

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-21-25 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:

Annexation Area	3101 Watkins Town Road
Annexation Type	Contiguous, outside ETJ, full annexation
Primary Contact	Tyler Wilson; 1010 Sync Street, Suite 600, Morrisville, NC 27560; (984)202-9179; tyler.wilson@lennar.com
Property Owner	Linda Watkins Stell
Acres	0.994 acres
Proposed Land Use	(1) Single Unit Dwelling (Pre-existing)
Current Zoning	R-30 (Wake County), R-6 (City of Raleigh- Proposed Z-22-25)
Council District	B



ANNEXATION STAFF REPORT

AX-21-25 3101 WATKINS TOWN RD, CONTIGUOUS, OUTSIDE ETJ , FULL ANNEXATION

Location	Northeast, Mitchell Mill Road at Watkins Road Address: 3101 Watkins Town Rd PINs: 1747818131 Link to iMaps
Area of Request	0.994 acres
Property Owner	Linda Watkins Stell
Applicant	Tyler Wilson; 1010 Sync Street, Suite 600, Morrisville, NC 27560; (984)202-9179; tyler.wilson@lennar.com
Development Review Case #	N/A
Proposed Land Use	(1) Single Unit Dwelling (Pre-existing)
Market Value at Build-out	Not provided. Total tax value of property is \$203,097.
Current Zoning	R-30 (Wake County), R-6 (City of Raleigh- Proposed Z-22-25)
Water Supply Watershed	N/A
Council District	B

POLICY GUIDANCE

City Planning Department	<p>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></p> <ul style="list-style-type: none"> The subject site is located outside Raleigh's Extraterritorial Jurisdiction (ETJ); however, it qualifies for
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	<p>annexation under at least one of the City's established exceptions.</p> <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 outside Raleigh's Extraterritorial Planning Jurisdiction (ETJ) but 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 no water main directly available to the site. • There is no sewer main directly available to the site.
<p>Public Utilities Department</p>	<p><u>Existing Utilities</u></p> <ul style="list-style-type: none"> • There is no water main directly available to the site. • Water is currently under construction on Watkins Town Drive, but will not be available along the frontage (blue circle) • There is no sewer main directly available to the site. • A sewer main was proposed by the applicant to the adjacent property from the Yellow Beach Cul-de-sac that is currently under construction (green circle). <p><u>General</u></p> <ul style="list-style-type: none"> • The properties are not associated with a development plan. • 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 Stormwater Department</p>	<p>Per ORDINANCE NO. (2003) - 537</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,

	<p>cluster unit developments, or condominiums, each dwelling unit shall be responsible for its equal pro rata share of the total impervious surface area of the common areas of the development unless other arrangements are made according to section 6-4006(e).</p> <ul style="list-style-type: none"> 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>Development and Completion Insights</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>Overview of Existing Stormwater / Property Conditions</p> <p><i>Stormwater</i></p> <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. <p><i>Streets</i></p> <ul style="list-style-type: none"> Stormwater Development Reviewers will evaluate private streets as part of the development process. <p><i>Property</i></p> <ul style="list-style-type: none"> This property is grassy with a few trees present. There is a single-family dwelling and two outbuildings present. <p>Floodplain and Soil</p> <ul style="list-style-type: none"> The proposed annexation area is not within the floodplain and contains no flood-prone soils. <p>Blue-line Stream</p> <ul style="list-style-type: none"> There are no blue line streams present on the proposed annexation area. <p>Watershed</p> <ul style="list-style-type: none"> Lower Neuse River \$3.0 million preliminary stormwater CIP needs were identified in previous studies (February 2019), in addressing growing infrastructure needs for the Neuse River Watershed.
Raleigh Fire Department	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. The nearest hydrant is 400 feet away on Riverport Road.
Historic Preservation Department	The site is not located within or adjacent to a property with a local- or federal-level historic designation. Additionally, the site is

not included on the RHDC's Sites Worthy of Preservation list. No potential historic resources have been identified by the state on the site.

