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| To | Marchell Adams-David, City Manager |
| Thru | Patrick O. Young, AICP, Director |
| From | Christopher Golden, Planning Supervisor Arthur Cashwell, Senior Planner |
| Department | Planning and Development |
| Date | July 16, 2025 |
| Subject | Council Agenda Item, Petition Annexation, AX-19-25 Consent Agenda: August 19, 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 | 8000 Ray Road |
| Annexation Type | Contiguous, inside ETJ, full annexation |
| Primary Contact | Ryan Johnson |
| Property Owner | Michael Whaley, Richard M. Whaley, Charlie Whaley III, Beverly C. Edwards |
| Acres | 0.996 acres |
| Proposed Land Use | (4) Single Unit Dwellings |
| Current Zoning | R-4 |
| Council District | A |



ANNEXATION STAFF REPORT

AX-19-25 8000 RAY ROAD, CONTIGUOUS, INSIDE ETJ , FULL ANNEXATION

| | |
|---------------------------|---|
| Location | Northwest Raleigh, Ray Road at Broad Street Address: 8000 Ray Road PINs: 0787995233 Link to iMaps |
| Area of Request | 0.996 acres |
| Property Owner | Michael Whaley, Richard Whaley, Charlie Whaley, Anna Whaley, Beverly Edwards, & Bruce Edwards; 211 E. Six Forks Rd, Suite 101, Raleigh, NC, 27609; 919-536-2781; ryan@revolutionhomes.biz |
| Applicant | Ryan Johnson |
| Development Review Case # | N/A |
| Proposed Land Use | (4) Single Unit Dwellings |
| Market Value at Build-out | \$3,000,000 |
| Current Zoning | R-4 |
| Water Supply Watershed | N/A |
| Council District | A |

POLICY GUIDANCE

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| 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 will need to be completed prior to zoning and development of the property.</i> |
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| | <ul style="list-style-type: none"> The subject site is within Raleigh’s Extraterritorial Planning Jurisdiction (ETJ) and is zoned 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 site is within Raleigh’s Extraterritorial Planning Jurisdiction (ETJ) and is contiguous with Raleigh’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"> There is a 16” water main in Ray Road. There is an 8” sewer main directly available to the property at the western boundary. |
| <p>Public Utilities Department</p> | <p><u>Existing Utilities</u></p> <ul style="list-style-type: none"> There is a 16” water main in Ray Road. There is an 8” sewer main directly available to the property at the western boundary. There is a line owned by Aqua Water in Ray Road and Broad Street. <p><u>Additional Utility Information</u></p> <ul style="list-style-type: none"> The Utility extension is proposed outside City Limits and requires Council approval. Construction drawings are currently in review under SPR-0276-2024 and on the third review. <p><u>General</u></p> <ul style="list-style-type: none"> The property is associated with development SUB-0058-2023, Rhys Common. 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/Applicant. The petitioners understand and agrees 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>Transportation Department</p> | <ul style="list-style-type: none"> This parcel has an active (already confirmed and adopted) assessment flagged against it for a water line extension benefitting the parcel. With this assessment being on a parcel outside of our city limits the assessment fee is not being actively billed to the property owner however upon annexation or permitting to tap onto the utility the assessment fee would become due, and our Revenue Staff would begin the billing process. Amount due is \$2,194.56. |

| | |
|--------------------------------------|--|
| <p>Raleigh Stormwater Department</p> | <p><u>Per ORDINANCE NO. (2003) - 537</u></p> <ul style="list-style-type: none"> • All developed land in the City, whether public or private, shall be subject to a stormwater management service charge. • For developments with common property containing impervious surfaces, such as townhouse developments, cluster unit developments, or condominiums, each dwelling unit shall be responsible for its equal pro rata share of the total impervious surfaces area of the common areas of the development unless other arrangements are made according to section 6-4006(e). • The property owner is ultimately responsible for payment of the stormwater management service charge for property for which the party billed has not paid the stormwater management service charge. <p><u>Development and Completion Insights</u></p> <ul style="list-style-type: none"> • The site is subject to Stormwater regulations under UDO 9.2 for runoff and nitrogen. • Upon completion of development, these properties will become eligible for our Drainage Assistance and Raleigh Rainwater Rewards program. <p><u>Overview of Existing Stormwater / Property Conditions</u></p> <ul style="list-style-type: none"> • Stormwater: <ul style="list-style-type: none"> ○ Based on aerial photographs and asset mapping tools, there are no stormwater control measures or infrastructure present on the parcel at the time of review. ○ Stormwater Development Reviewers will assess stormwater control measures throughout the development process. • Streets <ul style="list-style-type: none"> ○ Stormwater Development Reviewers will evaluate private streets as part of the development process. • Property <ul style="list-style-type: none"> ○ The property has wooded and grassy areas. There is a single-family dwelling onsite. <p><u>Floodplain and Soil</u></p> <ul style="list-style-type: none"> • This property is not in the floodplain and contains no flood soils. <p><u>Blue-line Stream</u></p> <ul style="list-style-type: none"> • There are no blue line streams <p><u>Watershed</u></p> <ul style="list-style-type: none"> • Crabtree Creek |
| <p>Raleigh Fire Department</p> | <p>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. Nearest hydrant approximately 200 ft. away on Ray Rd.</p> |

SUMMARY OF IMPACTS

| | |
|--------------------|--|
| Impacts Identified | <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 services would be available to the property on the day in which the annexation becomes effective.</p> <p><u>Denial of Annexation (inside ETJ):</u></p> <p>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.</p> |
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DESCRIPTIVE STATEMENT

The annexation site consists of one parcel totaling approximately 0.996 acres, located at 8000 Ray Road in northwest Raleigh. The property is surrounded by single-unit dwellings, with The Stag Club, located to the southwest. The parcel is currently developed with one pre-existing single-unit dwelling and is zoned Residential-4 (R-4), with a Future Land Use Map (FLUM) designation of Low Scale Residential.

