

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	August 27, 2025
Subject	Council Agenda Item, Petition Annexation, AX-23-25 Consent Agenda: September 16, 2025 Anticipated Public Hearing: October 21, 2025

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

<b>Annexation Area</b>	7703 Ray Road
<b>Annexation Type</b>	Contiguous, inside ETJ, full annexation
<b>Primary Contact</b>	Chuck Piratzky; RWK, PA, PO Box 444, Garner, NC 27529; 919-779-4854; cpiratzky@rwkpa.com
<b>Property Owner</b>	Stonehenge Place LLC; 617 Watauga Street, Suite 102, Raleigh, NC 27604; 919-602-3883; rob@dj1918.com
<b>Acres</b>	1.08 acres
<b>Proposed Land Use</b>	(3) Single Unit Detached Dwellings
<b>Current Zoning</b>	Residential-4 (R-4)
<b>Council District</b>	A



# ANNEXATION STAFF REPORT

## AX-23-25 7703 RAY ROAD, CONTIGUOUS, INSIDE ETJ , FULL ANNEXATION

Location	Northwest Raleigh, Ray Road at Howard Rd Address: 7703 Ray Road PINs: 0797174594 <a href="#">Link to iMaps</a>
Area of Request	1.08 acres
Property Owner	Stonehenge Place LLC; 617 Watauga Street, Suite 102, Raleigh, NC 27604; 919-602-3883; rob@dj1918.com
Applicant	Chuck Piratzky; RWK, PA, PO Box 444, Garner, NC 27529; 919-779-4854; cpiratzky@rwkpa.com
Development Review Case #	SUB-0030-2022 (Approved July 2024)
Proposed Land Use	(3) Single Unit Detached Dwellings
Market Value at Build-out	\$2,100,000
Current Zoning	Residential-4 (R-4)
Water Supply Watershed	N/A
Council District	A

### POLICY GUIDANCE

City Planning Department	<p><b>Policy LU 3.1 - Zoning of Annexed Lands</b></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"> <li>• The subject site is within Raleigh’s Extraterritorial Planning Jurisdiction (ETJ) and is zoned Residential – 4 (R-4)</li> </ul> <p><b>Policy LU 3.2 Location of Growth</b>  <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"> <li>• The subject site is within Raleigh’s Extraterritorial Planning Jurisdiction (ETJ) and is contiguous with Raleigh’s corporate limits.</li> </ul> <p><b>Policy LU 3.4 Infrastructure Concurrency</b>  <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"> <li>• Public water is located directly to the site on Ray Road.</li> <li>• Public sewer is located directly to the site on the western property line.</li> </ul>
Public Utilities Department	<p><b><u>Existing Utilities</u></b></p> <ul style="list-style-type: none"> <li>• There is a 16” water main directly available to the site in Ray Road.</li> <li>• There is an 8” sewer main directly available to the site on the western property line.</li> </ul> <p><b><u>Additional Information</u></b></p> <ul style="list-style-type: none"> <li>• The applicant will have to provide tapping sleeve and saddle for tapping the 16” water main (critical main).</li> </ul> <p><b><u>General</u></b></p> <ul style="list-style-type: none"> <li>• The properties are associated with development plan SUB-0030-2022.</li> <li>• Any development on the site will be evaluated at submittal in accordance with all Local, State, and Federal requirements.</li> <li>• 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.</li> </ul>
Raleigh Stormwater Department	<p><b>Overview of Existing Stormwater / Property Conditions</b></p> <ul style="list-style-type: none"> <li>• Stormwater: Based on aerial photographs and asset mapping tools, the Stormwater System is mainly made up of roadside ditches and driveway pipes present on the parcel at the time of review. Stormwater Development Reviewers will assess</li> </ul>

	<p>stormwater control measures throughout the development process.</p> <ul style="list-style-type: none"> <li>• Property: The property is wooded, with grassy areas, and areas of hard-packed clay are present.</li> <li>• Floodplain and Soil: This property is not within the floodplain and contains no flood-prone soil.</li> <li>• Blue-line Stream: There are no blue line streams present.</li> <li>• Watershed: Haresnipe</li> </ul>
Raleigh Revenue Department	<ul style="list-style-type: none"> <li>• This parcel at 7707 Ray Road REID 0012902 has an active outstanding water assessment flagged against it in the amount of \$1,061.54 for a water line extension installed in 1990 as confirmed and adopted by City Council on April 2, 1991, on assessment roll number U-1114-A for lot number 011.</li> </ul>
Raleigh Fire Department	<p>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.</p> <p>The nearest hydrant is approximately 100-ft away on Howard 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 the City Council approves the connection. The approval of utility connections can be subject to any conditions offered by the applicant and agreed to by the 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 on 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 the City Council approves the connection. The approval of utility connections can be subject to any conditions offered by the applicant and agreed to by the City Council.</p>
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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 consists of one parcel totaling 1.08 acres, located at 7703 Ray Road. The property is currently vacant and is adjacent to the Raleigh corporate limits to the north.

