

To	Marchell Adams-David, City Manager
Thru	Patrick O. Young, AICP, Director
From	Matthew Burns, Planning Supervisor Hiram Marziano, MPA, CFM, CZO, Senior Planner
Department	Planning and Development
Date	March 30, 2026
Subject	Council Agenda Item, Petition Annexation, AX-5-26 Consent Agenda: May 5, 2026 Anticipated Public Hearing: May 19, 2026

An annexation petition was received for the following area. A map indicating the specific annexation location is attached:

Annexation Area	511 Strother Road
Annexation Type	Non-contiguous, inside ETJ, full annexation
Primary Contact	511 FM LLC
Property Owner	511 FM LLC
Acres	4.25 acres
Proposed Land Use	Twelve Single-Family Residential Dwelling Units
Current Zoning	Residential-4 (R-4)
Council District	D



ANNEXATION STAFF REPORT

AX-5-26 511 STROTHER ROAD, NON-CONTIGUOUS, INSIDE ETJ , FULL ANNEXATION

Location	West side of Strother Road, near intersection of Stother Road, Bashford Road and Myra Road; borders Myra Road and Glosson Road; approximately 1/4 mile south of intersection of Hillsborough Street and Bashford Road Address: 511 Strother Road PIN: 0774509612 Link to iMaps
Area of Request	4.25 acres
Property Owner	511 FM LLC
Applicant	511 FM LLC
Development Review Case #	SUB-0056-2025
Proposed Land Use	Twelve Single-Family Residential Dwelling Units
Market Value at Build-out	\$1,800,000
Current Zoning	Residential-4 (R-4)
Water Supply Watershed	N/A
Council District	D

POLICY GUIDANCE

City Planning Department	Policy LU 3.1 - Zoning of Annexed Lands <i>The zoning designation for newly annexed land into the City of Raleigh shall be consistent with the Future Land Use Map. In those cases where the annexed lands are within a special study area (as shown on the Future Land Use Map), a special study</i>
--------------------------	---

	<p><i>will need to be completed prior to zoning and development of the property.</i></p> <ul style="list-style-type: none"> • The site is presently zoned Residential-4 (R-4) which dates to 1971 (Z-52-71). This request is not associated with a rezoning. • The Future Land Use Map (FLUM) designates this area as Office & Residential Mixed Use • R-4 is a consistent zoning district for this FLUM category <p>Policy LU 3.2 Location of Growth <i>The development of vacant properties should occur first within the City's limits, then within the City's planning jurisdiction, and lastly within the City's USAs to provide for more compact and orderly growth, including provision of conservation areas.</i></p> <ul style="list-style-type: none"> • The subject property is inside the City of Raleigh's Extraterritorial Planning Jurisdiction (ETJ) • The parcel is non-contiguous with the City's corporate limits • Site is within the recently adopted growth boundary <p>Policy LU 3.4 Infrastructure Concurrency <i>The City of Raleigh should only approve development within newly annexed areas or Raleigh's ETJ when the appropriate transportation, water, stormwater, and wastewater infrastructure is programmed to be in place concurrent with the development.</i></p> <ul style="list-style-type: none"> • Site does not currently have direct availability to water service • Site does not currently have direct availability to a sewer connection • Site does not access a City maintained street. Closest City maintained street is Bashford Road leading to Hillsborough Street • Site has access to three state roads: Strother Road, Myra Road and Glosson Road
<p>Public Utilities Department</p>	<p>Existing Utilities</p> <ul style="list-style-type: none"> • There is not a water main directly available to the site. • There is an 8" water min within Bashford Rd which is approximately 330 LF away. • There is not a sewer main directly available to the site.

	<ul style="list-style-type: none"> • There is an 8" sewer main within Canary Falls Ln which is approximately 750 LF away. <p>Additional Information</p> <ul style="list-style-type: none"> • This annexation request is adding 1400 LF of water into our system. • This annexation request is adding 1500 LF of sewer into our system. • The properties are associated with a development plan (SUB-0056-2025) <p>General</p> <ul style="list-style-type: none"> • Any development on the site will be evaluated at submittal in accordance with all Local, State, and Federal requirements. • All necessary utility extensions and connections are the sole responsibility of the Owner/Developer. The petitioners understand and agree that all streets and utilities within the annexed area will be constructed and installed by the developer according to the Unified Development Ordinance and any utilities that must be extended to the annexed area are the responsibility of the developers or successive property owners.
<p>Raleigh Fire Department</p>	<p>NFPA Standard Impact</p> <ul style="list-style-type: none"> • NOT MET: NFPA 1710 4.1.2.1 Sec 4 - 360 seconds (6 min) or less travel time for the arrival of the second company with a minimum staffing of 4 personnel at a fire suppression incident • NOT MET: NFPA 1710 4.1.2.1 Sec 5 - For other than high-rise, 480 seconds (8 min) or less travel time for deployment of an initial full alarm assignment at a fire suppression incident <p>Hydrant Distance</p> <ul style="list-style-type: none"> • Nearest hydrant approximately 500 ft away on Bashford Rd. <p><i>Please see attached RFD Service Review for complete details.</i></p>

SUMMARY OF IMPACTS

<p>Impacts Identified</p>	<p><u>Approval of Annexation:</u></p> <p>Approval will result in the property being served by city services. If property is inside the ETJ and approved with a delayed</p>
----------------------------------	--

effective date, the property owner may apply for appropriate permits and connect the parcel to city water, wastewater, and reuse services if City Council approves the connection. The approval of utility connections can be subject to any conditions offered by the applicant and agreed to by City Council. Under this scenario, the utility customer will pay “outside rates,” which are double the standard water and wastewater rates for customers within the city limits, until such time that the property comes into city limits. In the event of a delayed annexation effective date with water and sewer connection, it is the responsibility of the property owner to notify Raleigh Water when the delayed annexation date becomes effective so that billing may be switched to “inside rates.” Under either scenario, full city services would be available to the property on the day in which the annexation becomes effective.

Denial of Annexation (inside ETJ):

If denied, the property owner may apply for appropriate permits and connect the parcel(s) to city water, wastewater, and reuse services only if City Council approves the connection. The approval of utility connections can be subject to any conditions offered by the applicant and agreed to by City Council. Properties connected to these services are subject to “outside rates,” which are double the standard water and wastewater rates for customers within the city limits. Full city service coverage beyond water and sewer would not be available under this scenario.

DESCRIPTIVE STATEMENT

The site being petitioned for annexation is a single parcel ([0774509612](#)) that totals 4.25 acres.

The site is located on the west side of Strother Road, just south of the intersection of Strother Road, Bashford Road and Myra Road. It is approximately a quarter mile south of the intersection of Hillsborough Street and Bashford Road. The property spans between Strother Road and Glosson Road to the west. It abuts Myra Road on the northern property line. The area is within the City's extraterritorial jurisdiction, however, there is no contiguous joining to the corporate limits. The property is located within a pocket area of unincorporated area, so while there is not contiguity, this is not a request that further extends the City's outward boundary.

The property contains an existing single-family residence constructed in 1962. The application indicates that this site would be developed for twelve single-family residential dwelling units, as displayed on the preliminary subdivision plan ([SUB-0056-2025](#)).

There are no notable environmental features on this site. The Fire Service Master Plan identifies Southwest Raleigh (Asbury area) as a significant growth area and anticipates

increased call volume growth for Station #8. Station #8 is intended for replacement, with design beginning in 2028 and occupancy expected by 2033. No new staff or new vehicles will be added.

The site is presently zoned Residential-4 (R-4) which dates to 1971 (Z-52-71). This request is not associated with a rezoning. It is located within an area designated as Office & Residential Mixed Use on the Future Land Use Map (FLUM). R-4 zoning and single-family residences are consistent with the FLUM designation.

The property is situated inside both a Frequent Transit Area and the Western Boulevard Transit Station Area, within proximity to planned Western Bus Rapid Transit service. However, as the street network currently exists, there is no direct access to Western Boulevard, though the street plan does propose a connection from Stother Road to Farm Gate Road should future development permit.

Surrounding zoning includes R-4 on all sides, with additional nearby districts comprising Residential-6 (R-6), Residential-10 (R-10), Residential mixed Use, 4 Stories, Conditional Use (RX-4-CU), and Office Mixed Use, 3 stories, Parkway Frontage, Conditional Use (OX-3-PK-CU). Area uses include detached housing and garden apartments buildings. There are commercial uses north on Hillsborough Street.

