

To	Marchell Adams-David, City Manager
Thru	Patrick O. Young, AICP, Director
From	Christopher Golden, Planning Supervisor Hiram Marziano, MPA, CFM, CZO
Department	Planning and Development
Date	August 22, 2025
Subject	Council Agenda Item, Petition Annexation, AX-22-25 Consent Agenda: September 2, 2025 Anticipated Public Hearing: September 16, 2025

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

Annexation Area	5313 Tomahawk Trail
Annexation Type	Contiguous, inside ETJ, full annexation
Primary Contact	Carmen Roques
Property Owner	Carmen Roques
Acres	3.26 acres
Proposed Land Use	Single detached dwelling unit
Current Zoning	Residential-4 (R-4)
Council District	C



ANNEXATION STAFF REPORT

AX-22-25 5313 TOMAHAWK TRAIL, CONTIGUOUS, INSIDE ETJ , FULL ANNEXATION

Location	Property is located on Tomahawk Trail east of intersection of Barwell Road and Tomahawk Trail; North of Rock Quarry Road Address: 5313 Tomahawk Trail PINs: 1732429727 Link to iMaps
Area of Request	3.26 acres
Property Owner	Carmen Roques
Applicant	Carmen Roques
Development Review Case #	N/A
Proposed Land Use	Single detached dwelling unit
Market Value at Build-out	\$508,558
Current Zoning	Residential-4 (R-4)
Water Supply Watershed	N/A
Council District	C

POLICY GUIDANCE

City Planning Department	<p>Policy LU 3.1 - Zoning of Annexed Lands</p> <p><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 will need to be completed prior to zoning and development of the property.</i></p>
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	<ul style="list-style-type: none"> • The subject property is currently designated as Low-Scale Residential on the Future Land Use Map • The designation is consistent for the current property zoning of Residential-4 (R-4) <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 configuration of the parcel makes a contiguous connection with the City's corporate limits. <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 have direct access to water service, • Site has direct access to a sewer connection • Site is currently accessed via an established roadway
<p>Public Utilities Department</p>	<p>Utilities</p> <ul style="list-style-type: none"> • There is no water main directly available to the site. The nearest water main is approximately 2,500 linear feet to the west along Barwell Road, or approximately 600 feet away to the east in Tomahawk Trail. The water main closer to the site would have to be installed in unimproved right-of-way • There is an 8" sewer main directly available to the site. <p>Additional Information</p> <ul style="list-style-type: none"> • As there is no water directly available, we will not issue any permits to connect to sewer-only. • Any request for sewer-only connections must comply with our policy and Raleigh Water Design Manual. <p>General</p> <ul style="list-style-type: none"> • The properties are not associated with a development plan.

	<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> <p>Nearest hydrant approximately 1,400 ft away on Tomahawk Trail</p> <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 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</p>
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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 petitioned property consists of one 3.26-acre parcel addressed as 5313 Tomahawk Trail. It is north of Rock Quarry Road and is approximately 2,200 feet east of the intersection of Barwell Road and Tomahawk Trail. Previously, the city annexed property east of the site located at 5233 Tomahawk Trail into the corporate limits in 2019 (AX-12-19). The property is occupied by an existing single-family residence which is requesting connection to water and sewer.

The surrounding area is characterized by single-family detached structures generally, but with allowances for two-family homes and ADUs. This property is partially wooded with an existing detached single family dwelling unit. The site is south of the Chasteal Trails subdivision and west of the Chastain Subdivision. Barwell Road Elementary and Barwell Road Community Center/Park are located to the southeast.

The zoning for this location is Residential-4 (R-4). The Future Land Use Map (FLUM) designation is Low Scale Residential which envisions a range of housing types, including duplexes, triplexes, fourplexes and other small apartment buildings, and townhouses, but at a scale that generally follows the precedent set by existing detached houses, missing middle types, or townhouses in these areas. The R-4 zoning is consistent with the FLUM.

