 King Rd, 7483 Rockfish Rd, Barbour Lake Rd), Albert Kelly, II (7615 King Rd), Betty Norton (7625 King Rd), George Myers (7475 Rockfish Rd)
3. General Location/ Adjacent Neighborhoods/ Address	<u>General Location:</u> Southern side of King Road and Rockfish Road across from Lakewood Drive <u>Adjacent Neighborhoods:</u> Wendemere Subdivision on the western side, Jack Britt High School on the eastern side and Legacy at Traemoor to the north <u>Address:</u> 7605, 7615, and 7625 King Road, 7461, 7467, 7483 and 7475 Rockfish Road
4. Tax Identification Numbers (PIN):	Area includes 8 tax parcels (PIN: 9494583040000, 9494574949000, 9494479506000, 9494487094000, 9494580282000, 9494486097000, 9494486009000, 9494581091000)
5. TRC – Staff Review	TRC staff discussed the annexation and provided comments in January 2022 however a new plan was submitted with the Initial Zoning request. Final review and approval of a site plan shall be required
6. Initial Zoning: P22-02	The property is zoned RR Rural Residential and one parcel zoned R10 in the County, the adjacent property is zoned RR, C2(P), MX CUP, SF10. It is expected that this property will be initially zoned LC Limited Commercial/CZ Conditional Zoning (Conditions have been proposed)
7. Fire Department To Be Affected:	Stoney Point Station #19, 7221 Stoney Point Road, 28306, Chief Freddie Johnson, Deputy Chief Freddie Johnson Jr.
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 build a commercial development
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 and Lumbee Electric. The developer prefers to use PWC for services, however will have to use Lumbee River Electric of Duke Energy for electrical service
13. Number of Acres in Area:	16.47 acres +/-
14. Type of Development in Area:	Parcels currently have single family homes and sheds located on them with the exception of one parcel that is vacant. The surrounding area is residential; to the west is outside of the city limits to the north is within the city limits. To the east is Cumberland County property occupied by a high school.
15. Present Conditions:	a. <u>Present Land Use:</u> Single Family Residential and vacant b. <u>Present Number of Housing Units:</u> 5 c. <u>Present Demographics:</u> Total Population = 12 (based on census calculation of 2.45 persons per household) d. <u>Present Streets:</u> None e. <u>Water and Sewer Service:</u> None f. <u>Electrical:</u> Lumbee River or Duke Energy g. <u>Current Real Property Tax Value:</u> Current Taxable Value is \$980,224
16. Factors Likely to Affect Future of Area:	a. <u>Plans of Owner:</u> The owners plan to sell the property to a developer who plans to construct a retail development on the property. (Possible Public grocery store)

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	<ul style="list-style-type: none">b. <u>Development Controls</u><ul style="list-style-type: none">1. <u>Land Use Plans</u><ul style="list-style-type: none">a. <u>Future Land Use Plan</u>: 2040 - low-density residential2. <u>Zoning</u><ul style="list-style-type: none">a. <u>Current Zoning in County</u>: RR and R10 Residentialb. <u>Expected Zoning After Annexation</u>: LC Limited Commercial/Conditional Use that allows conditions to be placed on the development3. <u>Plan Approval</u>: An overall preliminary site plan has been submitted to the City.c. <u>Fayetteville Airport Impacts</u><ul style="list-style-type: none">1. <u>In Fay Airport Impact Zones?</u> No2. <u>In Fay Airport Overlay District?</u> Nod. <u>Military Base Impacts</u><ul 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> Noe. <u>Environmental Factors</u><ul style="list-style-type: none">1. <u>Watershed Basin</u> - NA2. <u>Flood Zones</u>-The site is not in 100 Year or 500 Year Flood Zones.f. <u>Endangered/Threatened Species</u>-Parcel is not designated as a Wildlife Habitat Connector<ul style="list-style-type: none">1. <u>Wetlands</u>- No
17. Expected Future Conditions:	<ul style="list-style-type: none">a. <u>Future Land Use</u>: Retail developmentb. <u>Future Number of Housing Units</u>: 0c. <u>Future Demographics</u>: 0d. <u>Future Streets</u>: Nonee. <u>Water and Sewer Service</u>: PWCf. <u>Electric Service</u>: Lumbee River or Duke Energy – PWC has no service within 3 miles of this property