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> <hr/> <p><u>Denial of Annexation (outside ETJ):</u></p> <p>If denied, the property would remain outside Raleigh's ETJ, ineligible to connect to city water and sewer, and its use and development would continue to be regulated by Wake County.</p>
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DESCRIPTIVE STATEMENT

Annexation petition AX-21-25 involves one parcel totaling approximately 0.994 acres, located at 3101 Watkins Town Road. The property contains a single-unit dwelling and is surrounded

by other single-unit residential structures. It is situated outside of Raleigh's Extraterritorial Jurisdiction (ETJ) but is directly adjacent to both the City's corporate limits and the ETJ to the west and south. The property is directly across the street from city owned park land (Watkins Road Property), which has not yet been brought into city limits. The site is zoned R-30 (Wake County) and designated as Low Scale Residential on the Future Land Use Map (FLUM). There are no current development plans for the property; however, the property owner intends to connect to City water and sewer services to serve the preexisting single-family home on site. The site is located near the intersection of Mitchell Mill Road and Watkins Road.

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 B.

ATTACHMENTS

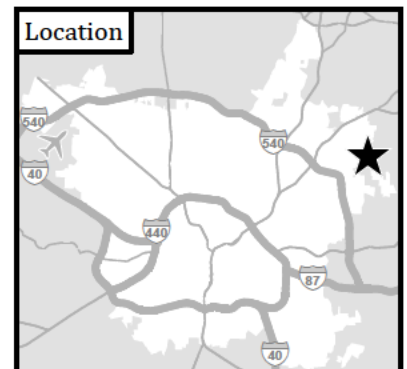
1. Annexation Site Map
2. Zoning Map
3. Future Land Use Map (FLUM)
4. Annexation Petition
5. Annexation/Survey Map (1-page total)
6. Legal Description (1page total)
7. Solid Waste/Stormwater Cost Revenue Analysis
8. 10-year Financial Impact Analysis
9. Fire Services Report