The site is immediately adjacent to Raleigh’s corporate limits on the northwest, northeast, and southeast sides.

This annexation is associated with an active development proposal (SPR-0114-2025), which includes the redevelopment of two residential lots—8000 Ray Road and the adjacent parcel at 8014 Broad Street. The proposed redevelopment includes sanitary sewer and water line extensions, along with stormwater control measures, and is currently being reviewed under SPR-0276-2024. The site plan application was submitted on May 12, 2025. This property has an outstanding assessment lien for water infrastructure improvements in the amount of \$2,194.56, which is due immediately upon annexation (See attachement).

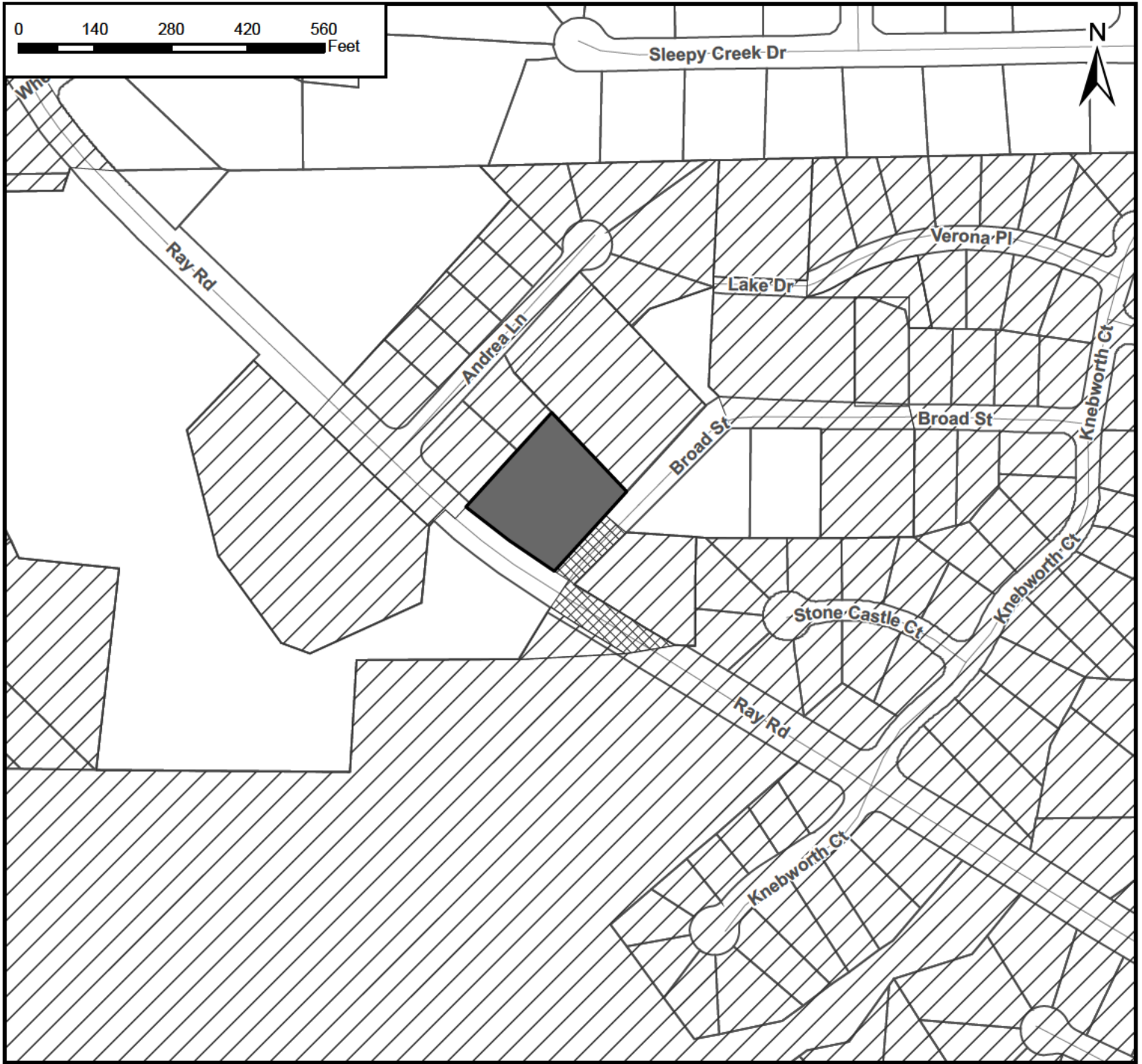
If annexed, the property would benefit from city services, such as water and sanitary sewer service, police and fire protection, as well as refuse collection. The property is contiguous with city boundaries. If annexed, it would be located within City Council District A.