If annexed, the property would benefit from city services, such as water and sanitary sewer service, police and fire protection, as well as refuse collection. The property is non-contiguous with city boundaries. If annexed, it would be located within City Council District D.

ATTACHMENTS

1. Annexation Site Map
2. Zoning Map
3. Future Land Use Map
4. Annexation Petition
5. Survey Map (1-page total)
6. Legal Description (1-page total)
7. Solid Waste/Stormwater Cost Revenue Analysis
8. 10-year Financial Impact Analysis
9. Fire Services Report
10. Pending Site Plan [SUB-0056-2025]

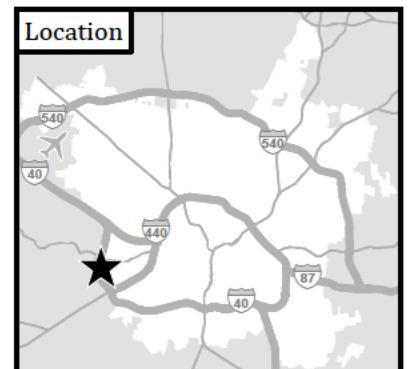
Annexation Request

AX-5-2026



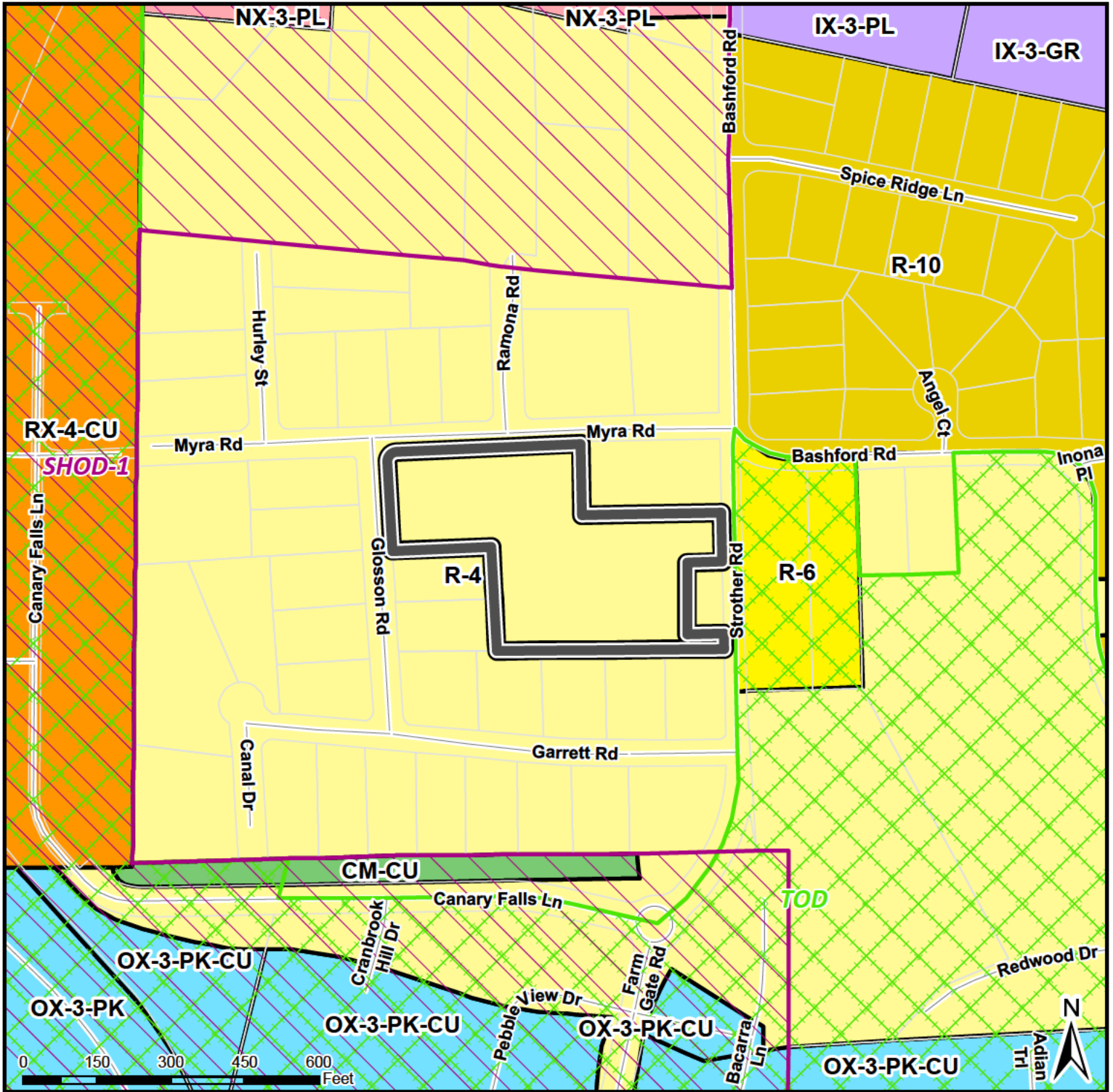
Annexation Request
 City Limits
 ETJ

Property	511 Strother Rd
Size	4.25 Petition Acres (+ 0.00 Intervening RoW Acres)
Annexation Type	Non-Contiguous - Inside ETJ
City Council District	D