Annexation Request

AX-21-2025

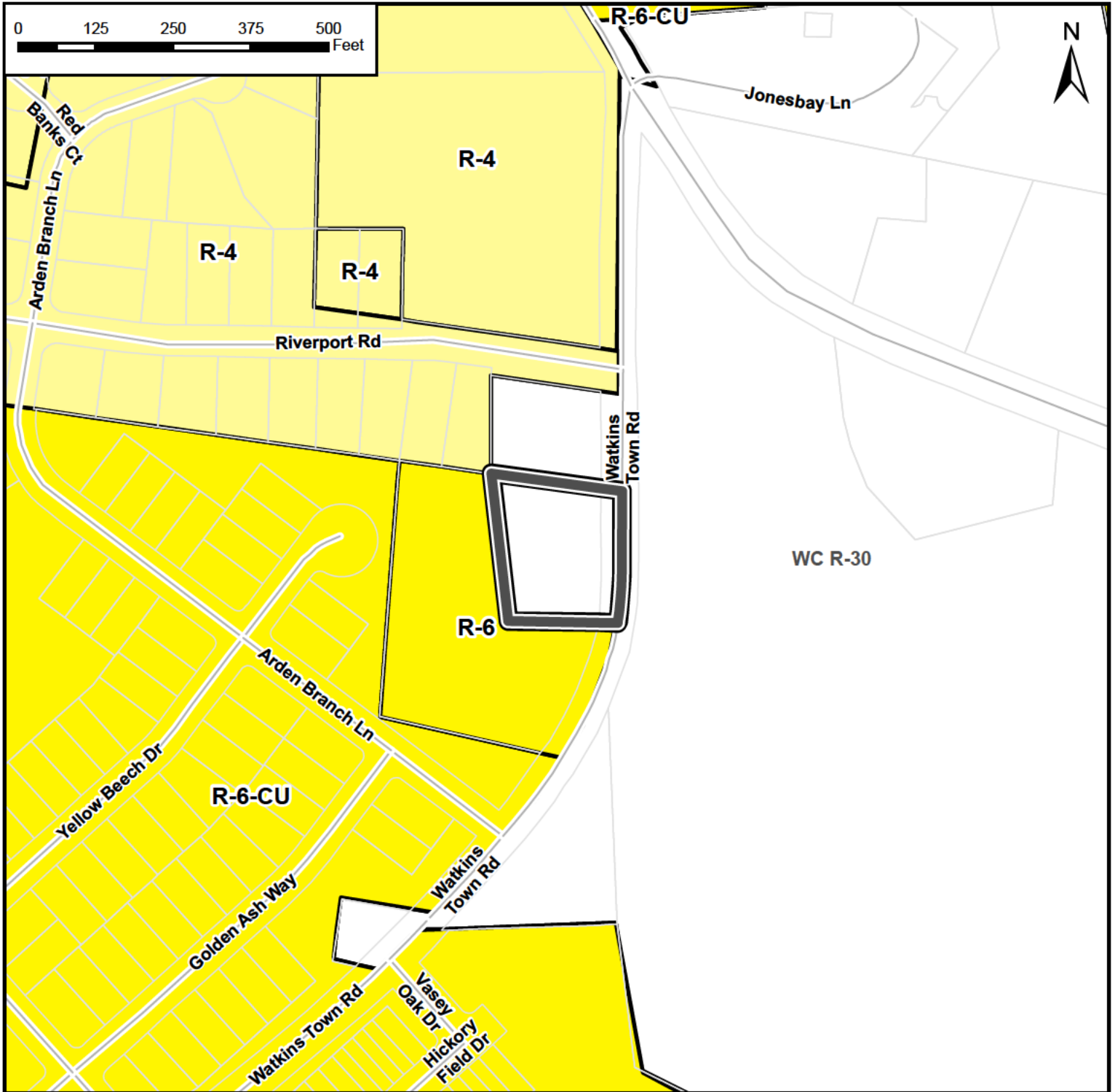


Property	3101 Watkins Town Rd
Size	0.994 Petition Acres (+ 0.00 Intervening RoW Acres)
Annexation Type	Contiguous - Outside ETJ
City Council District	B

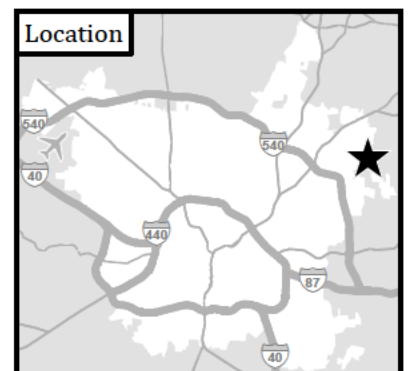


Existing Zoning

AX-21-2025



Property	3101 Watkins Town Rd
Size	0.994 Petition Acres (+ 0.00 Intervening RoW Acres)
Annexation Type	Contiguous - Outside ETJ
City Council District	B

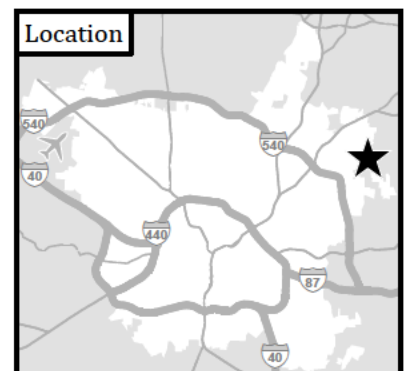


Future Land Use

AX-21-2025



Property	3101 Watkins Town Rd
Size	0.994 Petition Acres (+ 0.00 Intervening RoW Acres)
Annexation Type	Contiguous - Outside ETJ
City Council District	B



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: 3101 Watkins Town Road Annexation		
Street Address: 3101 Watkins Town Road		
City of Raleigh Subdivision approval #: S- _____ - _____ or	Building Permit #: _____ or	Group Housing #: GH- _____ - _____ - _____
Wake County (PINs) Property Identification Number(s): 1747818131		
Acreage of Annexation Site: 0.994 acres	Linear Feet of New Public Streets within Annexation Boundaries: 0	
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 existing dwelling unit		

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 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: N/A			
Specific proposed use (office, retail, warehouse, school, etc.): <u>Single-Family Residential</u>			
Projected market value at build-out (land and improvements): \$ <u>N/A</u>			
Applicant Contact Information			
Property Owner(s): <u>Linda Watkins Stell</u>			
Primary Mailing Address: <u>3033 Watkins Town Road, Raleigh, NC 27616-8584</u>			
Phone: <u>919-413-5254</u>	Email: <u>BENANDCINDY@BELLSOUTH.NET</u>		
Project Contact information (if different than property owner)			
Contact(s): <u>Tyler Wilson</u>			
Primary Mailing Address: <u>1010 Sync Street, Suite 600, Morrisville, NC 27560</u>			
Phone: <u>(984) 202-9179</u>	Email: <u>tyler.wilson@lennar.com</u>		
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:

Form with checkboxes for 'Contiguous' and 'Not Contiguous' to the municipal limits of the City of Raleigh, North Carolina.