The parcel is zoned R-4 (Residential-4), with the Future Land Use Map (FLUM) designating most of the site as Moderate Scale Residential and a smaller northeastern portion as Low Scale Residential. A Subdivision Plan was approved in July 2024 for this site (SUB-003-2022). The parcel is in an area surrounded by established single family subdivisions and a half mile northeast of Lake Lynn.

The owner of the property intends to develop the site with 3 single family homes and connect to water in Ray Road and the sewer which runs through the site.

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. Existing Zoning Map
3. Future Land Use Map (FLUM)
4. Annexation Application
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

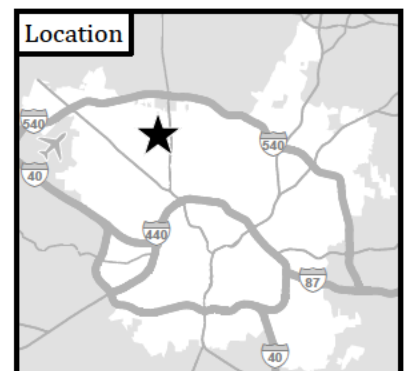
# Annexation Request

# AX-23-2025



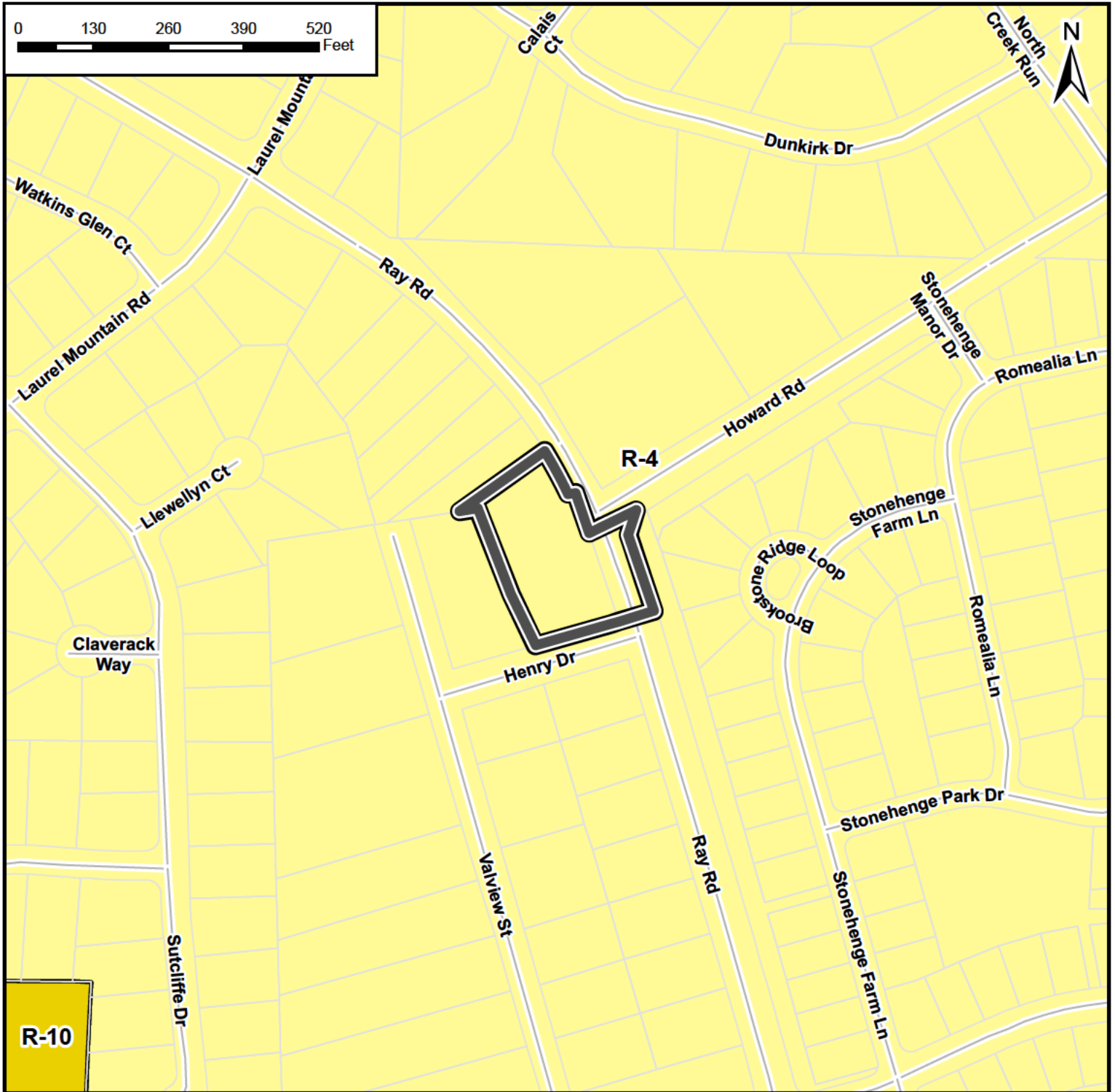
Annexation Request
  Intervening RoW
  City Limits
  ETJ

