

[EXTERNAL]FW: FW: Greystone South-Request for Information

Cynthia Smith <csmith@mkrinc.com>

Tue 7/6/2021 3:32 PM

To: 'David Nash' <nashdda1@aol.com>; David Nash <DavidNash@FayettevilleNC.gov>

Cc: 'Jimmy Kizer' <jkizerjr@mkrinc.com>

David,

Please see below for Broadwell Land Company's Responses to your questions.

Please let me know if you need anything else with this one.

thanks

Cynthia M. Smith

115 Broadfoot Ave.
PO Box 53774
Fayetteville, NC 28305
Phone: (910) 484-5191
Fax: (910) 484-0388
Email: csmith@mkrinc.com

On Tue, Jul 6, 2021 at 7:04 AM Cynthia Smith <csmith@mkrinc.com> wrote:

James/Dohn

Please see the below email from David Nash at the City. He is working on the Annexation part of Greystone.

Thank you

Cynthia M. Smith

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PO Box 53774
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Email: csmith@mkrinc.com

From: David Nash

Sent: Thursday, July 1, 2021 5:28 PM

To: 'csmith@mkrinc.com' <csmith@mkrinc.com>

Cc: Taurus Freeman <TFreeman@ci.fay.nc.us>; Hadley Joseph <HJoseph@ci.fay.nc.us>

Subject: FW: Greystone South-Request for Information

Ms. Cynthia Smith (Moorman, Kizer & Reitzel, Inc),

I am writing to ask for some additional information about the Greystone South area requested for annexation. This information will be useful to our City departments as they try to anticipate service demands and costs, assuming that the area is annexed. This information should also be helpful as we project revenue for the area.

Greystone South

See attached map named "Greystone 6-Preliminary TRC Review plan-02092021-Copy." (I understand this map was submitted through the TRC process.)

Number of Lots and Housing Units - According to Note 4 on the attached map, there are a total of 59 lots in the proposed Greystone South development. There are 56 numbered lots on the attached map. Assuming that one housing unit will be built on each of the 56 numbered lots, we think the annex area will have 56 housing units when it is built-out.

If possible, please provide the following information as soon as possible. We realize that this information will be subject to change in the future. However, at this point, this information will be very helpful to City staff as we formulate a recommendation to City Council.

Site Preparation (eg, Clearing, Grading, Installation of Utilities) - Timetable

- Expected Start Date for Site Preparation (e.g., Month and Year) **September 2021**
- Expected Completion Date for Site Preparation (e.g., Month and Year) **March 2022**

Streets - Timetable for Construction

- Expected Start Date for Street Construction (e.g., Month and Year) **April 2022**
- Expected Completion Date for Street Construction (e.g., Month and Year) **September 2022**
- Expected Total Number of Linear Feet of Street To Be Built **3990** If
- Will The Streets Be Public or Private? **Public**

Housing Units - Timetable for Construction

- Expected Start Date for First Housing Units (e.g., Month and Year) **October 2022**
- After First Housing Units Are Started, Expected Number of Housing Units Per Month to be Started **2 per month**
- Assumed Number of Months It Takes to Complete a Housing Unit, Once It Is Started (We currently assume six months.) **10-12 months for custom homes**
- Expected Completion Date for Housing Units (e.g., Month and Year) **October 2027**

Housing Units - Expected Value per Unit (Based on How You Think the County Tax Appraisers Will Value Each Unit, Once A Unit Is Completed)

- Expected Land Value per Unit **\$105,000**
- Expected Building Value per Unit **\$455,000**
- Expected Extra Feature Value per Unit **\$15,000**
- Expected Total Value per Unit **\$585,000**

Thank you very much for any information you can provide. If you have any questions, feel free to get back in touch.

David Nash

 FCC_City_TAG_4C

David M. Nash, AICP - Senior Planner

Planning and Zoning Division, Development Services Department

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