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 N/A.

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 (with checked box for 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.

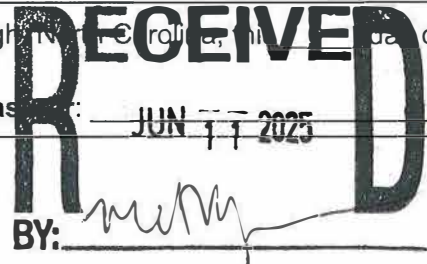
Signed this 9 day of June, 2025 by the owners of the property described in Section B.

Owner's Signature(s): Linda W. Stell Date 6/9/25
Corporate Seal

Print Owner Name(s) and Information:
Name: Linda Watkins Stell Phone: 919-413-5254
Address: 3033 Watkins Town Road, Raleigh, NC 27616-8584

Above signature(s) attested by: Cynthia Perry

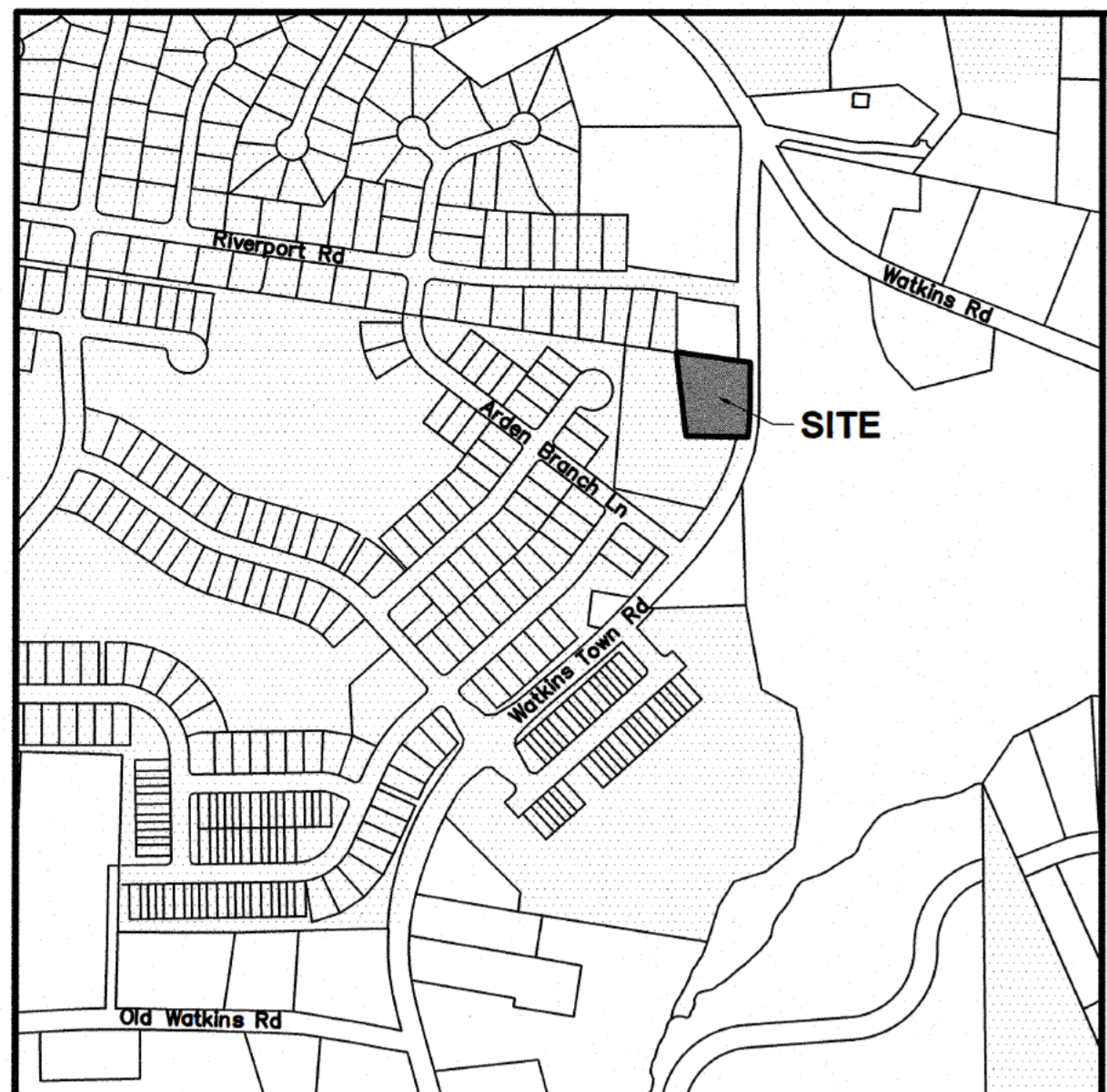
Received by the City Council of Raleigh... at a Council meeting duly held.
Signature of the City Clerk and Treasurer: JUN 17 2025



