

APPENDIX A: SUMMARY OF SERVICES, COSTS, AND REVENUES (AX22-007)

Name of Area: Next Chapter Neighborhood

Assumed Effective Date: August 22, 2022

BUILD-OUT ASSUMPTIONS

The parcels are currently vacant (wooded and cleared). A preliminary site plan has been submitted to the City; however additional submittals, reviews, and approvals shall be required.

CITY SERVICES

If the area is annexed, the City would provide services, as explained below.

Fire Department- Pearces Mill

Fire Protection Services - The department reports that it would cover the area via a contract with Pearces Mill Fire Dept.

Debt Assumption - The area is serviced by Pearces Mill Fire Department. Under State law, the City is required to request debt information from the Pearces Mill Fire Department and may be required to assume some of that debt.

Fire Inspection Services -The City Fire Department would be responsible for providing service. The cost or revenue would be minimal.

Police Department-

Patrol Services - The department would be responsible for providing service. The cost would be minimal.

Public Services Department-

Engineering Division - During construction, an inspector would inspect the construction of storm water control measures to ensure compliance with City regulations.

Traffic Services and Street Maintenance – Driveway access and additional requirements such as turn lanes would be reviewed and approved by this department.

Solid Waste Division – As these will be rented individual homes on a shared parcel it will need to be determined if individual roll-out carts will be used or a common dumpster area.

Transit Department- N/A

Airport – Because the property is located within the Airport Overlay District the Director of the Airport, Mr. Toney Coleman, provided comments as follows:

Parcels 435-15-6869 and 0435-15-5175 are well within the Airport Overlay District (AOD) and directly underneath the primary (left-turn) traffic pattern. The developer(s) are proposing to place a significant number of residential properties underneath Airport Impact Zone 6 (traffic pattern) that is used by a significant number of commercial, general aviation, and military pilots for normal arrivals/departures and for flight training purposes.

Annexing the stated parcels for the purpose of allowing an incompatible land use is not recommended. In accordance with the approved Airport Overlay District County Zoning Ordinance, Section 8.101, Section C. (Land Uses), subparagraph 2.(c), Airport Impact Zone 6 should generally allow low density residential development or nonresidential development ranging from 25 to 40 people per acre.

The purpose of the AOD is to protect public health, safety and welfare in the vicinity of the Fayetteville Regional Airport by minimizing exposure to and giving public notice of probable high noise levels and accident hazards generated by nearly 40,000 annual aircraft operations and to encourage future development that is compatible with the continued operation of the airport and the economic well-being of the County. It does not appear that this request would accomplish that goal.

PWC SERVICES

If the property is annexed, PWC would be able provide services, as explained below.

PWC Water and Sewer Division-

Sewer: Sewer is available. The developer will be responsible for extending sewer mains into the site.

There is an existing PWC 8-inch gravity sewer main located in the Bridgewood Drive right-of-way at the southern boundary of parcel 0435-15-5175 in the area under consideration. There is an existing PWC 8-inch gravity sewer main located in the Ivan Drive right-of-way approximately 515-LF southwest of the northwestern corner of parcel 0435-15-6869 in the area under consideration. The developer would need to install the necessary sewer main extensions/laterals, which potentially includes a new sewer lift station, to serve the parcels under consideration.

Water: Water is available. The developer will be responsible for extending water mains into the site.

There is an existing PWC 8-inch water main located in the Ivan Drive right-of-way approximately 200-LF southwest of the northwestern corner of parcel 0435-15-6869. There is an existing PWC 8-inch water main located in the Vineland Drive right-of-way where it intersects Ivan Drive approximately 100-LF northeast of the northeastern corner of parcel 0435-15-6869. There is an existing PWC 8-inch water main located in the Bridgewood Drive right-of-way at the southern boundary of parcel 0435-15-5175 in the area under consideration. The developer would need to install the necessary water main extensions/laterals to serve the parcels under consideration

Fire Hydrants: The developer will be responsible for installing fire hydrants on the new water mains per the Fire Marshall's requirements.

Water Hydrants There is an existing fire hydrant located at the frontage of parcel 0435-15-5175 in the Bridgewood Drive right-of-way. Additional fire hydrants will need to be provided throughout the development proposed on the parcels under consideration as required by the City Fire Marshal's office.

Costs to PWC: PWC would incur routine operation and maintenance costs.

Revenues to PWC: PWC would receive revenue from the new sewer and water accounts for new development in the area.

PWC Electrical Division-

Electrical: PWC has indicated that they can provide services to the development.

Street Lights: The developer will be responsible for the cost of installing street lights. (Most of the streets in the area are not within the City Limits.)

Costs to PWC: PWC would incur routine operation and maintenance costs.

Revenues to PWC: PWC would receive revenue from the new electrical accounts for new development in the area.