The site is surrounded by properties zoned Residential-4 (R-4). Other nearby zoning districts in addition to R-4 include Residential-6 Conditional (R-6-CU) to the east and south, Residential-10 Conditional (R-10-CU) to the northwest and Residential Mixed-3 Conditional (RX-3-CU) to the west.

The site is located in an unincorporated county pocket that is completely surrounded by the city limits of Raleigh.

The site is not in a mapped floodplain but there are flood soils areas noted in GIS. There is a stream crossing the property. There are flood soils and a blue line stream present on the site and may require a flood study for future development. The site is subject to Stormwater regulations under UDO 9.2 for runoff and nitrogen.

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 contiguous with city boundaries. If annexed, it would be located within City Council District C.

ATTACHMENTS

1. Annexation Site Map
2. Annexation Petition
3. Zoning
4. Future Land Use
5. Annexation/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

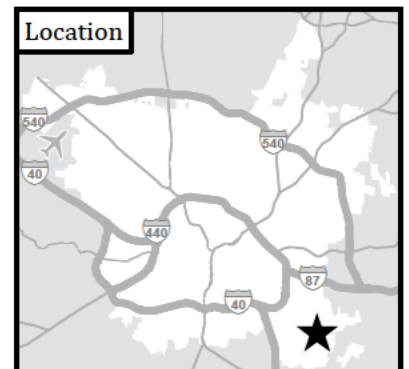
Annexation Request

AZ-22-2025



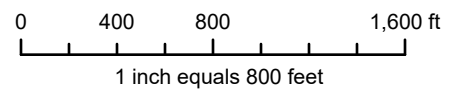
Annexation Request
 City Limits
 ETJ

Property	5313 Tomahawk Trl
Size	3.26 Petition Acres (+ 0.00 Intervening RoW Acres)
Annexation Type	Contiguous - Inside ETJ
City Council District	C





Zoning- AX-22-25

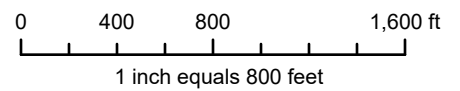


	Property	
	RALEIGH	
	RALEIGH	
	Low Scale Residential	Low Scale Residential
	Moderate Scale Residential	Moderate Scale Residential
	Neighborhood Mixed Use	Neighborhood Mixed Use

Disclaimer
iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.



Future Land Use- AX-22-25



	Property	
	RALEIGH	
	RALEIGH	
	Low Scale Residential	Low Scale Residential
	Moderate Scale Residential	Moderate Scale Residential
	Neighborhood Mixed Use	Neighborhood Mixed Use

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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. There are no fees required for submittal of an annexation petition. 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:		
Street Address: 5313 Tomahawk Trl Raleigh NC 27610		
City of Raleigh Subdivision approval #: S- _____ - _____ or	Building Permit #: _____ or	Group Housing #: GH- _____ - _____ - _____
Wake County (PINs) Property Identification Number(s): 1732429727		
Acreage of Annexation Site: 3.26	Linear Feet of New Public Streets within Annexation Boundaries:	
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 type="checkbox"/> No	
Number of proposed dwelling units: 1		

Continue to page two >>

Unit Type/Unit Count:	Total Breakdown of Dwelling Units		
	Single-Family Home Unit Count <u>1</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: 0		
Specific proposed use (office, retail, warehouse, school, etc.): <u>Residential</u>			
Projected market value at build-out (land and improvements): \$ <u>505,000.00</u>			
Applicant Contact Information			
Property Owner(s): Carmen Roques			
Primary Mailing Address: 5313 Tomahawk Trl Raleigh NC 27610			
Phone: 919-889-7130		Email: roquescn@gmail.com	
Project Contact information (if different than property owner)			
Contact(s):			
Primary Mailing Address:			
Phone:		Email:	
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:

<input checked="" type="checkbox"/>	Contiguous to the present corporate limits of the City of Raleigh, North Carolina, or
<input type="checkbox"/>	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 / ^x 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 1 day of July, 2025 by the owners of the property described in Section B.

