

BASIC INFORMATION ABOUT ANNEXATION AREA (AX21-008)

Information Updated as of: 1/7/22

Date Petition Received: 10/6/21

Assumed Ordinance Adoption Effective Date: 1/24/22

1. Name of Area:	Western side of Ramsey St, South of Tractor Rd – AX21-008
2. Name of Owner(s):	SRW Builders, LLC & Pelican Property Holdings, LLC
3. General Location/ Adjacent Neighborhoods/ Address	<u>General Location:</u> Northeast of the City, by Carvers Creek State Park <u>Adjacent Neighborhoods:</u> Pine Forest District <u>Address:</u> 7165 & 7249 Ramsey Street.
4. Tax Identification Numbers (PIN):	Area includes two tax parcels (PIN: 0542-23-1198 & 0542-23-4876)
5. Fire Department To Be Affected:	Westarea Fire District (Already Served by Fayetteville, Tax District 0081.
6. Is the Area Contiguous?	No
7. Is the Area in the Fayetteville MIA (Municipal Influence Area)?	Yes
8. Type of Annexation:	Petition-initiated non-contiguous (satellite) area
9. Background:	The owner plans to build a low-density residential subdivision of up to 250 homes.
10. Reason the Annexation was Proposed:	The owner would like to use PWC sewer and water. Policy 150.2 requires annexation to use PWC sewer.
11. Number of Acres in Area:	118 acres +/-
12. Type of Development in Area:	One parcel is vacant. The other has one single-family home and a few accessory structures. The surrounding areas is mostly residential.
13. Present Conditions:	<ul style="list-style-type: none"> a. <u>Present Land Use:</u> Mostly vacant b. <u>Present Number of Housing Units:</u> 1 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> This area is served by Duke Energy. g. <u>Current Real Property Tax Value:</u> One of the parcels is in the Farm Program (7249 Ramsey; 0542-23-4876). Current Combined Taxable Value is \$569,162. Once the property is developed, the tax deferral from the Farm Program is forfeited. Without the tax deferral, the Combined Taxable Value will be \$1,146,284. (Land=\$1,051,492. Building= \$94,792; Extra Feature=\$0) Source: Cumberland. County GIS parcel file exported on 12/23/21. h. <u>Current Personal Property Tax Value:</u> \$0
14. Factors Likely to Affect Future of Area:	<ul style="list-style-type: none"> a. <u>Plans of Owner:</u> The owners plan to build a residential subdivision. 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-2040 (2021)-</u> medium-density; open space subdivisions 2. <u>Zoning</u> <ul style="list-style-type: none"> a. <u>Current Zoning in County:</u> PND – Planned Neighborhood Development (County GIS) b. <u>Expected Zoning After Annexation:</u> Single-Family 15 (SF 15) (Fayetteville Zoning Commission recommended approval on November 9, 2021) 3. <u>Plan Approvals-</u>An overall site plan has not yet been submitted to TRC. c. <u>Fayetteville Airport Impacts</u> <ul style="list-style-type: none"> 1. <u>In Fay Airport Impact Zones?</u> No

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	<p>2. <u>In Fay Airport Overlay District?</u>-No</p> <p>d. <u>Military Base Impacts</u></p> <ol style="list-style-type: none"> 1. <u>In Simmons Noise Contours?</u> No (2018 JLUS Report) 2. <u>In Simmons Accident Potential Zones?</u>-No (2018 JLUS Rep) 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 Basin</u>-Carvers Creek 2. <u>Drainage Patterns</u>- Property drains from east to west – from Ramsey St. to the western edge of the property. 3. <u>Flood Zones</u>-The site is not in 100 Year or 500 Year Flood Zones. 4. <u>Endangered/Threatened Species</u>-Parcel is not designated as a Wildlife Habitat Connector, but is next to a parcel so designated. 5. <u>Soils</u> - BaB-Barnstable sandy loam, 3 to 8 percent slopes. This very deep, gently sloping, well-drained soil is on the crests and sides of small hills in areas of ground moraine and ice-contact deposits. BaD - Blaney loamy sand, 8 to 15 percent slopes. This well-drained soil is on the crests and shoulders of small hills in areas of ground moraine and ice-contact deposits. WaB – Wagram loamy sand, 0 to 6 percent slopes. GdB - Gilead loamy sand, 2 to 8 percent slopes. 6. <u>Wetlands</u>-County GIS Map Viewer does not show any wetlands on this property.
<p>15. Expected Future Conditions:</p>	<ol style="list-style-type: none"> a. <u>Future Land Use</u>: Residential subdivision; lowest density b. <u>Future Number of Housing Units</u>: (At Build-Out) Total=250 (250 HU x .9049% occupancy rate*= 226.225 occupied HU) *Based on 2020 Census data for Fayetteville c. <u>Future Demographics</u>: (At Build-Out) Total Pop=554 (226.225 occupied HU x 2.45 avg. household size*=0 population) d. <u>Future Streets</u>: Estimated 9,282 linear feet of new public streets e. <u>Water and Sewer Service</u>: PWC f. <u>Electric Service</u>: Duke Energy. g. <u>Future Real Property Tax Value</u>: It is assumed property value will increase after development occurs. Based on estimates provided by the owner, once fully developed, the total taxable value of the property will be approximately \$117.5M. h. <u>Future Personal Property Tax Value</u>: Unknown i. <u>Future Total Value</u>: See Future Real Property Tax Value, above.