Section D Submittal Checklist

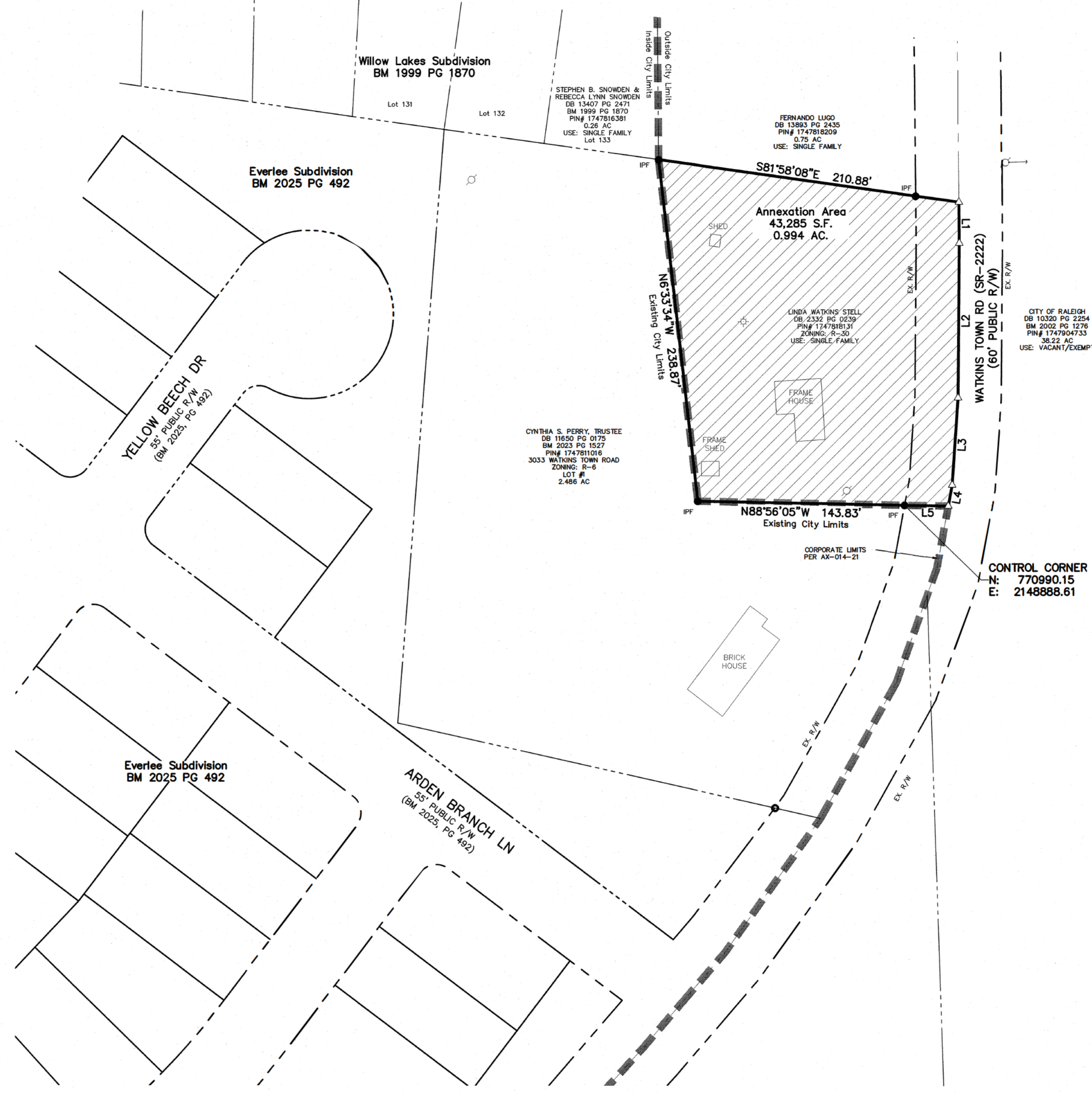
Please include all of the following (check off). If any information is missing from the application package, you will be asked to complete the application and re-submit the petition, so please check the list below carefully before you submit:

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



VICINITY MAP
Scale: 1" = 500'

LEGEND	
	City Limits



GENERAL NOTES

1. Areas by coordinate geometry unless shown otherwise.
2. All distances are horizontal ground distances.
3. All bearings are based on the North Carolina State Plane Coordinate System (NAD 83, 2011 Adjusted).
4. Boundary information shown hereon was prepared from an actual field survey and from existing records referenced hereon.
5. Any locations of underground utilities shown hereon are based upon visible above ground structures and/or record drawings provided to the surveyor. Locations of underground utility lines and structures may vary from locations shown hereon. Additional buried utility lines and structures may be present. No excavations were made during the progress of this survey to locate buried utilities/structures.
6. All above ground and subsurface improvements are not necessarily shown hereon.
7. This parcel may be subject to easement or rights of others that have not been disclosed on this plat.

FLOOD NOTE

The subject property is located in flood zone "X", area of minimal flooding, and flood zone "AE", areas with base flood elevations determined, as shown on National Flood Insurance Rate Map (FIRM), Wake County North Carolina, Panel 1747K, Map Number 3720174700K, effective on July 19, 2022.

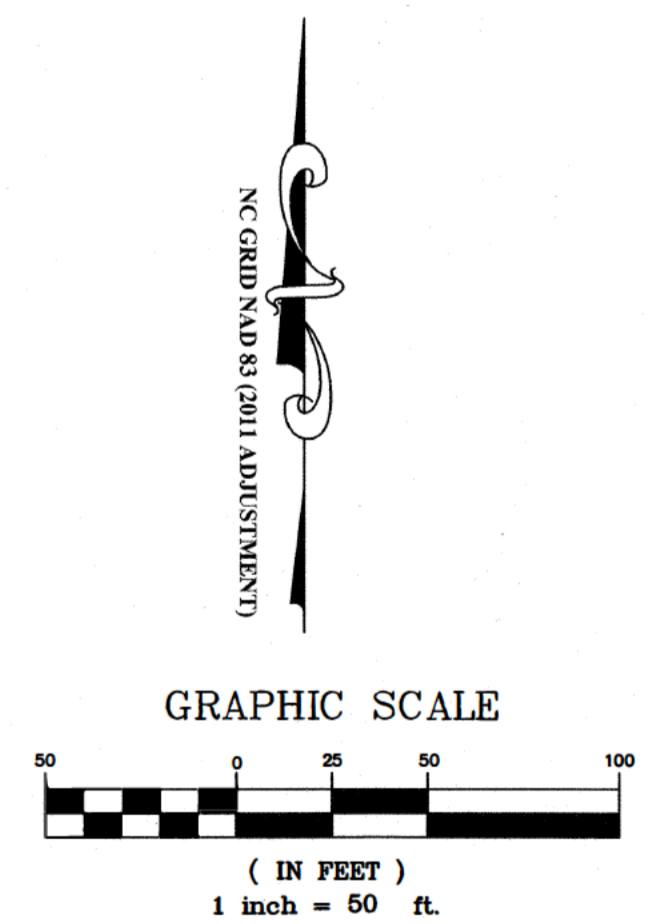
Existing Site Data Table

Owner:	Linda Watkins Stell
Address:	3101 Watkins Town Rd
PIN #:	1747-81-8131
Tract Data:	D.B. 2332, Pg. 239
Map Data:	N/A
Lot Area (square feet):	43,285
Lot Area (acres):	0.994

LEGEND

- Iron Pipe Found
- Iron Pin Set
- Calculated Point
- Light Pole
- Mailbox
- Traverse Point
- PK Set
- Sign

LINE TABLE		
LINE	DISTANCE	BEARING
L1	28.57'	S00°33'00"E
L2	107.23'	S00°27'50"W
L3	60.85'	S03°47'44"W
L4	14.81'	S10°28'10"W
L5	30.41'	N88°56'05"W



I, James D. Whitlock, a surveyor licensed under the provisions of Chapter 85C of the North Carolina General Statutes, do hereby certify that this Plat was drawn under my supervision from an actual survey made under my supervision from references as noted on said plat. That the ratio of precision as calculated from coordinates is 1/10,000, that the boundaries not surveyed are shown as broken lines plotted from cited references, and that this plat was prepared in accordance with G.S. 47-30 as amended.