<p>Owner's Signature(s): Carmen Roques <small>Digitally signed by Carmen Roques Date: 2025.07.01 14:27:54 -04'00'</small> Date <u>07/01/2025</u></p> <p>Signature _____ Date _____</p> <p>Signature _____ Date _____</p> <p>Signature _____ Date _____</p>	<p>Corporate Seal</p>	
<p>Print Owner Name(s) and Information:</p>		
<p>Name: <u>Carmen Roques</u> Phone: <u>919-889-7130</u></p> <p>Address: _____</p>		
<p>Name: _____ Phone: _____</p> <p>Address: _____</p>		

Above signature(s) attested by

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

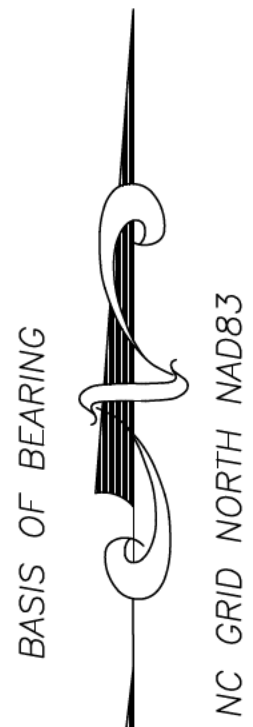
Signature of the City Clerk and Treasurer: _____

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 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 type="checkbox"/>	Written metes and bounds description of the property to be annexed must be attached to this application. See page 1	
<input type="checkbox"/>	Electronic Word document of the written metes and bounds must be emailed to: rezoning@raleighnc.gov .	
<input 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 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 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 type="checkbox"/>	Projected Market Value of Development at build-out (land and improvements).	
<input 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 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 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 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 MUST be filled in!</u>	
<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 .	

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	210.14	1462.39	8.23	N82° 00' 43"W	209.96



N/F SAMPATH BAYPATI
JAHNAVI MUMMALANEN
PIN 1732439202
REID 365562
DB 14776 PG 874
BM 2007 PG 1820
LOT 47

N/F SURENA JOHNSON
PIN 1732439273
REID 0365563
DB 13233 PG 1603
BM 2007 PG 1820
LOT 48

N/F CHASTAL TRAILS
HOMECOMERS ASSN INC
PIN 1732532223
REID 0365603
DB 14888 PG 1164
BM 2007 PG 1820
LOT 203

OWNER INFO

CARMEN ROQUES

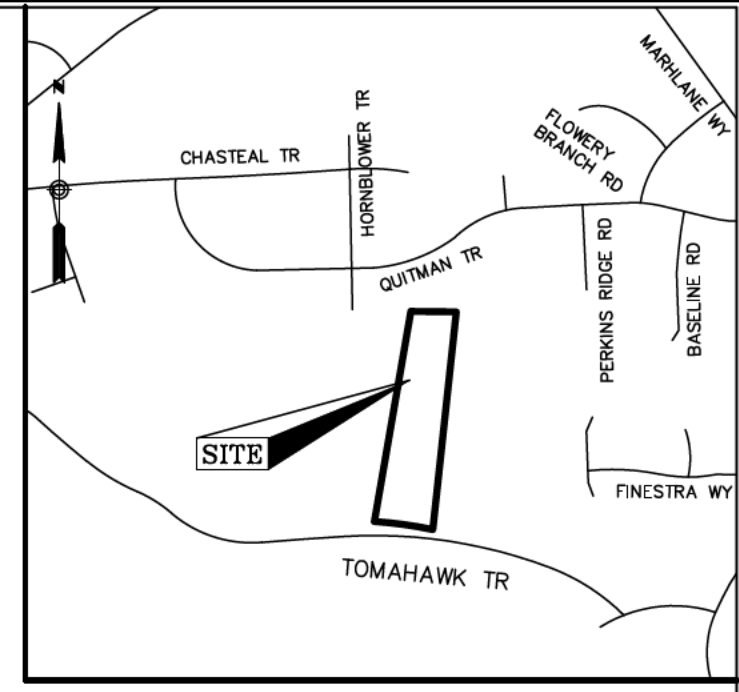
SITE ADDRESS
5313 TOMAHAWK TRL
RALEIGH, NC 27610

MAILING ADDRESS
5313 TOMAHAWK TRL
RALEIGH, NC 27610

OWNER CERTIFICATION

I CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON, WHICH IS IN THE SUBDIVISION JURISDICTION OF COUNTY OF WAKE AND THAT I (WE) HEREBY ADOPT THIS PLAT WITH MY (OUR) FREE CONSENT.