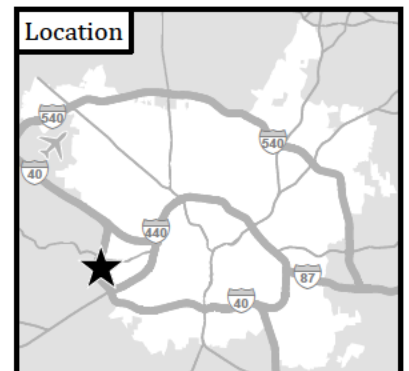


Existing Zoning

AX-5-2026

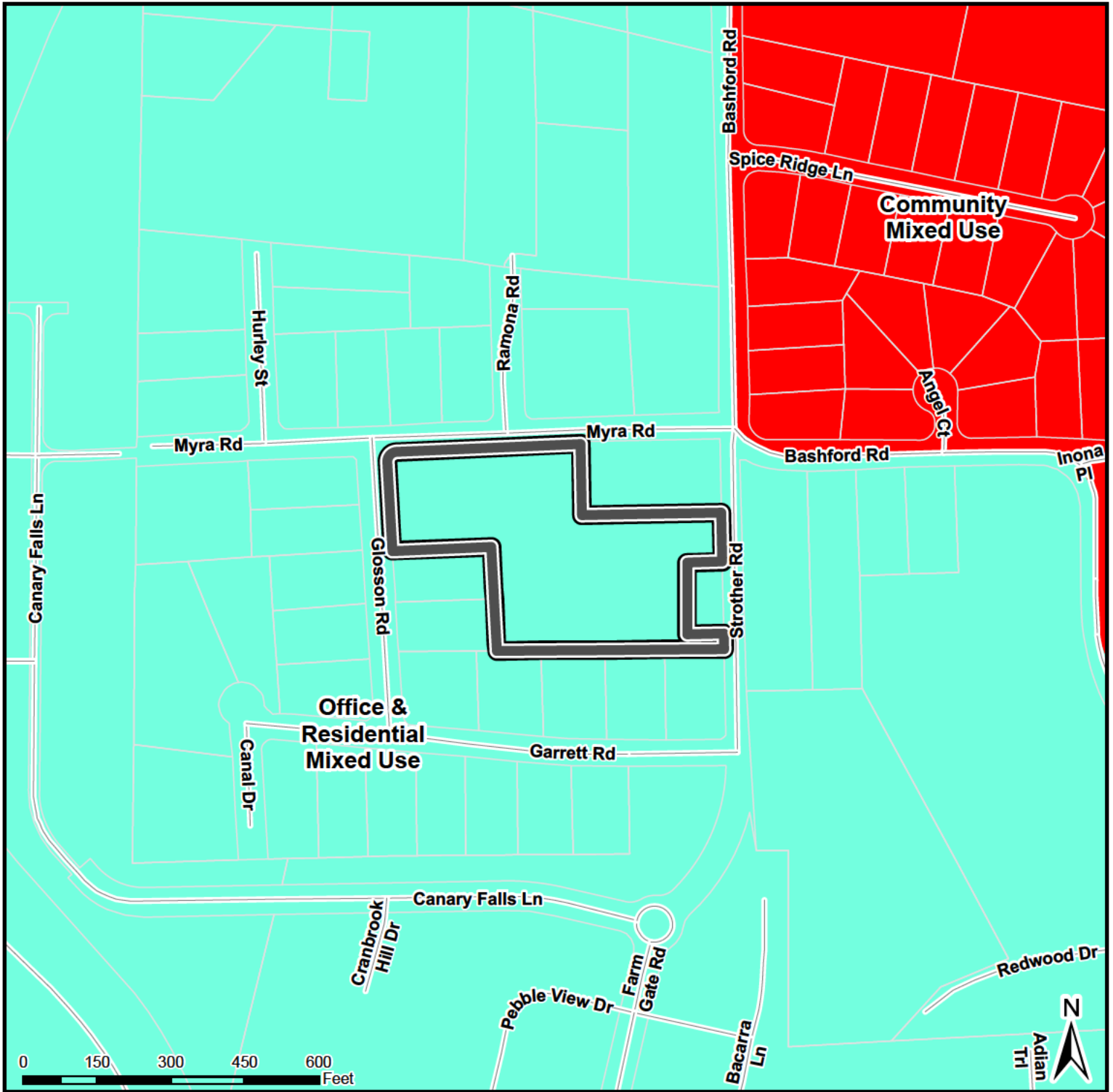


Property	511 Strother Rd
Size	4.25 Petition Acres (+ 0.00 Intervening RoW Acres)
Annexation Type	Non-Contiguous - Inside ETJ
City Council District	D

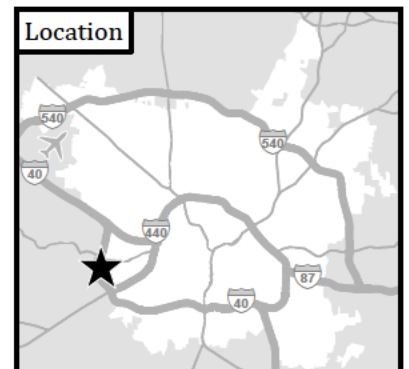


Future Land Use

AX-5-2026



Property	511 Strother Rd
Size	4.25 Petition Acres (+ 0.00 Intervening RoW Acres)
Annexation Type	Non-Contiguous - Inside ETJ
City Council District	D



Petition for Annexation into Raleigh City Limits

Planning and Development Department • One Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2682



Section A Submittal Deadlines

Petitions for annexation are accepted by Planning and Development at any time. For fees required for the submittal of an annexation petition, please reference the [Development Fee Guide](#). **The annexation will be scheduled for public hearing and becomes effective immediately upon adoption at the scheduled public hearing unless notified otherwise by the City Clerk.**

Section B Summary Information / Metes and Bounds Descriptions

Development Project Name: Strother Road Subdivision		
Street Address: 511 Strother Road		
City of Raleigh Subdivision approval #: S-_____-_____-_____- or SUB-0056-2025 (Still In Review)	Building Permit #: _____ or _____	Group Housing #: GH-_____-_____-_____-
Wake County (PINs) Property Identification Number(s): 0774-50-9612		
Acreage of Annexation Site: 4.25	Linear Feet of New Public Streets within Annexation Boundaries: 292.73	
Annexation site is requesting connection to City of Raleigh Water <input checked="" type="checkbox"/> and/or Sewer <input checked="" type="checkbox"/>		
For Sewer-Only Requests:	Applicant has received a contract for service from Raleigh Water: <input type="checkbox"/> Yes. <input checked="" type="checkbox"/> No	
Number of proposed dwelling units: 12		

Continue to page two >>



Unit Type/Unit Count:	Total Breakdown of Dwelling Units		
	Single-Family Home Unit Count <u>12</u>	Multifamily - Condo/Apartment Unit Count _____	Multifamily – Townhouse Unit Count _____
	Complete only for Townhome Units:		
	Are there more than 6 units in one group of townhomes? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N		
	Complete only for Condo/Apartment units:		
	Are buildings multi-story with stacked units? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Will there be a community trash compactor? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Unit Count +/- Description: <i>Example</i> 30 Studio + 1 Bath 50 1 BR + 1.5 Bath Count Bedroom + Bath ____ + ____ ____ + ____ ____ + ____
Building Square Footage of Non-Residential Space: <u>0</u>			
Specific proposed use (office, retail, warehouse, school, etc.): <u>single-family residential</u>			
Projected market value at build-out (land and improvements): \$ <u>1,800,000</u>			
Applicant Contact Information			
Property Owner(s): <u>511 FM LLC</u>			
Primary Mailing Address: [REDACTED]			
Phone: [REDACTED]	Email: [REDACTED]		
Project Contact information (if different that property owner)			
Contact(s): <u>Samuel R. Nye</u>			
Primary Mailing Address: [REDACTED]			
[REDACTED] 6	Email: [REDACTED]		
Written metes and bounds description of property to be annexed: Attach additional sheets if necessary. An electronic copy in word format must be emailed to rezoning@raleighnc.gov .			

Section C Annexation Petition

State of North Carolina, County of Wake, Petition of Annexation of Property to the City of Raleigh, North Carolina

Part 1 The undersigned, being all the owners of the real property described in this application (Section B) respectfully request the annexation of said property to the City of Raleigh, North Carolina. The petitioners understand and agree that all streets and utilities within the annexed area will be constructed and installed by the developer according to the Unified Development Ordinance and any utilities that must be extended to the annexed area are the responsibility of the developers or successive property owners. The property to be annexed is:

Contiguous to the present corporate limits of the City of Raleigh, North Carolina, or

Not Contiguous to the municipal limits of the City of Raleigh, North Carolina and is located within three miles of the municipal limits of the City of Raleigh, North Carolina (pursuant to Chapter 989 of the Sessions Law of North Carolina, 1967).

Part 2 The undersigned certify that they have researched the assessment lien rolls of the City (located at https://raleighnc.gov/services/doing-business/assessment-liens), and that the property described in this application, including any portion thereof, ___ is / ___ is not (mark one) listed on any of the City's assessment lien rolls. If the property, or any portion thereof, is listed on the City's assessment lien rolls, the account number[s] for such assessment is _____.

Part 3 NC General Statutes require petitioners of both contiguous and satellite annexations to file a signed statement declaring whether vested rights have been established in accordance with G.S. §160D-108 and G.S. §160D-108.1 for properties subject to the petition.

Do you declare such vested rights for the property subject to this petition? Yes No

If yes, please submit proof that vested rights have been granted by governing board. I hereby declare that my failure to disclose existence of a vested right terminates any vested right previously acquired for this property.

Signed this 12th day of February, 2026 by the owners of the property described in Section B.

Owner's Signature(s):

Signature [Signature] Date 2/12/26

Signature _____ Date _____

Signature _____ Date _____

Signature _____ Date _____

Corporate Seal

Print Owner Name(s) and Information:

Name: Stuart Paulsen Phone: [Redacted]

Address: [Redacted]

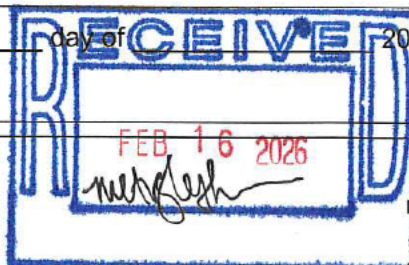
Name: _____ Phone: _____

Address: _____

Above signature(s) attested by

Received by the City Council of Raleigh, North Carolina, this ___ day of FEBRUARY, 20___, at a Council meeting duly held.