ATTACHMENTS

1. Annexation Petition
2. Annexation Site Map
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 Service Review
10. Assessment Lien Information (6 Pages Total)

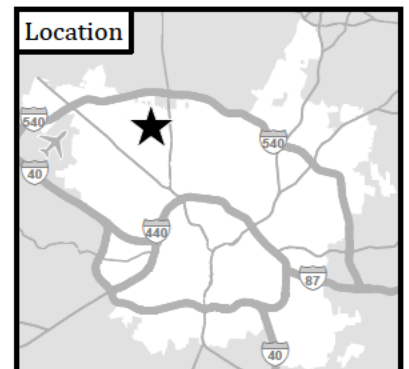
Annexation Request

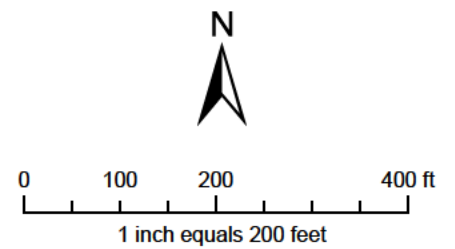
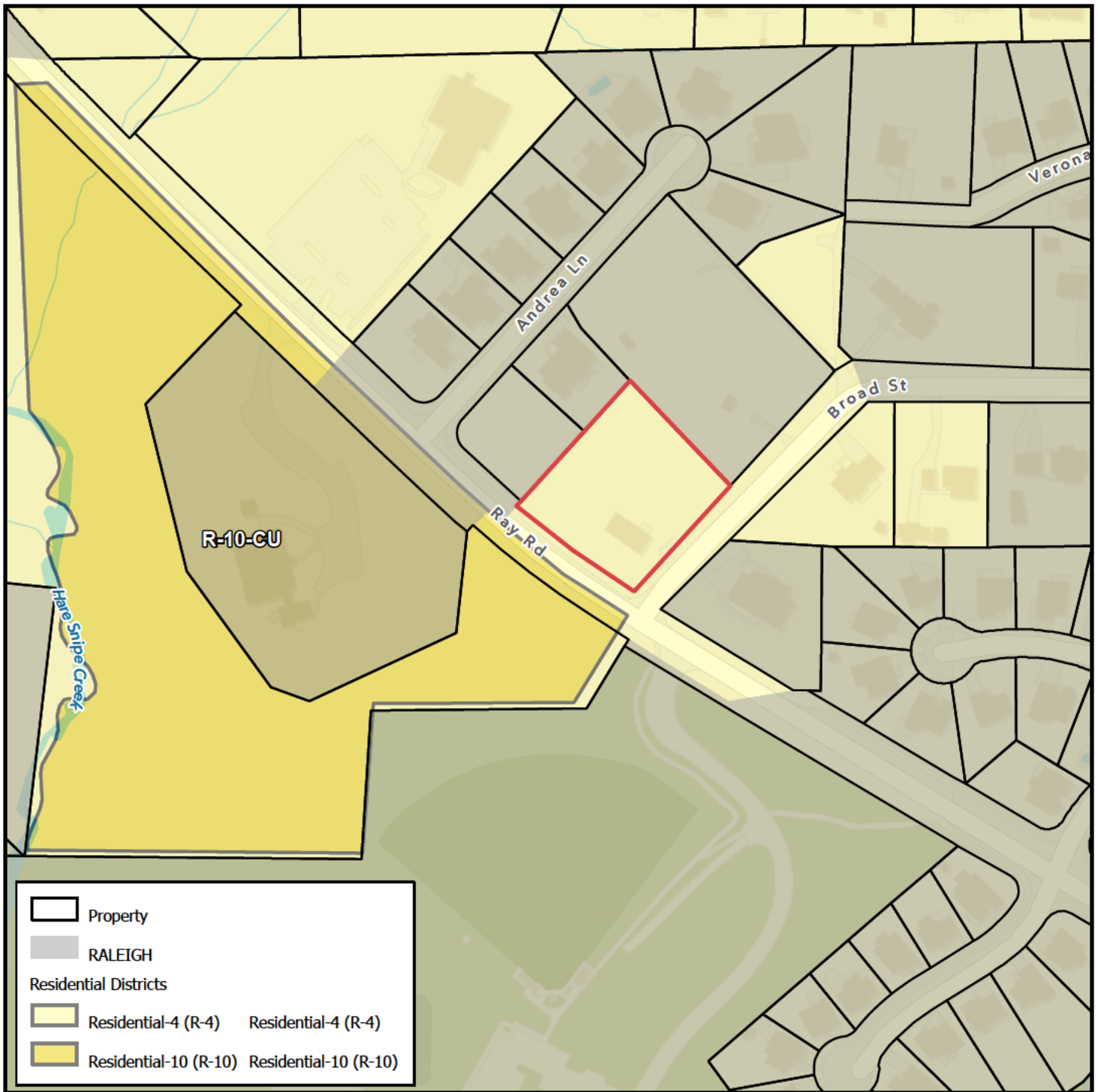
AX-19-2025