<b>Property</b>	7703 Ray Rd
<b>Size</b>	1.08 Petition Acres (+ 0.25 Intervening RoW Acres)
<b>Annexation Type</b>	Contiguous - Inside ETJ
<b>City Council District</b>	A

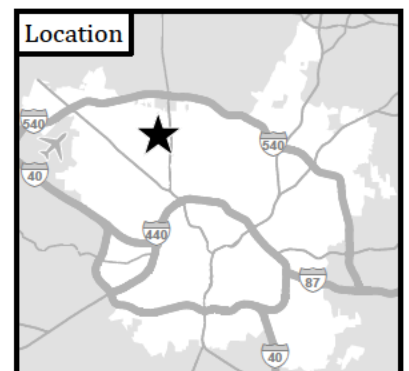


# Existing Zoning

# AX-23-2025

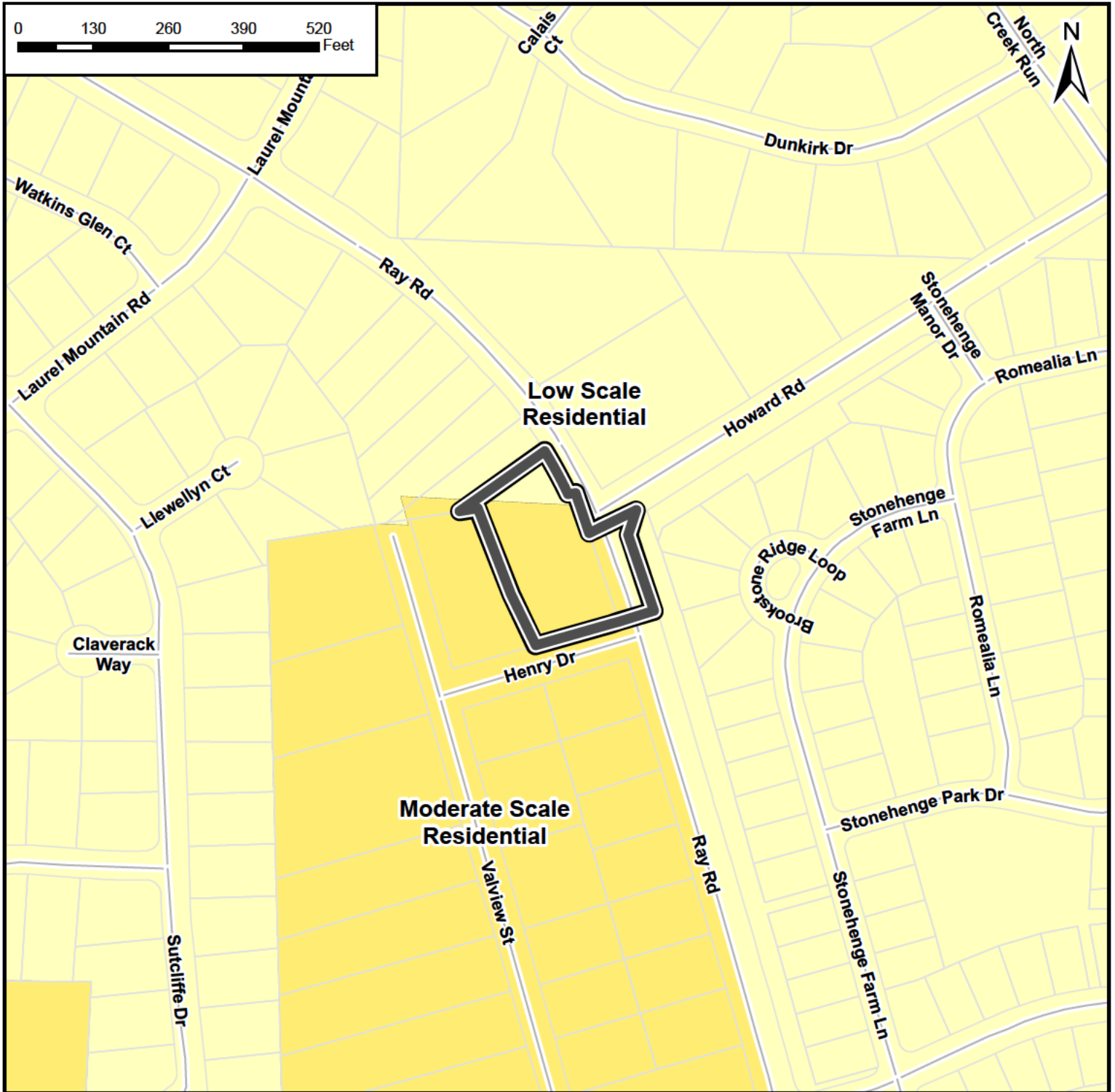


<b>Property</b>	7703 Ray Rd
<b>Size</b>	1.08 Petition Acres (+ 0.25 Intervening RoW Acres)
<b>Annexation Type</b>	Contiguous - Inside ETJ
<b>City Council District</b>	A