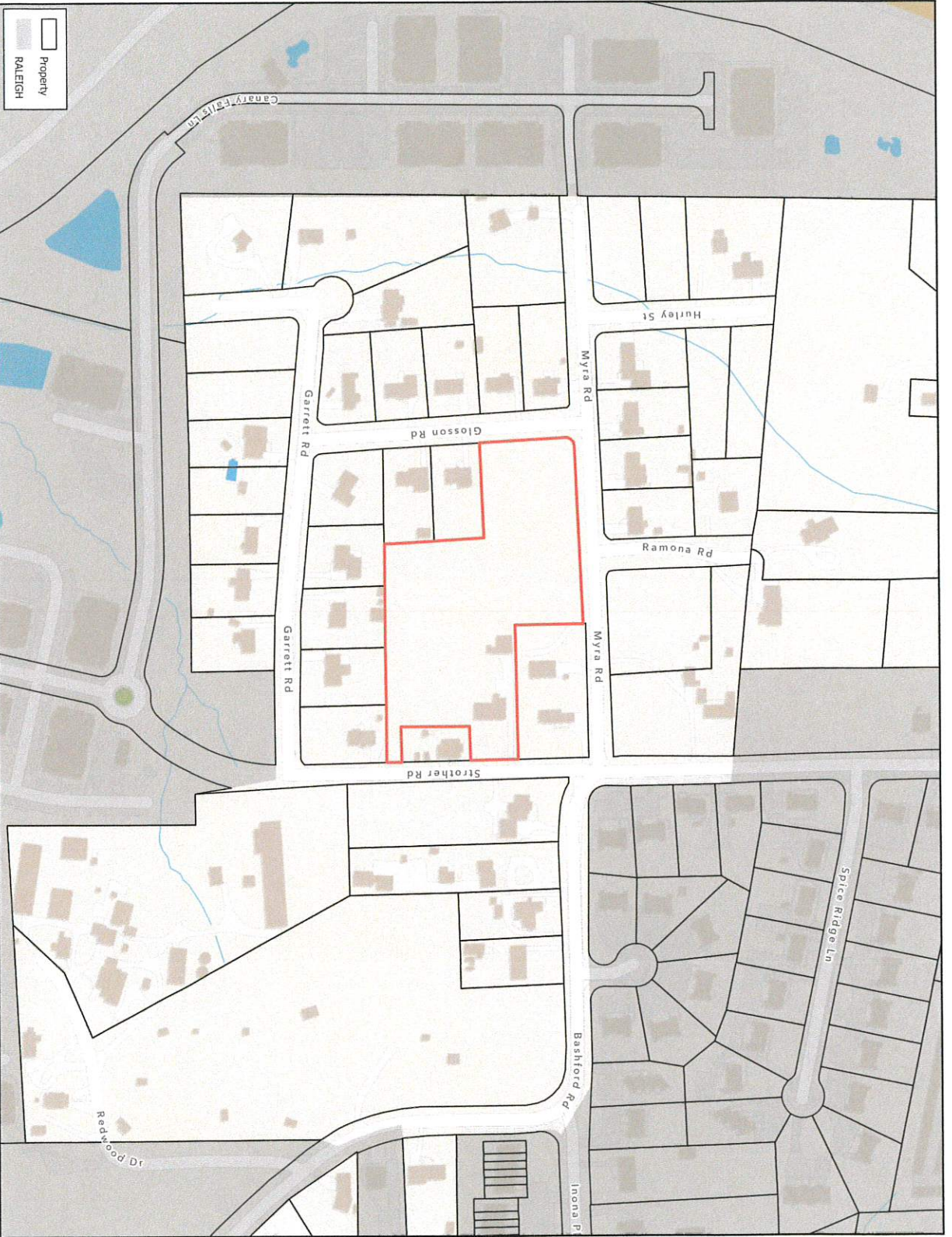
Signature of the City Clerk and Treasurer: _____



Section D Submittal Checklist

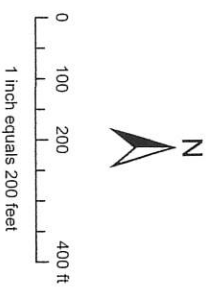
Please include all of the following (check off). If any information is missing from the application package, you will be asked to complete the application and re-submit the petition, so please check the list below carefully before you submit:

<input checked="" type="checkbox"/>	Annexation Petition Fee (see the Development Fee Guide webpage for current fee)	
<input type="checkbox"/>	If a request for sewer only, submit a copy of the contract for service with Raleigh Water	
<input checked="" type="checkbox"/>	Written metes and bounds description of the property to be annexed must be attached to this application. See page 1	
<input checked="" type="checkbox"/>	Electronic Word document of the written metes and bounds must be emailed to: rezoning@raleighnc.gov .	
<input checked="" type="checkbox"/>	Survey or Plat showing above written metes and bounds description of the property to be annexed must be submitted electronically in .pdf format, if possible. The survey or plat, if not already recorded, must be signed by a land surveyor licensed in the State of NC. The survey must be valid for the purposes of recording as set forth in NC General Statute § 47-30.	
<input checked="" type="checkbox"/>	City or County Property Map with parcels included in the annexation request clearly marked. An excerpt of a property map is acceptable, but the map number must appear on the excerpt. This map must show the existing and proposed city limits .	
<input checked="" type="checkbox"/>	Copy of Approved Preliminary Site Plan or Final Site Plan showing City Building Permit Transaction Number or Group Housing Number (GH-_____-13, etc.) or	Copy of Subdivision Plat submitted for lot recording approval with City file number (S-_____-13, etc.)
<input checked="" type="checkbox"/>	Projected Market Value of Development at build-out (land and improvements).	
<input checked="" type="checkbox"/>	General Annexation Area Data: Linear feet of public streets, total annexation area acreage, number of proposed residential units or square footage of commercial space, type of utility connections involved, specific land uses proposed.	
<input checked="" type="checkbox"/>	This application form completed, <u>dated and signed</u> by the property owner(s) and attested submitted by the deadlines noted in section B of this application , pages 1 and 2.	
Required, but often missing information. Please make sure to include the following:		
<input checked="" type="checkbox"/>	Correct Parcel Identification Number(s) (PIN). Call Wake County Geographic Information Services at 919-856-6360, if there is any question about the parcel identifier. This is very important. Please indicate if the property being requested for annexation is only a portion of an existing parcel.	
<input checked="" type="checkbox"/>	Owner's Signatures and Date of Signatures. See page 3 of this application. All real property owners must sign the application, and the <u>date of signature</u> MUST be filled in!	
<input type="checkbox"/>	Corporate Seal for property owned by a corporation.	
<input type="checkbox"/>	Rezoning Application , if the property is currently outside Raleigh's Extraterritorial Jurisdiction .	



511 Strother Rd parcel map

REID: 0022903
 PIN: 0774509612
 PIN Extension: 000
 Land Value: \$940000
 Building Value: \$78211
 Total Value Assessed: \$618211
 Deed Acres: 4.25
 Year Built: 1962
 Heated Area: 2034
 Type and Use: SINGLEFAM
 Design Style: Conventional
 Planning Jurisdiction: RA
 Township: Raleigh
 Owner: 511 FM LLC
 Mailing Address 1: 414 FORSYTH ST
 Mailing Address 2: RALEIGH NC
 27609-6316
 Deed Book: 019896
 Deed Page: 01609
 Deed Date: 5/21/2025
 Land Class: Residential Less Than 10 Acres
 Map Name: 0774 19
 Billing Class: Business
 Property Description: 511 FM LLC SRVY
 BM2025 -00776
 Address: 511 STROTHER RD
 Street Name: STROTHER RD
 Old Parcel Number: 519-00000-0078
 Units: 1
 Total Structures: 1
 Total Units: 1
 Other Building Value: \$28840
 ZIP: 27606
 TYPE AND USE: 01
 DESIGNSTYL: CVL



Disclaimer
 This map makes every effort to produce and publish the most current and accurate information possible. It is not intended to be used for legal purposes, and is NOT a survey. No warranties, expressed or implied, are provided for the data therein, its use or its interpretation.

511 STROTHER RD. MARKET VALUE AND GENERAL ANNEXATION DATA

ANTICIPATED MARKET VALUE FOR LOT AFTER ANNEXATION: \$1,800,000.00

LINEAR FEET OF PUBLIC STREETS: 292.73 LF.

TOTAL ANNEXED AREA: 4.25 AC.