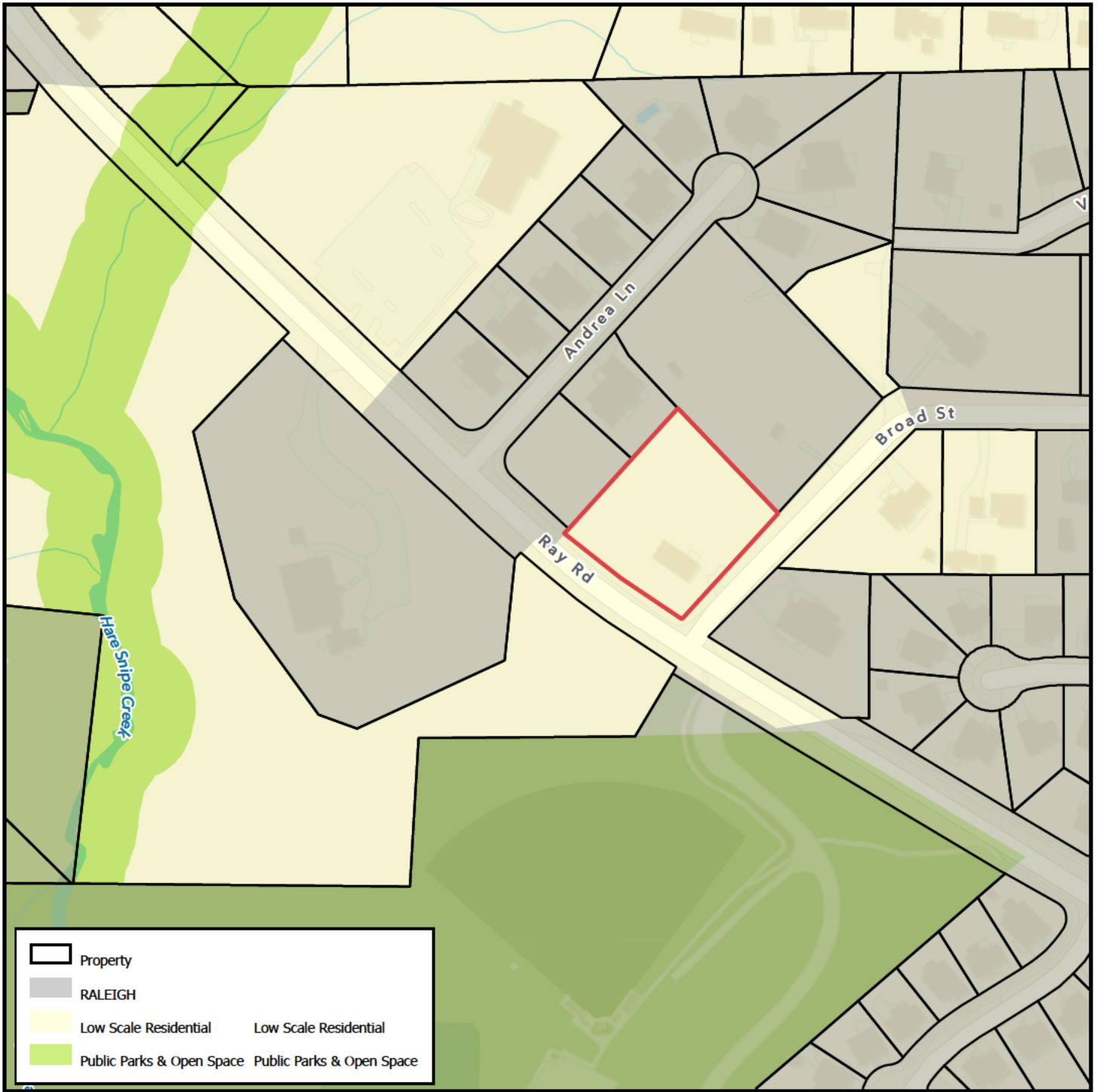
Annexation Request
 Intervening RoW
 City Limits
 ETJ

| | |
|------------------------------|--|
| Property | 8000 Ray Rd |
| Size | 1.01 Petition Acres (+ 0.41 Intervening RoW Acres) |
| Annexation Type | Contiguous - Inside ETJ |
| City Council District | A |

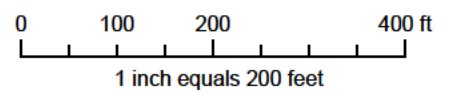




Disclaimer
iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.



AX-19-25 - 8000 Ray Road- Future Land 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: **Jade Commons**

Street Address: **8000 Ray Rd.**

| | | |
|--|--------------------------------|---|
| City of Raleigh Subdivision approval #: S- _____ - _____ or | Building Permit #: _____ or | Group Housing #: GH- _____ - _____ - _____ |
|--|--------------------------------|---|

Wake County (PINs) Property Identification Number(s):
0787995233

| | |
|--|---|
| Acreage of Annexation Site: 43,394 SF - 0.996 AC | Linear Feet of New Public Streets within Annexation Boundaries: N/A |
|--|---|

Annexation site is requesting connection to City of Raleigh Water and/or Sewer

| | |
|---------------------------------|---|
| 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: **4**

Continue to page two >>

| | | | |
|---|---|--|---|
| Unit Type/Unit Count: | Total Breakdown of Dwelling Units | | |
| | Single-Family Home Unit Count <u> 4 </u> | Multifamily - Condo/Apartment Unit Count <u> - </u> | Multifamily – Townhouse Unit Count <u> - </u> |
| | 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: N/A | | | |
| Specific proposed use (office, retail, warehouse, school, etc.): _____ | | | |
| Projected market value at build-out (land and improvements): \$ <u> 3,000,000 </u> | | | |
| Applicant Contact Information | | | |
| Property Owner(s): Michael whaley, Richard whaley, Charlie whaley, Anna whaley, Beverly Edwards, Bruce Edwards | | | |
| Primary Mailing Address: 211 E Six Forks Rd., Suite 101, Raleigh, NC 27609 | | | |
| Phone: 919 536-2781 | Email: ryan@revolutionhomes.biz | | |
| Project Contact information (if different that property owner) | | | |
| Contact(s): Ryan Johnson | | | |
| Primary Mailing Address: 211 E Six Forks Rd., Suite 101, Raleigh, NC 27609 | | | |
| Phone: 919 536-2781 | Email: ryan@revolutionhomes.biz | | |
| 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 | | | | | | | | | |
| <p>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:</p> | | | | | | | | | |
| <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). | | | | | | | | |
| <p>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 _____.</p> | | | | | | | | | |
| <p>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.</p> | | | | | | | | | |
| <p>Do you declare such vested rights for the property subject to this petition? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> | | | | | | | | | |
| <p>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.</p> | | | | | | | | | |
| <p>Signed this _____ day of _____, 20____ by the owners of the property described in Section B.</p> | | | | | | | | | |
| <p>Owner's Signature(s):</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Signature <u>Anna Maria R Whaley</u></td> <td style="width: 50%;">Date <u>05/16/25</u></td> </tr> <tr> <td>Signature <u>Dorothy Candace Edwards</u></td> <td>Date <u>05/14/25</u></td> </tr> <tr> <td>Signature <u>Charlie Whaley III</u></td> <td>Date <u>05/14/25</u></td> </tr> <tr> <td>Signature <u>Michael Russell Whaley</u></td> <td>Date <u>05/15/25</u></td> </tr> </table> | Signature <u>Anna Maria R Whaley</u> | Date <u>05/16/25</u> | Signature <u>Dorothy Candace Edwards</u> | Date <u>05/14/25</u> | Signature <u>Charlie Whaley III</u> | Date <u>05/14/25</u> | Signature <u>Michael Russell Whaley</u> | Date <u>05/15/25</u> | <p>Corporate Seal</p> |
| Signature <u>Anna Maria R Whaley</u> | Date <u>05/16/25</u> | | | | | | | | |
| Signature <u>Dorothy Candace Edwards</u> | Date <u>05/14/25</u> | | | | | | | | |
| Signature <u>Charlie Whaley III</u> | Date <u>05/14/25</u> | | | | | | | | |
| Signature <u>Michael Russell Whaley</u> | Date <u>05/15/25</u> | | | | | | | | |
| <p>Print Owner Name(s) and Information:</p> | | | | | | | | | |
| <p>Name: <u>Ryan Wade Johnson</u> Phone: <u>919-536-2781</u></p> | | | | | | | | | |
| <p>Address: _____</p> | | | | | | | | | |
| <p>Name: _____ Phone: _____</p> | | | | | | | | | |
| <p>Address: _____</p> | | | | | | | | | |
| <p>Above signature(s) attested by <u>Ryan Wade Johnson</u></p> | | | | | | | | | |
| <p>Received by the City Council of Raleigh, North Carolina, this _____ day of _____, 20____, at a Council meeting duly held.</p> | | | | | | | | | |
| <p>Signature of the City Clerk and Treasurer: _____</p> | | | | | | | | | |