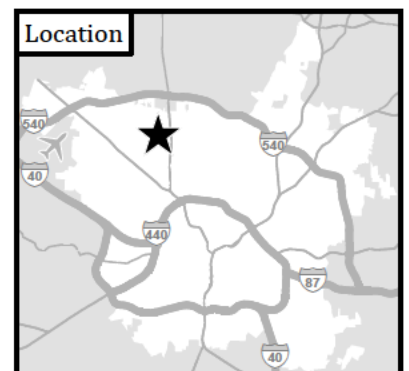


# Future Land Use

# AX-23-2025



<b>Property</b>	7703 Ray Rd
<b>Size</b>	1.08 Petition Acres (+ 0.25 Intervening RoW Acres)
<b>Annexation Type</b>	Contiguous - Inside ETJ
<b>City Council District</b>	A



# 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: Stonehenge Place

Street Address: 7703 Ray Road

City of Raleigh Subdivision approval #:  
S- \_\_\_\_\_ or

Building Permit #: \_\_\_\_\_ or

Group Housing #:  
GH- \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

**SUB-0030-2022**

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

**0797174594**

Acreage of Annexation Site:  
1.08 Ac

Linear Feet of New Public Streets within Annexation Boundaries:  
0

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:  Yes.  No <sup>-MBS</sup>

Number of proposed dwelling units: 3

Continue to page two >>

**RECEIVED**  
JUL 03 2025  
BY: metraleson

<b>Unit Type/Unit Count:</b>	Total Breakdown of Dwelling Units		
	Single-Family Home Unit Count <u>3</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 type="checkbox"/> N	Will there be a community trash compactor? <input type="checkbox"/> Y <input 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>2,100,000</u>			
<b>Applicant Contact Information</b>			
Property Owner(s): <u>STONEHENGE PLACE LLC</u>			
Primary Mailing Address: <u>617 Watauga Street, Suite 102, Raleigh, NC 27604</u>			
Phone: <u>919 602 3883</u>	Email: <u>rob@dj1918.com</u>		
<b>Project Contact information (if different than property owner)</b>			
Contact(s): <u>Chuck Piratzky, PE</u>			
Primary Mailing Address: <u>RWK,PA, PO Box 444, Garner, NC 27529</u>			
Phone: <u>919-779-4854</u>	Email: <u>cpiratzky@rwkpa.com</u>		
<b>Written metes and bounds description of property to be annexed:</b> Attach additional sheets if necessary. An electronic copy in word format must be emailed to <a href="mailto:rezoning@raleighnc.gov">rezoning@raleighnc.gov</a> .			



**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 7062.

**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.

**Owner's Signature(s):**

Signature [Handwritten Signature] Date 7/1/25  
 Signature \_\_\_\_\_ Date \_\_\_\_\_  
 Signature \_\_\_\_\_ Date \_\_\_\_\_  
 Signature \_\_\_\_\_ Date \_\_\_\_\_

Corporate Seal  
STONEHenge  
PLACE, LLC.



**Print Owner Name(s) and Information:**

Name: ROBERT JONES Phone: 919.602-3833  
 Address: 617 WATAUGA ST. - #102 RALEIGH NC 27604  
 Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
 Address: \_\_\_\_\_