PROPOSED RESIDENTIAL: 12 SINGLE FAMILY RESIDENTIAL LOTS

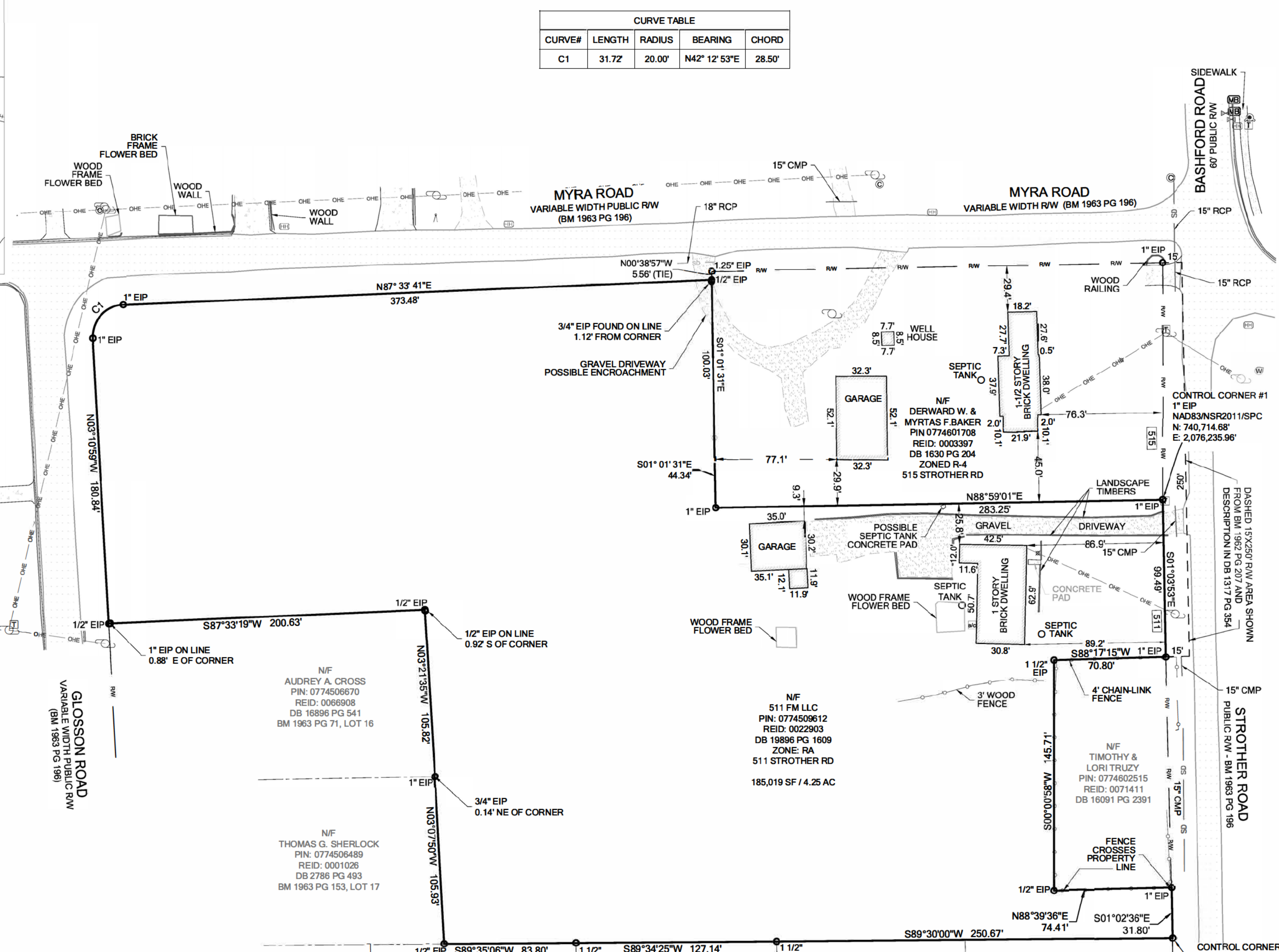
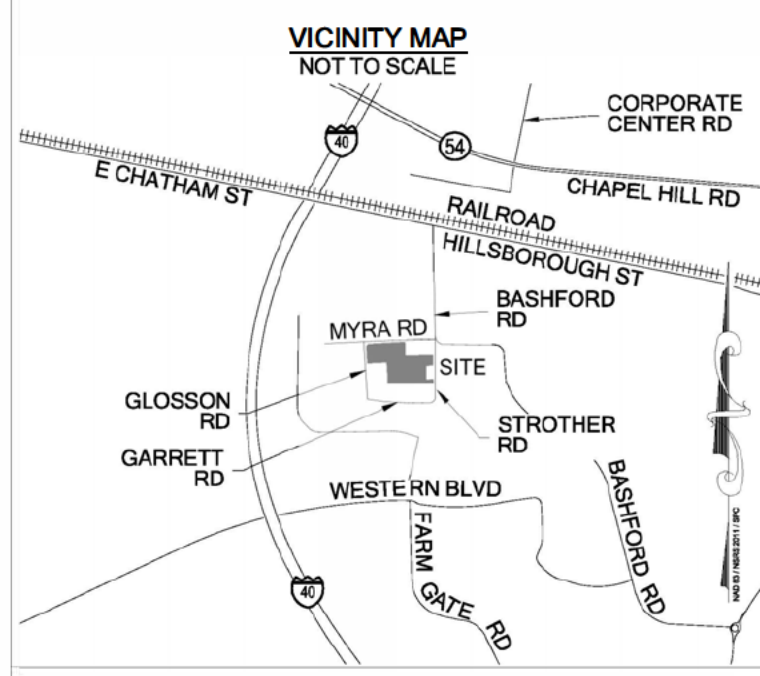
UTILITY CONNECTIONS: CITY WATER AND SEWER

CURRENT LAND USE: SINGLE FAMILY

FUTURE LAND USE: SINGLE FAMILY

ANNEXATION / SURVEY MAP (PAGE 1 OF 1)

CURVE TABLE				
CURVE#	LENGTH	RADIUS	BEARING	CHORD
C1	31.72'	20.00'	N42° 12' 53"E	28.50'



- LEGEND**
- BOUNDARY CORNER FOUND
 - BOUNDARY CORNER SET
 - ⊙ COMPUTED POINT
 - ⊕ WATER METER
 - ⊕ MANHOLE
 - ⊕ ELECTRIC BOX
 - ⊕ CABLE BOX
 - ⊕ TELEPHONE PEDESTAL
 - ⊕ UTILITY POLE
 - ⊕ LIGHT POLE
 - ⊕ FIRE HYDRANT
 - ⊕ BURIED UTILITY MARKER
 - EIP EXISTING IRON PIPE
 - CMP CORRUGATED METAL PIPE
 - CPO COVERED PORCH
 - PO PORCH
 - SP SCREENED PORCH
 - WD WOOD DECK
 - SW SIDEWALK
 - DW DRIVEWAY
 - P CONCRETE PATIO
 - CO CLEAN OUT
 - AC AIR CONDITIONER
 - [511] PROPERTY ADDRESS
 - FENCE
 - RETRACED BOUNDARY LINE
 - BOUNDARY LINE BY DEED
 - BOUNDARY TIE LINE
 - RW RIGHT OF WAY
 - EASEMENTS
 - SETBACKS
 - OHE OHE OVERHEAD UTILITY LINE
 - SD SD STORM DRAINAGE LINE
 - PAVEMENT
 - CONCRETE
 - GRAVEL

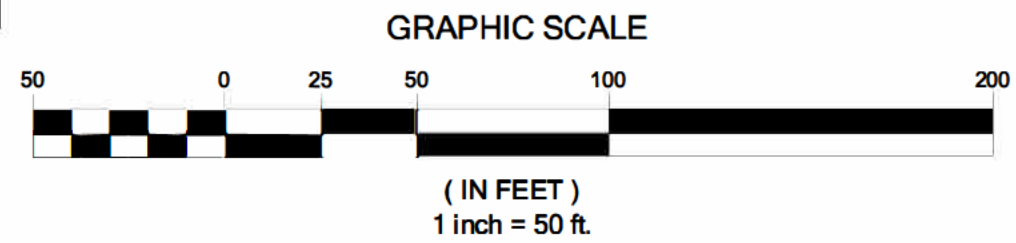
THIS MAP IS CONSIDERED PRELIMINARY, NOT FOR RECORDATION, CONVEYANCE OR SALES UNLESS SIGNED AND SEALED BY THE LICENSED SURVEYOR.

I, JOSHUA R. DAVIDSON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (RECORDED DEED AND/OR PLAT DESCRIPTION REFERENCED HEREON); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND AS SHOWN HEREON, THAT THE POSITIONAL ACCURACY IS < 0.10' AT A 95% CONFIDENCE LEVEL; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS 9TH DAY OF FEBRUARY, A.D., 2026.