OWNER _____
DATE _____



LOCUS MAP
(N.T.S.)

N/F SHELLEY N HORTON
PIN 1732427748
REID 0023779
DB 13279 PG 1743
BM 1979 PG 861
LOT 1

N/F WALTER E SCHNEIDMILLER
TAMI D SCHNEIDMILLER
PIN 1732521702
REID 0023778
DB 7607 PG 250

N/F CARMEN ROQUES
PIN 1732429727
REID 0112353
DB 19818 PG 384
BM 1979 PG 861
LOT 2
141,999 SQ. FT.
3.26 ACRES

3.26 ACRES TOTAL ANNEXED TO CITY OF RALEIGH

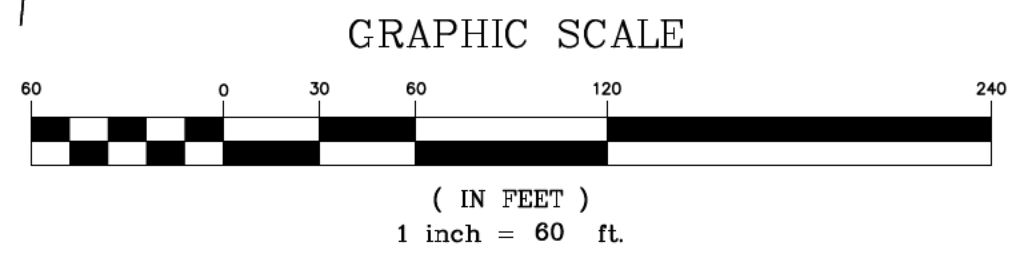
"I, _____ B. CHAN CHOI, PLS., _____, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 6223, PAGE 0001, THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK OF MAPS 1979, PAGE 861; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-10 AS AMENDED, WITHIN MY ORIGINAL SIGNATURE LICENSE NUMBER _____.

SEAL OR SIGNATURE

- THIS SURVEY IS IN A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;
- THIS SURVEY IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND;
- THIS 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 PURPOSE 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.
- THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION;

LEGAL DESCRIPTION PER FIELD SURVEY

BEGINNING AT POINT, BEING A EXISTING IRON PIPE AND ALSO BEING SOUTHEASTERN CORNER OF LANDS NOW OR FORMERLY OWNED BY CARMEN ROQUES AS RECORDED IN DEED BOOK 19818 PAGE 384, WAKE COUNTY REGISTRY; THENCE ALONG THE EASTERN BOUNDARY OF THE SAID PARCEL AND WESTERN BOUNDARY OF THE PROPERTY NOW OR FORMERLY OWNED BY WATER E. AND TAMI D. SCHNEIDMILLER N 06° 10' 09" E, A DISTANCE OF 779.73' TO AN EXISTING IRON PIPE; THENCE N 89° 17' 58" W, A DISTANCE OF 162.00' TO AN EXISTING IRON PIPE; THENCE RUNNING ALONG THE WESTERN BOUNDARY LINE OF THE SAID PARCEL AND EASTERN BOUNDARY OF THE PROPERTY NOW OR FORMERLY OWNED BY SHELLEY N. HORTON S 09° 50' 19" W, A DISTANCE OF 759.19' TO AN EXISTING IRON PIPE; THENCE ALONG AND WITH A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1462.39', A CHORD BEARING OF S 82° 00' 43" E AND A CHORD DISTANCE OF 209.96' TO A EXISTING IRON PIPE AND ALSO BEING THE A POINT OF BEGINNING CONTAINING 3.26 ACRES.