Above signature(s) attested by Ch R. P. M. 7-1-2025

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: \_\_\_\_\_

**RECEIVED**  
 JUL 03 2025  
 BY: [Handwritten Signature]

**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:

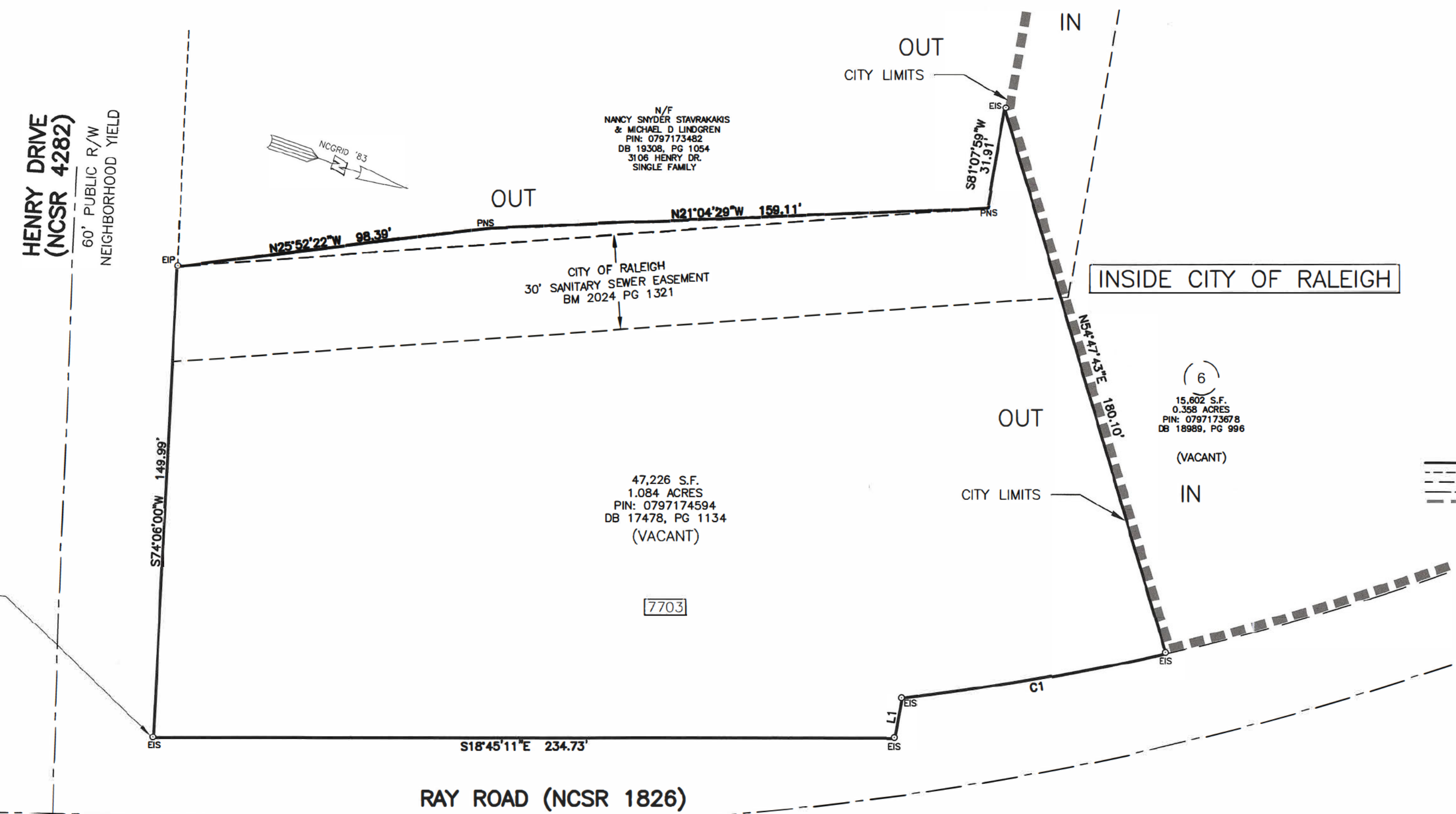
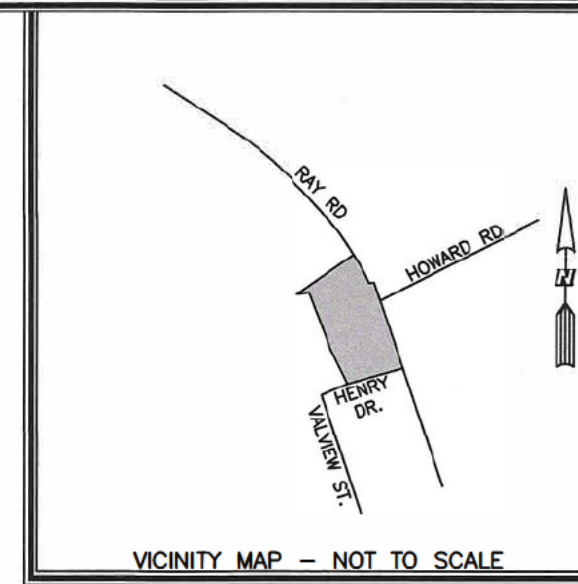
<input checked="" type="checkbox"/>	<b>Annexation Petition Fee</b> (see the <a href="#">Development Fee Guide webpage</a> for current fee)	
<input type="checkbox"/>	If a request for sewer only, submit a copy of the contract for service with Raleigh Water	
<input checked="" type="checkbox"/>	<b>Written metes and bounds description of the property to be annexed</b> must be attached to this application. See page 1	
<input checked="" type="checkbox"/>	<b>Electronic Word document of the written metes and bounds</b> must be emailed to: <a href="mailto:rezoning@raleighnc.gov">rezoning@raleighnc.gov</a> .	
<input checked="" type="checkbox"/>	<b>Survey or Plat</b> 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"/>	<b>City or County Property Map</b> 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 <b>existing and proposed city limits</b> .	
<input checked="" type="checkbox"/>	<b>Copy of Approved Preliminary Site Plan or Final Site Plan</b> showing City Building Permit Transaction Number or Group Housing Number (GH- <u>SUB-0030-2022</u> -13, etc.) or	<b>Copy of Subdivision Plat</b> submitted for lot recording approval with City file number (S-_____ -13, etc.)
<input checked="" type="checkbox"/>	<b>Projected Market Value of Development</b> at build-out (land and improvements).	
<input checked="" type="checkbox"/>	<b>General Annexation Area Data:</b> 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"/>	<b>This application form</b> completed, <u>dated and signed</u> by the property owner(s) and attested <b>submitted by the deadlines noted in section B of this application</b> , pages 1 and 2.	
<b>Required, but often missing information. Please make sure to include the following:</b>		
<input checked="" type="checkbox"/>	<b>Correct Parcel Identification Number(s) (PIN).</b> Call Wake County Geographic Information Services at 919-856-6360, if there is any question about the parcel identifier. <b>This is very important.</b> Please indicate if the property being requested for annexation is only a portion of an existing parcel.	
<input checked="" type="checkbox"/>	<b>Owner's Signatures and Date of Signatures.</b> See page 3 of this application. All real property owners must sign the application, and the <u>date of signature</u> <b>MUST</b> be filled in!	
<input checked="" type="checkbox"/>	<b>Corporate Seal</b> for property owned by a corporation.	
<input type="checkbox"/>	<b>Rezoning Application</b> , if the property is currently outside Raleigh's Extraterritorial Jurisdiction.	