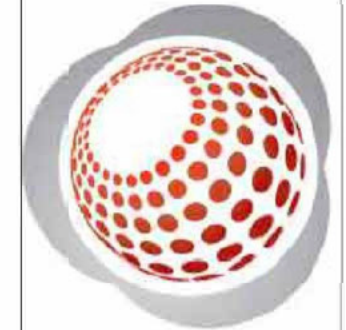
I FURTHER CERTIFY THAT IN ACCORDANCE WITH G.S. 47-30 THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET. FOR THE PURPOSES OF THIS SUBSECTION, AN "EXISTING PARCEL" OR "EXISTING EASEMENT" IS AN AREA OF LAND DESCRIBED IN A SINGLE, LEGAL DESCRIPTION OR LEGALLY RECORDED SUBDIVISION THAT HAS BEEN OR MAY BE LEGALLY CONVEYED TO A NEW OWNER BY DEED IN ITS EXISTING CONFIGURATION.

- NOTES**
1. THE PROPERTY LIES IN ZONES "X" PER NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 3720077400K DATED 07/19/2022.
 2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE NAD 83 / NSRS 2011, NORTH CAROLINA STATE PLANE UNLESS OTHERWISE SHOWN.
 3. SITE ZONED R-4, FOR RALEIGH, PER WAKE COUNTY GIS.
 4. AREAS COMPUTED BY COORDINATE METHOD.
 5. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY COMPANY, UNDER THE SUPERVISION OF JOSHUA R. DAVIDSON, PLS.
 6. PROPERTY LINES SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE, EXISTING DEEDS AND/OR PLATS OF PUBLIC RECORD, AND INFORMATION SUPPLIED TO THE SURVEYOR BY CLIENT.
 7. BOUNDARY CORNERS SET ARE 3/4" IRON PIPES UNLESS OTHERWISE STATED.
 8. THIS MAP HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.
 9. SURVEY COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR SEARCH.

CLASS OF SURVEY: A
 POSITIONAL ACCURACY: 0.07
 TYPE OF GPS FIELD PROCEDURE: NC REALTIME NETWORK
 DATES OF SURVEY: JANUARY 2025 & JANUARY 2026
 DATUM/EPOCH: NAD83/NSRS2011/NAVD88/SPC
 COMBINED GRID FACTOR(S): 0.999897180
 CGF SCALE POINT: CONTROL CORNER #1
 UNITS: US SURVEY FEET



BATEMAN CIVIL SURVEY COMPANY
 ENGINEERS • SURVEYORS • PLANNERS



PROPERTY OWNER

BOUNDARY SURVEY
 EXCLUSIVELY FOR 511 FM LLC
 511 STROTHOR RD, RALEIGH
 PIN: 0774509612, REID: 0022903
 AS DESCRIBED IN DB 19896 PG 1609
 RALEIGH TOWNSHIP - WAKE COUNTY - NORTH CAROLINA

REVISIONS

1. REVISED BOUNDARY 12/19/25 (ELS)
2. REVISED BOUNDARY 01/05/26 (ELS)
- 3.
- 4.

DRAWN BY: MJP
 CHECKED BY: FRC
 SCALE: 1" = 50'
 DATE: 01/15/2025
 DRAWING #: 241155
 SHEET 1 OF 1

LEGAL DESCRIPTION (PAGE 1 OF 1)



Bateman Civil Survey Company, PC



511 STROTHER RD - PIN# 0774509612

BEING ALL OF THAT PARCEL OF LAND NOW OR FORMERLY OF 511 FM, LLC (PIN: 0774509612) AS DESCRIBED IN DB 19896 AT PAGE 1609 AND BM 2025 PG 776, LYING IN RALEIGH TOWNSHIP, WAKE COUNTY, NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 1" IRON PIPE FOUND ON THE WESTERN RIGHT OF WAY OF STROTHER ROAD AND THE NORTHEASTER CORNER OF THE HEREIN DESCRIBED PARCEL, SAID IRON BEING THE TRUE POINT OF BEGINNING AND HAVING NORTH CAROLINA STATE PLAIN COORDINATES OF N: 740,714.68' AND E: 2,076,235.96'; THENCE, FROM THE POINT OF BEGINNING AND WITH SAID RIGHT OF WAY, S01°03'53"E A DISTANCE OF 99.49 FEET TO A 1" IRON PIPE FOUND; THENCE, LEAVING SAID RIGHT OF WAY, S88°17'15"W A DISTANCE OF 70.80 FEET TO A 1.5" IRON PIPE FOUND; THENCE, S00°00'58"W A DISTANCE OF 145.71 FEET TO A ½" IRON PIPE FOUND; THENCE, N88°39'36"E A DISTANCE OF 74.41 FEET TO A 1" IRON PIPE FOUND ON THE WESTERN RIGHT OF WAY OF STROTHER ROAD; THENCE, WITH SAID RIGHT OF WAY, S01°02'36"E A DISTANCE OF 31.80 FEET TO AN INGLE IRON FOUND; THENCE, LEAVING SAID RIGHT OF WAY, S89°30'00"W A DISTANCE OF 250.67 FEET TO A 1.5" IRON PIPE FOUND; THENCE, S89°34'25"W A DISTANCE OF 127.14 FEET TO A 1.5" IRON PIPE FOUND; THENCE, S89°35'06"W A DISTANCE OF 83.80 FEET TO A ½" IRON PIPE FOUND; THENCE, N03°07'50"W A DISTANCE OF 105.93 FEET TO A 1" IRON PIPE FOUND; THENCE, N03°21'35"W A DISTANCE OF 105.82 FEET TO A ½" IRON PIPE FOUND; THENCE, S87°33'19"W A DISTANCE OF 200.63 FEET TO A 1" IRON PIPE FOUND ON THE EASTERN RIGHT OF WAY OF GLOSSON ROAD; THENCE, WITH SAID RIGHT OF WAY, N03°10'59"W A DISTANCE OF 180.84 FEET TO A 1" IRON PIPE FOUND; THENCE, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CHORD OF 28.50 FEET BEARING N42°12'53"E AND AN ARC LENGTH OF 31.72 FEET TO A 1" IRON PIPE FOUND ON THE SOUTHERN RIGHT OF WAY OF MYRA ROAD; THENCE, WITH SAID RIGHT OF WAY, N87°33'41"E A DISTANCE OF 373.48 FEET TO A ½" IRON REBAR FOUND; THENCE, LEAVING SAID RIGHT OF WAY, S01°01'31"E A DISTANCE OF 144.37 FEET TO A 1" IRON PIPE FOUND; THENCE, N88°59'01"E A DISTANCE OF 283.25 FEET TO THE POINT OF BEGINNING.
THE DESCRIBED PARCEL CONTAINS 185,019 SQUARE FEET OR 4.25 ACRES, MORE OR LESS.



SOLID WASTE/STORMWATER COST REVENUE ANALYSIS

Property Characteristics for 511 Strother Road	
Property Information	
Population at Buildout	28.8
Housing Units at Buildout	12
Unit Mix/Unit Type	Single-Family Home
Commercial Square Footage	0
Linear Feet of Public Streets	293
Road Type	City
Acres	4.25
Investment and Land Value (Wake County property data (2026))	\$618,211.00
Estimated Property Value at Buildout	\$1,800,000.00

Solid Waste Cost and Revenue	
Solid Waste Pickup	\$50,107.25
Solid Waste Revenue	\$40,827.00
Total Solid Waste Revenue from annexation	-\$9,280.25
Stormwater Revenue	\$1,183.68
Total Additional Revenue from Annexation (Not included in 10 Yr. Impact Analysis)	-\$8,096.57

Notes

Solid Waste Revenue	<p>This is a standard calculation of \$164.40 for garbage/trash pickup, \$67.20 for yard waste collection and \$57.60 for recycling that is multiplied by the number of single family, or multifamily units in the development. The figures provided are only for City provided services, for multifamily garbage collection the city contracts with private haulers who have a rate set by contract and are not assessed the residential solid waste collection fee.</p>
---------------------	---

CITY OF RALEIGH

10 YEAR FINANCIAL IMPACT ANALYSIS

AX-05-26 511 Strother Rd

PROJECTED ANNEXATION TAX REVENUES										
GENERAL FUND REVENUES	FY2025-26	FY2026-27	FY2027-28	FY2028-29	FY2029-2030	FY2030-31	FY2031-32	FY2032-33	FY2033-34	FY2034-35
Personal & Real Property Tax	\$ 10,783	\$ 21,566	\$ 21,997	\$ 22,437	\$ 22,886	\$ 23,344	\$ 23,811	\$ 24,287	\$ 24,773	\$ 25,268
Sales Tax - Population Tax	4,687	9,502	9,633	9,766	9,901	10,037	10,175	10,316	10,458	10,602
TOTAL ESTIMATED TAX REVENUES	15,470	31,069	31,631	32,203	32,787	33,381	33,986	34,603	35,230	35,870