"I, _____ B. CHAN CHOI, PLS., _____, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY

1. (1) CLASS OF SURVEY: CLASS A
2. POSITIONAL ACCURACY: H: 0.05 US SURVEY FEET
3. TYPE OF GPS/FIELD PROCEDURE: REAL TIME KINEMATICS NETWORK (VRS)
4. DATE OF SURVEY: _____
5. VERTICAL DATUM: NAVD 88 HORIZONTAL DATUM: NAD 83(2011) NC GRID EPOCH: 2010.00
6. PUBLISHED/FIXED CONTROL USE: N/A
7. GEIOD MODEL: GEIOD 12B
8. UNITS: US SURVEY FEET

REVISION

DATE	DESCRIPTION
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SATELLITE ANNEXATION MAP FOR CITY OF RALEIGH

5313 TOMAHAWK TRL RALEIGH, NC 27610
SAINT MARY'S TOWNSHIP WAKE COUNTY NC
PREPARED FOR
CARMEN ROQUES



META GEOMATICS

7314 Self Storage Rd Apex, NC - 27523
(919) 612 - 1187 NC FIRM # P-2567

Drawn By	CC/GS	Date	AUGUST 8, 2025	Job No.	C25568
Surveyed By	RB	Scale	1" = 60'	Sheet No.	1 OF 1
Checked By	CC				
Book No.	TSC-RB				

LEGAL DESCRIPTION (PAGE 1 OF 1)

LEGAL DESCRIPTION FOR 5313 TOMAHAWK TRL PER FIELD SURVEY

BEGINNING AT POINT, BEING AN EXISTING IRON PIPE AND ALSO BEING SOUTHEASTERN CORNER OF LANDS NOW OR FORMERLY OWNED BY CARMEN ROQUES AS RECORDED IN DEED BOOK 19818 PAGE 384, WAKE COUNTY REGISTRY; THENCE ALONG THE EASTERN BOUNDARY OF THE SAID PARCEL AND WESTERN BOUNDARY OF THE PROPERTY NOW OR FORMERLY OWNED BY WALTER E. AND TAMI D. SCHNEIDMILLER N 06° 10' 09" E, A DISTANCE OF 779.73' TO AN EXISTING IRON PIPE; THENCE N 89° 17' 58" W, A DISTANCE OF 162.00' TO AN EXISTING IRON PIPE; THENCE RUNNING ALONG THE WESTERN BOUNDARY LINE OF THE SAID PARCEL AND EASTERN BOUNDARY OF THE PROPERTY NOW OR FORMERLY OWNED BY SHELLEY N. HORTON S 09° 50' 19" W, A DISTANCE OF 759.19' TO AN EXISTING IRON PIPE; THENCE ALONG AND WITH A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1462.39', A CHORD BEARING OF S 82° 00' 43" E AND A CHORD DISTANCE OF 209.96' TO AN EXISTING IRON PIPE AND ALSO BEING THE A POINT OF BEGINNING CONTAINING 3.26 ACRES.

SOLID WASTE/STORMWATER COST REVENUE ANALYSIS

Property Characteristics for 5313 Tomahawk Trail	
Property Information	
Population at Buildout	2.4
Housing Units at Buildout	1
Unit Mix/Unit Type	Detached Single-Family
Commercial Square Footage	0
Linear Feet of Public Streets	0
Road Type	Local
Acres	3.26
Investment and Land Value (Wake County property data (2025))	\$508,558.00
Estimated Property Value at Buildout	\$508,558.00

Solid Waste Cost and Revenue	
Solid Waste Pickup	\$360
Solid Waste Revenue	\$311
Total Solid Waste Revenue from annexation	-\$49.03
Stormwater Revenue	\$98.64
Total Additional Revenue from Annexation (Not included in 10 Yr. Impact Analysis)	\$49.61

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>
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CITY OF RALEIGH