NOTES:

- PIN: 0797174594
- ADDRESS: 7703 RAY ROAD, RALEIGH, NC 27613
- LAND USE: VACANT
- ZONING: R-4
- THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
- ALL DISTANCES SHOWN HAVE BEEN MEASURED HORIZONTALLY ON THE GROUND.
- THE LAND SHOWN ON THIS PLAT IS IN ZONE "X", NOT IN A 100-YEAR FLOOD HAZARD PER FIRM NUMBER 3720079700J. EFFECTIVE ON 05/02/2006.
- SANITARY SEWER EASEMENT ABANDONED PER CITY COUNCIL RESOLUTION 2015-180, DATED JUNE 5, 2024, RECORDED IN DB 19629 PG 1575.
- THIS SURVEY IS TIED TO THE STATE PLANE COORDINATE SYSTEM BY MEANS OF THE NC GEODETIC SURVEY VRS SYSTEM. NO SEARCH FOR PHYSICAL GEODETIC MONUMENTS WAS PERFORMED.

THIS PLAT IS NOT TO BE RECORDED AFTER \_\_\_\_\_ DAY OF \_\_\_\_\_ ONE (1) COPY TO BE RETAINED FOR THE CITY. THIS PLAT IS \_\_\_\_\_ IN \_\_\_\_\_ OUT OF THE CITY LIMITS.

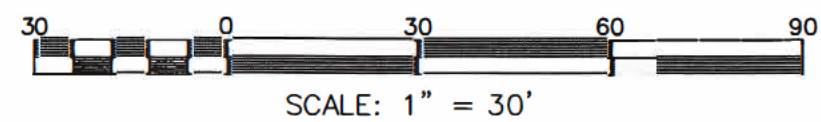


- LEGEND**
- AIR CONDITIONER
  - BACK OF CURB
  - BACK FLOW PREVENTER
  - CLEANOUT
  - CURB INLET
  - DRILL HOLE SET
  - EXISTING CONCRETE MONUMENT
  - EXISTING DRILL HOLE
  - EXISTING IRON STAKE
  - EXISTING IRON PIPE
  - ELECTRIC METER
  - EXISTING PK NAIL
  - ELECTRIC STUB
  - FLARED END SECTION
  - FIRE HYDRANT
  - FIBER OPTIC PEDESTAL
  - GAS METER
  - GUY
  - INVERT
  - IRON PIPE SET
  - IRON ROD SET
  - LIGHT POLE
  - MAGNETIC NAIL SET
  - MANHOLE SANITARY SEWER
  - MANHOLE STORM SEWER
  - OVERHEAD WIRES
  - PK NAIL SET
  - POINT NOT SET
  - RAIL ROAD SPIKE
  - TELEPHONE PEDESTAL
  - TRANSFORMER
  - CABLE TV PEDESTAL
  - UTILITY POLE
  - WATER METER
  - WATER VALVE
  - YARD INLET
  - FIELD MEASUREMENT
  - PROPERTY LINE - NEW
  - PROPERTY LINE - NOT SURVEYED
  - EASEMENT
  - CENTERLINE ROAD
  - CITY LIMITS

**METADATA TABLE**  
 CLASS OF SURVEY: A  
 POSITIONAL ACCURACY: 0.10' @ 95% CONFIDENCE  
 TYPE OF GPS FIELD PROCEDURE: MULTIPLE OBS VRS  
 DATUM/EPOCH: NAD'83-2011 / 2  
 GEOID MODEL: 12B  
 UNITS: US SURVEY FEET  
 VERTICAL DATUM (IF SHOWN): NAVD'88  
 DATE(S) OF SURVEY: NOVEMBER 2020  
 COMBINED GRID FACTOR: 0.99993368

NORTH CAROLINA  
 WAKE COUNTY  
 I, CHARLES R. PIRATZKY, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM DEED DESCRIPTION RECORDED IN BOOK 17478, PAGE 1134.