PROJECTED ANNUAL DEPARTMENTAL REVENUES										
GENERAL FUND REVENUES	FY2025-26	FY2026-27	FY2027-28	FY2028-29	FY2029-2030	FY2030-31	FY2031-32	FY2032-33	FY2033-34	FY2034-35
Fire	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Police	-	-	-	-	-	-	-	-	-	-
ECC	-	-	-	-	-	-	-	-	-	-
General Government	-	-	-	-	-	-	-	-	-	-
TOTAL ANNUAL REVENUES	-	-	-	-	-	-	-	-	-	-
TOTAL GENERAL FUND REVENUES	15,470	31,069	31,631	32,203	32,787	33,381	33,986	34,603	35,230	35,870
TOTAL REVENUES RECEIVED	15,470	31,069	31,631	32,203	32,787	33,381	33,986	34,603	35,230	35,870

PROJECTED ONGOING DEPARTMENTAL EXPENDITURES										
GENERAL FUND EXPENDITURES	FY2025-26	FY2026-27	FY2027-28	FY2028-29	FY2029-2030	FY2030-31	FY2031-32	FY2032-33	FY2033-34	FY2034-35
Public Safety -> Fire	-	-	5,377	5,538	5,704	5,875	6,052	6,233	6,420	6,613
Public Safety -> Police	-	-	8,287	8,536	8,792	9,056	9,328	9,607	9,896	10,193
Public Safety -> ECC	-	-	956	985	1,014	1,044	1,076	1,108	1,141	1,176
General Government	-	-	7,389	7,611	7,839	8,074	8,317	8,566	8,823	9,088
TOTAL ESTIMATED ONGOING EXPENDITURES	-	-	22,009	22,670	23,350	24,050	24,772	25,515	26,280	27,069
ESTIMATED FISCAL IMPACT TO GENERAL FUND	15,470	31,069	9,621	9,534	9,437	9,331	9,214	9,088	8,950	8,801
Estimated Cumulative Impact	15,470	46,538	56,160	65,693	75,130	84,461	93,675	102,763	111,713	120,514

PROJECTED CAPITAL IMPROVEMENT PROJECTS (CIP)										
GENERAL FUND EXPENDITURES	FY2025-26	FY2026-27	FY2027-28	FY2028-29	FY2029-2030	FY2030-31	FY2031-32	FY2032-33	FY2033-34	FY2034-35
Pro-rated costs of capital projects	-	-	2,511	2,586	2,664	2,743	2,826	2,911	2,998	3,088
TOTAL ESTIMATED CAPITAL IMPROVEMENT PROJECTS	-	-	2,511	2,586	2,664	2,743	2,826	2,911	2,998	3,088
ESTIMATED FISCAL IMPACT WITH CIP (ALL COSTS)	15,470	31,069	7,111	6,948	6,773	6,587	6,389	6,177	5,952	5,713
Estimated Cumulative Impact with CIP	\$ 15,470	\$ 46,538	\$ 53,649	\$ 60,597	\$ 67,370	\$ 73,957	\$ 80,346	\$ 86,523	\$ 92,475	\$ 98,189

Key Annexation Statistics

Unit Type	Count of Units	Acres	Estimated population	Units per Acre	Population per Acre
SF	12	4.25	27.6	2.82	6.49

KEY ASSUMPTIONS:

Current Tax Rate = \$0.3550 One penny on the current tax rate = \$ 11,600,000

The model considers operating revenues, operating expenses, and capital infrastructure costs assumed to be impacted by the annexation case. The annexation financial impact analysis is not intended to assign financial responsibility or to be considered a budget. In addition, given the model uses metrics defined below it does not assess true service impacts for the city. This document includes assumptions and should be reviewed in conjunction with the financial impact model for full context.

Operating Revenue Estimates

Revenue estimates in the model include real property tax, vehicle tax and sales tax collections. These are the largest revenue sources in the general fund. Property taxes are based at the current adopted tax rate and assume a fixed percent growth over time. Property revaluations and any other rate changes are not included in this analysis given future changes are unable to be determined and are dependent upon future decisions made by the City Council. Sales tax is estimated using a per capita metric. The assumption includes incremental population growth associated within the annexation area and a fixed % growth over time. For commercial annexations, sales tax is excluded. In addition to real property tax noted above, residential annexation cases also include the collection of vehicle taxes and utilizes the per capita metric. Other General Fund revenues consist primarily of various state allocations as well as user fees for development services and parks and represent approximately 20% of the annual revenue budget. Annexations may generate additional revenues; however, for the purposes of this analysis those revenues are excluded as they have been considered de minimis.

Operating Cost Estimates

Costs for departments are estimated using a cost per acre unit of measure based on the City's annual operating budget for departments such as Public Safety, Transportation and Parks. These costs may be adjusted as needed for incremental data provided that is specific to the analysis. Operating costs include: All personnel costs such as salary and benefits. Vehicle costs as the City funds these purchases via an annual cost allocation, referred to as a EUC. Operational needs such as fuel, contracted services, uniforms, and supplies. A cost escalator is assumed into the future; however, the actual future costs to provide services in the annexation will depend upon future decisions made by City Council as a part of the annual budget.

Capital Cost Estimates

Capital infrastructure estimates are considered and applied using a historical budgeted average applied to a cost per acre unit of measure. Infrastructure funded via General Obligation Bonds, examples include Transportation, Streets and Housing, are typically funded with incremental property taxes and therefore have been excluded from this analysis. Other City infrastructure is typically funded from operational revenues (pay-go) and include infrastructure such as fire stations, police stations, vehicle operation centers. Also, capital costs for streets resurfacing, parks maintenance and housing initiatives are included.

Enterprise Services

Enterprise services (examples, Raleigh Water, Stormwater) are excluded from the financial impact analysis as revenues and associated costs are deemed to be fully recovered by the enterprise. With one exception, Solid Waste Services is currently subsidized by the General Fund but for purposes of this analysis has been excluded.