| Section C Annexation Petition | |
|--|--|
| State of North Carolina, County of Wake, Petition of Annexation of Property to the City of Raleigh, North Carolina | |
| <p>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:</p> | |
| <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). |
| <p>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 _____.</p> | |
| <p>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.</p> | |
| <p>Do you declare such vested rights for the property subject to this petition? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> | |
| <p>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.</p> | |
| <p>Signed this _____ day of _____, 20____ by the owners of the property described in Section B.</p> | |
| <p>Owner's Signature(s):</p> <p>Signature _____ Date _____</p> <p>Signature <u>Bruce Cameron Edwards</u> Date <u>05/08/25</u></p> <p>Signature _____ Date _____</p> <p>Signature <u>Richard Marvin Whaley, Executor of Estate of Hattie Whaley</u> Date <u>05/09/25</u></p> | Corporate Seal |
| <p>Print Owner Name(s) and Information:</p> <p>Name: <u>Ryan Wade Johnson</u> Phone: <u>919-536-2781</u></p> <p>Address: _____</p> <p>Name: _____ Phone: _____</p> <p>Address: _____</p> | |
| <p>Above signature(s) attested by <u>Ryan Wade Johnson</u></p> | |
| <p>Received by the City Council of Raleigh, North Carolina, this _____ day of _____, 20____, at a Council meeting duly held.</p> | |
| <p>Signature of the City Clerk and Treasurer: _____</p> | |

| Section D Submittal Checklist | | | |
|--|---|--|---|
| <p>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:</p> | | | |
| <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 type="checkbox"/> | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;"> Copy of Approved Preliminary Site Plan or Final Site Plan showing City Building Permit Transaction Number or Group Housing Number (GH-_____-13, etc.) or </td> <td style="width: 50%; padding: 5px;"> Copy of Subdivision Plat submitted for lot recording approval with City file number (S-_____-13, etc.) </td> </tr> </table> | 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.) |
| 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 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 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 . | | |

LEGAL DESCRIPTION (PAGE 1 OF 1)

RWK, PA

ENGINEERING ~ SURVEYING

101 W. MAIN ST., SUITE 202

P.O. BOX 444

GARNER, NC 27529

PHONE (919) 779-4854

FAX (919) 779-4056

LAND DESCRIPTION

WAKE COUNTY PIN# 0787995233

BEING ALL OF THOSE CERTAIN TRACTS OR PARCELS OF LAND KNOWN AS LOTS 18-21 SHOWN ON A PLAT RECORDED IN WAKE COUNTY REGISTER OF DEEDS IN BOOK OF MAPS 1979, PAGE 491, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE SET (IPS) IN THE EASTERN R/W OF RAY ROAD (NCSR 1826), HAVING NC STATE PLANE COORDINATES OF N:779206.51', E:2089396.96' AND RUNS;

THENCE N 42°31'03" E A DISTANCE OF 9.97' TO AN EIP IN THE WESTERN LINE OF LANDS DESCRIBED IN DB 13917 PG 1913 IN THE NAME OF CONNELL, AND RUNS;

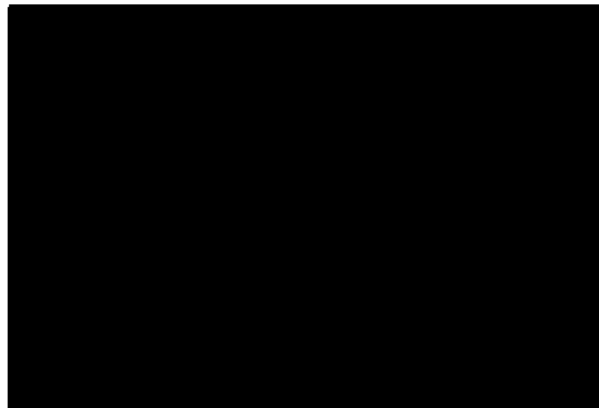
THENCE WITH CONNELL AND LANDS DESCRIBED IN DB 13010 PG 2178 IN THE NAME OF CONNELL N 42°31'03" E A DISTANCE OF 224.55' TO AN EIP IN THE LINE OF LANDS DESCRIBED IN DB 19247 PG 1935 IN THE NAME OF BITTNER, AND RUNS;