10 YEAR FINANCIAL IMPACT ANALYSIS

AX-22-25 5313 Tomahawk Trl

PROJECTED ANNEXATION TAX REVENUES										
GENERAL FUND REVENUES	FY2025-26	FY2026-27	FY2027-28	FY2028-29	FY2029-30	FY2030-31	FY2031-32	FY2032-33	FY2034-35	FY2035-36
Personal & Real Property Tax	\$ 1,797	\$ 1,833	\$ 1,870	\$ 1,907	\$ 1,945	\$ 1,984	\$ 2,024	\$ 2,064	\$ 2,106	\$ 2,148
Sales Tax - Population Tax	781	792	803	814	825	836	848	860	871	883
TOTAL ESTIMATED TAX REVENUES	2,578	2,625	2,673	2,721	2,770	2,821	2,872	2,924	2,977	3,031
PROJECTED ANNUAL DEPARTMENTAL REVENUES										
Fire	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Police	-	-	-	-	-	-	-	-	-	-
ECC	-	-	-	-	-	-	-	-	-	-
General Government	-	-	-	-	-	-	-	-	-	-
TOTAL ANNUAL REVENUES	-	-	-	-	-	-	-	-	-	-
TOTAL GENERAL FUND REVENUES	2,578	2,625	2,673	2,721	2,770	2,821	2,872	2,924	2,977	3,031
TOTAL REVENUES RECEIVED	2,578	2,625	2,673	2,721	2,770	2,821	2,872	2,924	2,977	3,031
PROJECTED ONGOING DEPARTMENTAL EXPENDITURES										
GENERAL FUND EXPENDITURES	FY2025-26	FY2026-27	FY2027-28	FY2028-29	FY2029-30	FY2030-31	FY2031-32	FY2032-33	FY2034-35	FY2035-36
Public Safety -> Fire	-	-	448	462	475	490	504	519	535	551
Public Safety -> Police	-	-	691	711	733	755	777	801	825	849
Public Safety -> ECC	-	-	80	82	85	87	90	92	95	98
General Government	-	-	616	634	653	673	693	714	735	757
TOTAL ESTIMATED ONGOING EXPENDITURES	-	-	1,834	1,889	1,946	2,004	2,064	2,126	2,190	2,256
ESTIMATED FISCAL IMPACT TO GENERAL FUND	2,578	2,625	839	832	825	817	808	798	787	776
Estimated Cumulative Impact	2,578	5,203	6,042	6,874	7,699	8,515	9,323	10,121	10,908	11,684
PROJECTED CAPITAL IMPROVEMENT PROJECTS (CIP)										
Pro-rated costs of capital projects	-	-	209	215	222	229	235	243	250	257
TOTAL ESTIMATED CAPITAL IMPROVEMENT PROJECTS	-	-	209	215	222	229	235	243	250	257
ESTIMATED FISCAL IMPACT WITH CIP (ALL COSTS)	2,578	2,625	629	616	603	588	572	555	537	518
Estimated Cumulative Impact with CIP	\$ 2,578	\$ 5,203	\$ 5,833	\$ 6,449	\$ 7,052	\$ 7,640	\$ 8,212	\$ 8,767	\$ 9,305	\$ 9,823

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 person 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-22-25

Box Response: 5313 Tomahawk Trl

Council District: District C

Date: 07/14/2025



1 st Alarm Fire Response Units	Time (min)	Distance (mi)
Engine 26 (3929 Barwell Rd)	4	0.8
Engine 12 (4306 Poole Rd)	11	4.3
Ladder 12 (4306 Poole Rd)	11	4.3
Engine 10 (2711 Sanderford Rd)	12	5.2
Engine 2 (263 Pecan Rd)	16	9.1
Ladder 20 (1721 Trailwoods Dr)	19	12.4
Mutual Aid Unit		
Knightdale Station 3 (4828 Clifton Rd)	12	4.8

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 1,400 ft away on Tomahawk Trl.

Additional Comments

Blank area for additional comments.