RFD Service Review

Case Number: AX-05-26

Box Response: 511 Strother Rd

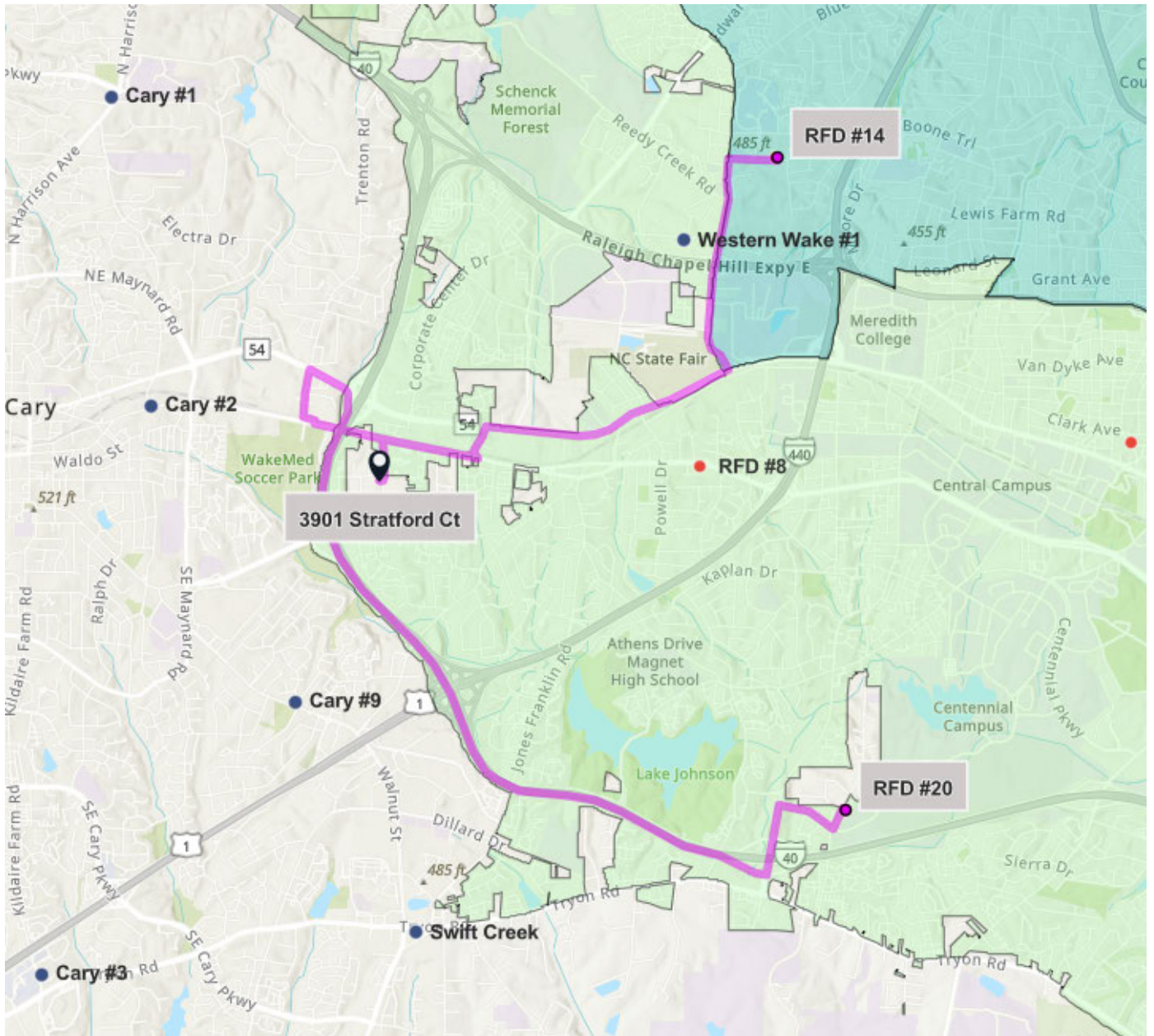
Council District: District D

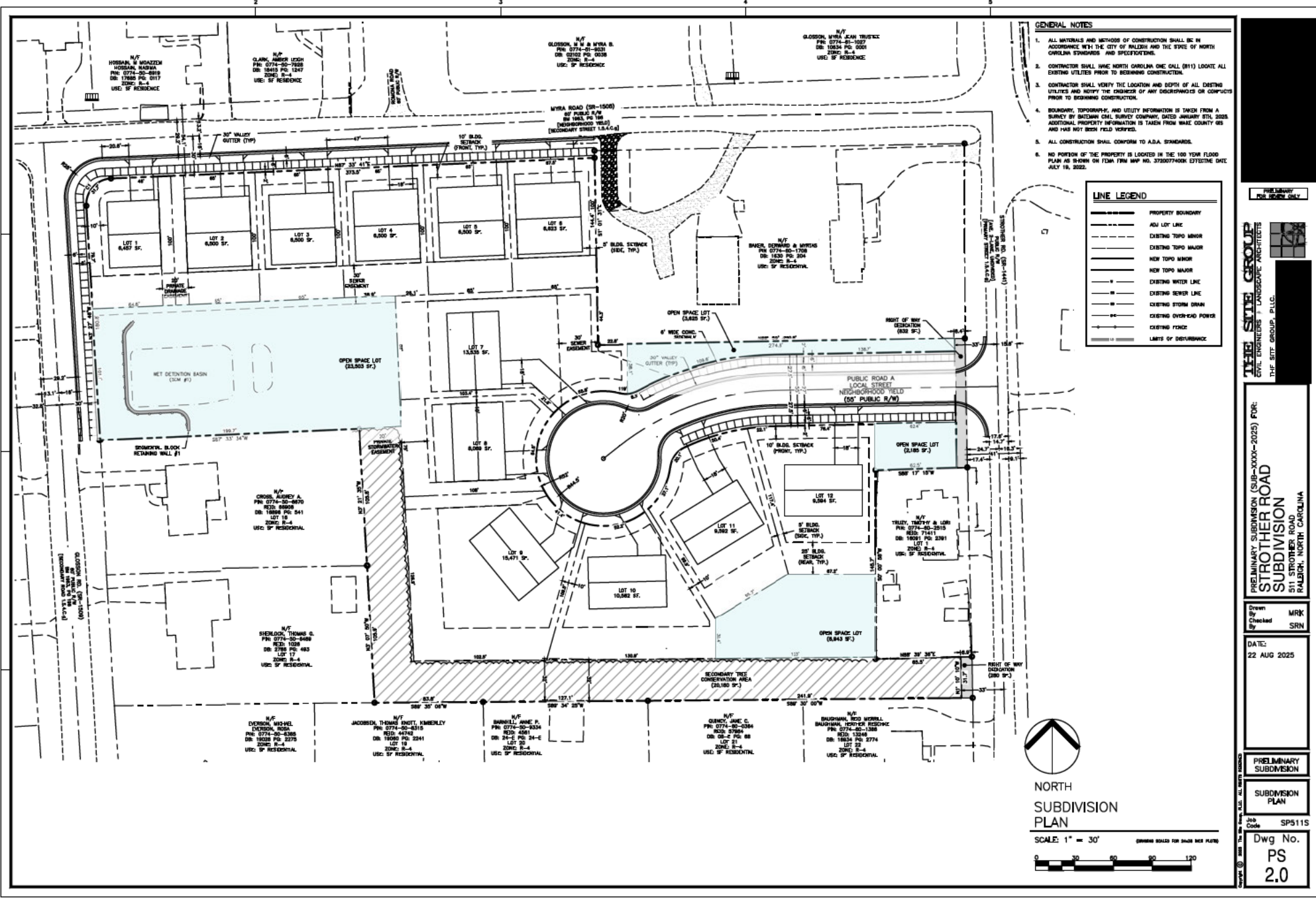
Date: 03/13/2026



1 st Alarm Fire Response Units	Time (min)	Distance (mi)
Engine 8 (5001 Western Blvd)	4	2.2
Squad 14 (3500 Harden Rd)	10	4.3
Ladder 14 (3500 Harden Rd)	10	4.3
Engine 20 (1721 Trailwood Dr)	10	6.8
Ladder 20 (1721 Trailwood Dr)	10	6.8
Engine 2 (263 Pecan St)	12	9.2
Mutual Aid Unit		
Cary Station 2 (601 E Chatham St)	4	1.7
NFPA Standard Impact		
NOT MET: NFPA 1710 4.1.2.1 Sec 4 - 360 seconds (6 min) or less travel time for the arrival of the second company with a minimum staffing of 4 personnel at a fire suppression incident		
NOT MET: NFPA 1710 4.1.2.1 Sec 5 - For other than high-rise, 480 seconds (8 min) or less travel time for deployment of an initial full alarm assignment at a fire suppression incident		
Hydrant Distance		
Nearest hydrant approximately 500 ft away on Bashford Rd.		
Additional Comments		

Ladder Travel Distance





- GENERAL NOTES**
1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
 2. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (811) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
 3. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
 4. BOUNDARY, TOPOGRAPHY, AND UTILITY INFORMATION IS TAKEN FROM A SURVEY BY SUTMANN CIVIL SURVEY COMPANY, DATED JANUARY 2025. ADDITIONAL PROPERTY INFORMATION IS TAKEN FROM WAKE COUNTY GIS AND HAS NOT BEEN FIELD VERIFIED.
 5. ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.
 6. NO PORTION OF THE PROPERTY IS LOCATED IN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FEMA FIRM MAP NO. 220207400K EFFECTIVE DATE: JULY 19, 2022.

LINE LEGEND

---	PROPERTY BOUNDARY
---	ADJ LOT LNK
---	EXISTING TOP MAJOR
---	EXISTING TOPO MAJOR
---	NEW TOPO MAJOR
---	NEW TOPO MAJOR
---	EXISTING WATER LINE
---	EXISTING SEWER LINE
---	EXISTING WATER DRAIN
---	EXISTING OVERHEAD POWER
---	EXISTING FENCE
---	LIMITS OF DISTURBANCE

THE SITE GROUP
 CIVIL ENGINEERS • LANDSCAPE ARCHITECTS
 511 STROTH ROAD
 RALEIGH, NORTH CAROLINA

PRELIMINARY SUBDIVISION (SUB-XXXX-2025) FOR:
STROTH ROAD
SUBDIVISION
 511 STROTH ROAD
 RALEIGH, NORTH CAROLINA

Drawn by: **MRK**
 Checked by: **SRN**
 DATE: 22 AUG 2025

PRELIMINARY SUBDIVISION PLAN

Job Code: **SP5115**

Dwg No. **PS 2.0**

© 2025 THE SITE GROUP, ALL RIGHTS RESERVED.