THENCE S 43°15'56" E A DISTANCE OF 200.00' TO AN EIP IN THE NORTHERN R/W LINE OF BROAD STREET (NCSR 3363), AND RUNS;

THENCE WITH BROAD STREET S 42°35'09" W A DISTANCE OF 197.73' TO AN EIP IN THE EASTERN LINE OF RAY ROAD, AND RUNS;

THENCE WITH RAY ROAD N 55°35'07" W A DISTANCE OF 100.34' TO AN IPS, AND RUNS;

THENCE WITH RAY ROAD N 52°01'42" W A DISTANCE OF 100.20' TO THE POINT AND PLACE OF BEGINNING, AND HAVING AN AREA OF 43,394 SF OR, 0.996 AC, TO BE THE SAME MORE OR LESS.



| Property Characteristics for (Address here) | |
|--|--|
| Property Information | |
| Population at Buildout | 9.6 |
| Housing Units at Buildout | 4 |
| Unit Mix/Unit Type | |
| Commercial Square Footage | |
| Linear Feet of Public Streets | 0 |
| Road Type | City |
| Acres | .996 Petition Acres (+ 0.41 Intervening RoW Acres) |
| Investment and Land Value (Wake County property data (Year)) | \$211,400.00 |
| Estimated Property Value at Buildout | \$3,000,000.00 |

2.4 x number of units

| | |
|---|-----------|
| Solid Waste Cost and Revenue | |
| Solid Waste Pickup | \$1,530 |
| Solid Waste Revenue | \$1,157 |
| Total Solid Waste Revenue from annexation | -\$373.40 |
| | |
| Stormwater Revenue | \$92 |
| Total Additional Revenue from Annexation (Not included in 10 Yr. Impact Analysis) | -\$281.60 |

Notes

| | |
|---------------------|--|
| Solid Waste Revenue | 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. |
|---------------------|--|

CITY OF RALEIGH

10 YEAR FINANCIAL IMPACT ANALYSIS

AX-19-25 8000 Ray Rd

| PROJECTED ANNEXATION TAX REVENUES | | | | | | | | | | |
|---|-----------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| GENERAL FUND REVENUES | FY2024-25 | FY2025-26 | FY2026-27 | FY2027-28 | FY2028-29 | FY2029-30 | FY2030-31 | FY2031-32 | FY2032-33 | FY2033-34 |
| Personal & Real Property Tax | \$ 3,663 | \$ 7,325 | \$ 7,472 | \$ 7,621 | \$ 7,773 | \$ 7,929 | \$ 8,088 | \$ 8,249 | \$ 8,414 | \$ 8,583 |
| Sales Tax - Population Tax | 1,654 | 3,350 | 3,393 | 3,436 | 3,480 | 3,525 | 3,570 | 3,615 | 3,662 | 3,708 |
| TOTAL ESTIMATED TAX REVENUES | 5,316 | 10,675 | 10,865 | 11,057 | 11,254 | 11,454 | 11,657 | 11,865 | 12,076 | 12,291 |
| PROJECTED ONGOING DEPARTMENTAL EXPENDITURES | | | | | | | | | | |
| GENERAL FUND EXPENDITURES | FY2024-25 | FY2025-26 | FY2026-27 | FY2027-28 | FY2028-29 | FY2029-30 | FY2030-31 | FY2031-32 | FY2032-33 | FY2033-34 |
| Public Safety -> Fire | - | - | 1,693 | 1,744 | 1,796 | 1,850 | 1,906 | 1,963 | 2,022 | 2,082 |
| Public Safety -> Police | - | - | 2,733 | 2,815 | 2,899 | 2,986 | 3,076 | 3,168 | 3,263 | 3,361 |
| Public Safety -> ECC | - | - | 322 | 332 | 342 | 352 | 363 | 374 | 385 | 397 |
| General Government | - | - | 2,337 | 2,407 | 2,479 | 2,554 | 2,630 | 2,709 | 2,790 | 2,874 |
| TOTAL ESTIMATED ONGOING EXPENDITURES | - | - | 7,085 | 7,298 | 7,517 | 7,742 | 7,975 | 8,214 | 8,460 | 8,714 |
| ESTIMATED FISCAL IMPACT TO GENERAL FUND | 5,316 | 10,675 | 3,779 | 3,760 | 3,737 | 3,711 | 3,683 | 3,651 | 3,616 | 3,577 |
| Estimated Cumulative Impact | 5,316 | 15,992 | 19,771 | 23,531 | 27,267 | 30,979 | 34,662 | 38,312 | 41,928 | 45,505 |
| PROJECTED CAPITAL IMPROVEMENT PROJECTS (CIP) | | | | | | | | | | |
| Pro-rated costs of capital projects | - | - | 1,299 | 1,337 | 1,378 | 1,419 | 1,461 | 1,505 | 1,550 | 1,597 |
| TOTAL ESTIMATED CAPITAL IMPROVEMENT PROJECTS | - | - | 1,299 | 1,337 | 1,378 | 1,419 | 1,461 | 1,505 | 1,550 | 1,597 |
| ESTIMATED FISCAL IMPACT WITH CIP (ALL COSTS) | 5,316 | 10,675 | 2,481 | 2,422 | 2,359 | 2,292 | 2,221 | 2,146 | 2,065 | 1,980 |
| Estimated Cumulative Impact with CIP | \$ 5,316 | \$ 15,992 | \$ 18,472 | \$ 20,895 | \$ 23,254 | \$ 25,546 | \$ 27,768 | \$ 29,913 | \$ 31,978 | \$ 33,958 |