CURVE	RADIUS	ARC	DELTA	CHORD BRG	CHORD DIS
C1	806.82	84.87'	6°01'38"	S28°31'00"E	84.83'



OWNER:  
 STONEHENGE PLACE, LLC  
 617 WATAUGA STREET, SUITE 102  
 RALEIGH NC 27604

REFERENCES:  
 DB 17478, PG 1134  
 BM 2024, PG 1381  
 BM 2017, PG 1685-1688

DATE DRAWN: 11/24/2022	BY: RAM/TC	CK'D: CRP
FILE: P:\DRIVE\SURVEY\RM\STONEHENGE LOT 7 SUBDIVISION RM.DWG		
SURVEYED: P:\DRIVE\SURVEY\STONEHENGE_BASE11-03-20.TXT		

ANNEXATION PLAT  
**STONEHENGE PLACE**  
 LOT 7  
**HEIRS OF EDWARD H CHAVIS SR. et. al**  
**BM 2017, PG 1685-1688**  
 7703 RAY ROAD  
 CITY OF RALEIGH, LEESVILLE TOWNSHIP, WAKE COUNTY, NORTH CAROLINA  
 OWNER(S)  
 STONEHENGE PLACE, LLC

**RWK, PA**  
**ENGINEERING ~ SURVEYING**  
 CORPORATE LICENSE: C-1771  
 101 W. MAIN ST., SUITE 202  
 GARNER, NC 27529  
 PHONE (919) 779-4854  
 FAX (919) 779-4056

SHEET 1 OF 1

RCMP-0037-2024  
 SPR-0175-2024  
 SPR-0230-2019

# LEGAL DESCRIPTION (PAGE 1 OF 1)

**RWK, PA**

**ENGINEERING ~ SURVEYING**

CORPORATE LICENSE: C-1771  
101 W. MAIN ST., SUITE 202  
GARNER, NC 27529  
PHONE (919) 779-4854  
FAX (919) 779-4056

Date: July 01, 2025

LOT 7, Heirs of Edward H. Chavis, SR et al.

Recorded in Book of Maps 2017, Page 1685-1687

Parcel Identification Numbers: 0797174594

Address: 7703 RAY ROAD

## Owners

STONEHENGE PLACE LLC  
618 N BOYLAN AVE STE 612  
RALEIGH NC 27603-1437  
DB 17478 Pg 1134

Being all of Lot 7 of Heirs of Edward H. Chavis, SR et al. recorded in Book of Maps 2017, Pages 1685-1687 and is more particularly described as follows:

BEGINNING at an existing iron stake, in the Western right of way of Ray Road and the North right-of-way line of Henry Drive, said stake being the South-east corner of land in the name of Stonehenge Place LLC as recorded in the Wake County Register of Deeds, Deed Book 17478, page 1134, said stake having a NC State Plane Coordinate of N:777424.30, E:2091620.91, and runs;

THENCE S 74°06'00" W a distance of 149.99' to an 1/2" eip at a corner with Nancy Snyder Stavrakakis & Michael D Lindgren DB 19308 Pg 1054 and RUNS;

THENCE N 25°52'22" W a distance of 98.39' with Stavrakakis to an existing iron pipe, and runs;

THENCE N 21°04'29" W a distance of 159.11' with Stavrakakis to an iron pipe set, and runs;

THENCE S 81°07'59" W a distance of 31.91' an existing iron stake in the line of Lot 6 of said Heirs of Edward H. Chavis, and runs;

THENCE N 54°47'43" E a distance of 180.10' with Chavis to an existing iron stake in the Western right-of-way of Ray Road, and runs;

THENCE with Ray Road along a curve turning to the right having an arc length of 84.87', a radius of 806.82', and chord bearing of S 28°31'00" E a distance of 84.83', to an existing iron stake and runs;

THENCE with Ray Road N 81°07'59" E a distance of 12.96' to an existing iron stake, and runs;

THENCE with Ray Road S 18°45'11" E a distance of 234.73' to the Point and Place of BEGINNING, having an area of 47,226 Square Feet, 1.084 Acres, to be the same more or less.

THIS DOCUMENT ORIGINALLY ISSUED AND SEALED BY  
CHARLES R. PIRATZKY, L-2813 ON JULY 1, 2025  
THIS MEDIA SHALL NOT BE CONSIDERED A CERTIFIED DOCUMENT.

<b>Property Characteristics for (7703 Ray Road)</b>	
Property Information	
Population at Buildout	7.2
Housing Units at Buildout	
Unit Mix/Unit Type	
Commercial Square Footage	
Linear Feet of Public Streets	0
Road Type	City
Acres	1.08
Investment and Land Value (Wake County property data (Year))	\$252,000.00
Estimated Property Value at Buildout	\$2,100,000.00

2.4 x number of units

<b>Solid Waste Cost and Revenue</b>	
Solid Waste Pickup	\$1,081
Solid Waste Revenue	\$934
Total Solid Waste Revenue from annexation	-\$147.09
Stormwater Revenue	\$0
Total Additional Revenue from Annexation (Not included in 10 Yr. Impact Analysis)	-\$147.09

**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.
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**CITY OF RALEIGH**