KEY ASSUMPTIONS:

Current Tax Rate = \$0.3550 One penny on the current tax rate = \$ 11,400,000

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-19-25

Box Response: 8000 Ray Rd

Council District: District A

Date: 05/29/2025



| 1 st Alarm Fire Response Units | Time (min) | Distance (mi) |
|--|------------|---------------|
| Engine 18 (8200 Morgans Way) | 3 | 1.5 |
| Engine 23 (8312 Pinecrest Rd) | 6 | 3.3 |
| Ladder 23 (8312 Pinecrest Rd) | 6 | 3.3 |
| Engine 17 (4601 Pleasant Valley Rd) | 7 | 3.5 |
| Engine 16 (5225 Leadmine Rd) | 8 | 3.9 |
| Ladder 4 (121 Northway Ct) | 8 | 3.6 |
| Mutual Aid Unit | | |
| Northern Wake Station 5 (1431 Lynn Rd) | 6 | 3.1 |
| NFPA Standard Impact | | |
| | | |
| | | |
| Hydrant Distance | | |
| Nearest hydrant approximately 200 ft away on Ray Rd. | | |
| Additional Comments | | |
| | | |
| | | |

RESOLUTION NO. (1989) 482

A RESOLUTION CONFIRMING SPECIAL WATER ASSESSMENT ROLL NUMBERS 1075, AND 1075A AS AMENDED; SEWER ASSESSMENT ROLL NUMBER 1077 AND WATER ASSESSMENT ROLL NUMBER 1078A

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RALEIGH:

Section 1. That pursuant to notice of the completion of the assessment roll and notice of the meeting of the City Council hereinafter referred to, published according to law in The Raleigh Times, a newspaper legally qualified to publish legal advertising, and following a public hearing of allegations and objections of all interested persons appearing and making proof in relation thereto at a meeting of the City Council for that purpose held on the 3th day of October 1989, at the time and place fixed in accordance with statut , the City Council of the City of Raleigh does hereby approve, ratify and confirm the assessments heretofore made by Resolution Numbers 441, 442 as amended, 443 and 444 adopted on the 5th day of September 1989, which assessments appear on "The City of Raleigh Special Water Assessment Roll Numbers 1075, and 1075A as amended; Sewer Assessment Roll Number 1077 and Water Assessment Roll Number 1078A," against the lots and parcels of land abutting directly on the improvements, according to the extent of their respective frontage thereon, all as shown on said assessment roll which is hereby incorporated into and made a part of this resolution by reference thereto, the assessment roll being on file in the office of the City Clerk and Treasurer.

Section 2. That from the time of the adoption of this resolution confirming the said assessments, the assessments embraced in the aforesaid assessment roll shall be a lien on the real estate against which the same are assessed as provided by Statute.

Section 3. That the terms and manner of the payment of the assessments herein provided for shall be as follows: That said assessment shall be payable in cash, or if any property owner should so elect and give notice of the fact in writing to the City of Raleigh in accordance with provisions of Article 10 of Chapter 160A of the General Statutes of North Carolina, such property owner shall have the option and privilege of paying the assessments in ten equal annual installments, such installments to bear interest at the rate of 6% per annum from the date of confirmation of the assessment rolls payable annually upon the unpaid balance of the assessment.

Section 4. That the assessments confirmed by this resolution and all payments of principal and interest thereof, shall be recorded in "The City of Raleigh Special Assessment Book" which

shall be maintained and kept by the City Revenue Collector, who is hereby charged with the duty of collecting and accounting for all sums of principal and interest assessed by this resolution.

Adopted: October 3, 1989

Distribution: City Manager
City Attorney
Revenue Collector (3)
City Engineer
Assessment Supervisor
City Council

CLK/3bd

RESOLUTION DECLARING COST AND PRELIMINARY ASSESSMENT ROLL

WATER ASSESSMENT ROLL NO. 1075A

WHEREAS, by Resolution No. 1988-132 adopted by the City Council on October 6, 1988 the local improvements hereinafter referred to were authorized and directed pursuant to Article 10 of Chapter 160A, General Statutes of North Carolina, and Section 105 of Chapter 1184, Session Laws of North Carolina of 1949, as amended, as applicable; and

WHEREAS, the local improvements have been completed and it is the duty of the City Council to make an assessment of the cost thereof against the property abutting the improvement;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RALEIGH:

Section 1. That the local improvements described as follows have been completed:

Installation of approximately 2,950 linear feet of 16-inch water main from existing main in Ray Road to Hidden Branches Drive.

Section 2. That the cost of the above described improvements, exclusive of so much of the total cost as was incurred at street intersections, has been computed and determined and is hereby declared to be \$45,315.67.

Section 3. That the City Council hereby makes an assessment of the cost of the local improvements herein referred to, pursuant to Article 10 of Chapter 160A, General Statutes of North Carolina, against the lots and parcels of land abutting directly on the improvements. The basis for assessment is front footage.