**10 YEAR FINANCIAL IMPACT ANALYSIS**

**AX-23-25 7703 Ray Road**

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	\$ 5,392	\$ 5,499	\$ 5,609	\$ 5,722	\$ 5,836	\$ 5,953	\$ 6,072	\$ 6,193	\$ 6,317
Sales Tax - Population Tax	781	2,376	2,408	2,442	2,475	2,509	2,544	2,579	2,614	2,650
<b>TOTAL ESTIMATED TAX REVENUES</b>	<b>2,578</b>	<b>7,767</b>	<b>7,908</b>	<b>8,051</b>	<b>8,197</b>	<b>8,345</b>	<b>8,497</b>	<b>8,651</b>	<b>8,808</b>	<b>8,968</b>
PROJECTED ANNUAL DEPARTMENTAL REVENUES										
Fire	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Police	-	-	-	-	-	-	-	-	-	-
ECC	-	-	-	-	-	-	-	-	-	-
General Government	-	-	-	-	-	-	-	-	-	-
<b>TOTAL ANNUAL REVENUES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>TOTAL GENERAL FUND REVENUES</b>	<b>2,578</b>	<b>7,767</b>	<b>7,908</b>	<b>8,051</b>	<b>8,197</b>	<b>8,345</b>	<b>8,497</b>	<b>8,651</b>	<b>8,808</b>	<b>8,968</b>
<b>TOTAL REVENUES RECEIVED</b>	<b>2,578</b>	<b>7,767</b>	<b>7,908</b>	<b>8,051</b>	<b>8,197</b>	<b>8,345</b>	<b>8,497</b>	<b>8,651</b>	<b>8,808</b>	<b>8,968</b>
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	-	-	1,344	1,385	1,426	1,469	1,513	1,558	1,605	1,653
Public Safety -> Police	-	-	2,072	2,134	2,198	2,264	2,332	2,402	2,474	2,548
Public Safety -> ECC	-	-	239	246	254	261	269	277	285	294
General Government	-	-	1,847	1,903	1,960	2,019	2,079	2,142	2,206	2,272
<b>TOTAL ESTIMATED ONGOING EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>5,502</b>	<b>5,667</b>	<b>5,837</b>	<b>6,013</b>	<b>6,193</b>	<b>6,379</b>	<b>6,570</b>	<b>6,767</b>
<b>ESTIMATED FISCAL IMPACT TO GENERAL FUND</b>	<b>2,578</b>	<b>7,767</b>	<b>2,405</b>	<b>2,383</b>	<b>2,359</b>	<b>2,333</b>	<b>2,304</b>	<b>2,272</b>	<b>2,238</b>	<b>2,200</b>
<b>Estimated Cumulative Impact</b>	<b>2,578</b>	<b>10,345</b>	<b>12,751</b>	<b>15,134</b>	<b>17,493</b>	<b>19,826</b>	<b>22,130</b>	<b>24,402</b>	<b>26,639</b>	<b>28,840</b>
PROJECTED CAPITAL IMPROVEMENT PROJECTS (CIP)										
Pro-rated costs of capital projects	-	-	628	646	666	686	706	728	749	772
<b>TOTAL ESTIMATED CAPITAL IMPROVEMENT PROJECTS</b>	<b>-</b>	<b>-</b>	<b>628</b>	<b>646</b>	<b>666</b>	<b>686</b>	<b>706</b>	<b>728</b>	<b>749</b>	<b>772</b>
<b>ESTIMATED FISCAL IMPACT WITH CIP (ALL COSTS)</b>	<b>2,578</b>	<b>7,767</b>	<b>1,778</b>	<b>1,737</b>	<b>1,693</b>	<b>1,647</b>	<b>1,597</b>	<b>1,544</b>	<b>1,488</b>	<b>1,428</b>
<b>Estimated Cumulative Impact with CIP</b>	<b>\$ 2,578</b>	<b>\$ 10,345</b>	<b>\$ 12,123</b>	<b>\$ 13,860</b>	<b>\$ 15,553</b>	<b>\$ 17,200</b>	<b>\$ 18,797</b>	<b>\$ 20,342</b>	<b>\$ 21,830</b>	<b>\$ 23,258</b>

**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-23-25

Box Response: 7703 Ray Rd

Council District: District A

Date: 08/11/2025



1 <sup>st</sup> Alarm Fire Response Units	Time (min)	Distance (mi)
Engine 18 (8200 Morgans Way)	2	1.0
Engine 17 (4601 Pleasant Valley Rd)	7	3.0
Engine 16 (5225 Leadmine Rd)	7	3.4
Engine 23 (8312 Pinecrest Rd)	7	4.1
Ladder 23 (8312 Pinecrest Rd)	7	4.1
Ladder 4 (121 Northway Ct)	7	3.1
<b>Mutual Aid Unit</b>		
Northern Wake Station 5 (1431 Lynn Rd)	6	2.6
<b>NFPA Standard Impact</b>		
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		
<b>Hydrant Distance</b>		
Nearest hydrant approximately 100 ft away on Howard Rd.		
<b>Additional Comments</b>		

# Ladder Travel Distance