Section 4. That the following assessments are hereby declared against abutting property as follows: according to the average cost as determined by the City Council under authority contained in Chapter 315 of the North Carolina Session Laws, 1963.

| OWNERS ASSESSED | LOT NO. | PROPERTY I.D. NO. | SUBDIVISION LOT NO. | FRONTAGE ASSESSED | AMOUNT ASSESSED |
|---------------------------------|------------|----------------------|------------------------|----------------------|--------------------|
| Development Associates, Inc. | 1 | 0063571 | - | 350.00 | 3,829.00 |
| Development Associates, Inc. | 2 | 0063571 | - | 680.19 | 7,441.28 |

| OWNERS ASSESSED | LOT NO. | PROPERTY I.D. NO. | SUBDIVISION LOT NO. | FRONTAGE ASSESSED | AMOUNT ASSESSED |
|---------------------------------------|------------|----------------------|------------------------|----------------------|--------------------|
| Rotcher H. Watkins, Jr. | 4 | 0143706 | - | 67.19 | 735.06 |
| Kathleen W. Dale | 5 | 0093509 | 1-3 | 150.00 | 1,641.00 |
| Charlie, Jr. & Hattie G. Whaley | 6 | 0006495 | 18-21 | 200.60 | 2,194.56 |
| Henry N. & Anne W. Martin | 7 | 0006494 | Pt. 11 & 16-17 | 134.00 | 1,465.96 |
| Henry N. & Anne W. Martin | 8 | 0006496 | 14-15 | 100.00 | 1,094.00 |
| Henry N. & Ann W. Martin | 9 | 0006493 | 12-13 | 100.00 | 1,094.00 |
| Stag Club, Inc. | 10 | 0066623 | - | 1,375.75 | 15,050.71 |
| Hunters Point Associates | 11 | 0116337 | - | 31.47 | 344.28 |
| Johnny D. & Pamela A. Holland | 12 | 0001625 | - | 387.00 | 4,233.78 |
| Anne Williams McDonald | 13 | 0094331 | 5-10 Pt. 11 | 316.00 | 3,457.04 |
| Anne Williams McDonald | 14 | 0006492 | 3-4 | 100.00 | 1,094.00 |
| Otis Cannady & Evelyn Brown | 15 | 0011278 | 1-2 | 150.00 | 1,641.00 |

Section 5. That the terms and manner of payment of assessments herein provided for shall be as follows: that said assessments shall be payable in cash or, if any property owner shall so elect and give notice of the fact, in writing, to the City of Raleigh in accordance with the provisions of Section 160A-232 of the General Statutes of North Carolina, as amended, such property owner shall have the option and privilege of paying the assessments in ten (10) equal installments, such installments to bear interest at the rate of six percent (6%) per annum from the date of confirmation of the assessment roll, payable annually in the unpaid balance of the assessment.

Section 6. That this Assessment Roll No. 1075A is hereby ordered filed in the Office of the City Clerk and Treasurer of the City of Raleigh for public inspection.

Section 7. That a public hearing will be held on the day of October, 1989 at 7:00 p.m. in the Council Chamber, Municipal Building in the City of Raleigh, North Carolina (or at such other time and place to which the meeting of the City Council may be adjourned) for the purpose of hearing all interested persons in respect to the special assessments made by this resolution; and the City Clerk and Treasurer is hereby directed to cause to be published a notice of the completion of said assessment roll and notice of said meeting, and to mail to each owner of the property herein assessed a copy of this resolution.

Section 8. That the assessment made by this resolution is subject to confirmation as provided by Article 10 of Chapter 160A, General Statutes of North Carolina.

Adopted: 9/5/89

- Distribution: City Manager
- City Attorney
- Revenue Collector (2)
- Assessment Supervisor
- Assistant Public Utilities Director, Moyer
- Inspections Department (Permit Division)

CE/3/RES9/dm

Attachment

Roll No. 1075A

Lot No. 1-2

Mail/Address P. O. Box 19808
Ral., NC 27608
St./Address Ray Rd.
Block/Lot No. 322-7
Deed Reference 3964-859
Deed Date 3/18/87

Lot No. 3

Mail/Address P. O. Box 590
Ral., NC 27602
St./Address Ray Rd.
Block/Lot No. 322-767
Deed Reference 4076-298
Deed Date 7/31/87

Lot No. 4

Mail/Address 3520 Darwin Rd.
Durham, NC 27707
St./Address Ray Rd.
Block/Lot No. 322-644
Deed Reference 3542-939
Deed Date 8/23/85

Lot No. 5

Mail/Address 3520 Darwin Rd.
Durham, NC 27707
St./Address Ray Rd.
Block/Lot No. 322-274
Deed Reference 2292-247
Deed Date 1/10/75

Lot No. 6

Mail/Address 8000 Ray Rd.
Ral., NC 27612
St./Address Same
Block/Lot No. 322-52
Deed Reference 2740-347
Deed Date 6/14/79

Lot No. 7-9

Mail/Address 2321 Ridge Rd.
Ral., NC 27612
St./Address Ray Rd.
Block/Lot No. 322-224, 225, 236
Deed Reference 2317-119
Deed Date 5/19/75

Lot No. 10

Mail/Address P. O. Box 670
Ral., NC 27602
St./Address 8101 Ray Rd.
Block/Lot No. 322-1
Deed Reference 322-1
Deed Date 5/14/57

Lot No. 11

Mail/Address 6400 Falls of Neuse
Rd., Ral., NC 27609
St./Address Ray Rd.
Block/Lot No. 322-501
Deed Reference 2823-441
Deed Date 4/18/80

Lot No. 12

Mail/Address 8105 Ray Rd.
Ral., NC 27612
St./Address Ray Rd.
Block/Lot No. 300-27
Deed Reference 3056-153
Deed Date 10/20/82

Lot No. 13-14

Mail/Address 3109 Club Dr.
Ral., NC 27612
St./Address Ray Rd.
Block/Lot No. 322-37 & 281
Deed Reference 1221-E-84
Deed Date 12/31/84

Lot No. 15

Mail/Address 728 E. State St.
Ral., NC 27601
St./Address Ray Rd.
Block/Lot No. 322-35
Deed Reference 1244-406
Deed Date 7/11/56

Lot No. _____

Mail/Address _____
St./Address _____
Block/Lot No. _____
Deed Reference _____
Deed Date _____