I further certify that the survey is of an existing parcel or parcels of

**Annexation Plat
for
LINDA WATKINS STELL**

WAKE FOREST TOWNSHIP WAKE COUNTY NORTH CAROLINA

PLAN PREPARED BY:

**ADVANCED
CIVIL DESIGN**
ENGINEERS SURVEYORS

51 Kilmayne Drive
Suite 102
Cary, North Carolina 27511
ph 919.481.6290
fax 919.336.5127
Firm License # C 2798

DRAWN BY: CMR	CHECKED BY: JDW
SCALE: 1" = 50'	SHEET 1 / 1
DATE: 6/11/2025	

Annexation Legal Description
0.994 Acres

Situated in the State of North Carolina, County of Wake, Township of Wake Forest and consisting of a 0.994 acre tract conveyed to Linda Watkins Stell of record in Deed Book 2332, Page 239, and being more particularly bound and described as follows.

Beginning at iron pin found on the southerly line of said 0.994 acre tract, on the westerly right-of-way of Watkins Town Road (NC S.R. 2222), and on the northerly line of that 2.486 acre tract conveyed to Cynthia S. Perry, Trustee, of record in Deed Book 11650, Page 175, having North Carolina State Plan Coordinates (NAD 83-2011 Adjustment): Northing 770990.15, Easting 2148888.61.

Thence along the common line of said 0.994 and 2.486 acre tracts the following two (2) courses;

N 88° 56' 05" W, a distance of **143.83 feet** to an iron pin found;

N 6° 33' 34" W, a distance of **238.87 feet** to an iron pin found at the southeasterly corner of that 0.26 acre tract designated as Lot 133 of Wilson Lakes Subdivision of record in Book of Maps 1999, Page 1870, the southwesterly corner of that 0.75 acre tract conveyed to Fernando Lugo of record in Deed Book 13893, Page 2435;

Thence, **S 81° 58' 08" E**, a distance of **210.88 feet** along the common line of said 0.994 acre tract and said 0.75 acre tract, to a calculated point on the centerline of Watkins Town Road;

Thence, along the centerline of Watkins Town Road, the following four (4) courses and distances;

S 00° 33' 00" E, a distance of **28.57 feet** to a calculated point;

S 00° 27' 50" W, a distance of **107.23 feet** to a calculated point;

S 03° 47' 44" W, a distance of **60.85 feet** to a calculated point;

S 10° 28' 10" W, a distance of **14.81 feet** to a calculated point at the southeast corner of said 0.994 acre tract, the northeast corner of said 2.486 acre tract.

Thence, **N 88° 56' 05" W**, a distance of **30.41 feet** with the common line of said 0.994 and 2.486 acre tracts to the **Point of Beginning**, and containing **0.994 acres** of land of which 0.147 acres lies within the right-of-way of Watkins Town Road, more or less, as calculated by the above courses;

All deed references contained herein can be found at the Wake County Registry of Deeds. The above description as prepared by James D. Whitacre, P.L.S. L-5273 on June 30, 2025.

Stormwater/Solid Waste Cost/Revenue for 3101 Watkins Town Road	
Property Information	
Population at Buildout	2.4
Housing Units at Buildout	1
Unit Mix/Unit Type	
Commercial Square Footage	
Linear Feet of Public Streets	0
Road Type	City
Acres	0.994
Investment and Land Value (Wake County property data (Year))	\$203,097
Estimated Property Value at Buildout	Not Listed on Application - NA

2.4 x number of units

Solid Waste Cost and Revenue	
Solid Waste Pickup	\$383
Solid Waste Revenue	\$289
Total Solid Waste Revenue from annexation	-\$93.35
Stormwater Revenue	\$247
Total Additional Revenue from Annexation (Not included in 10 Yr. Impact Analysis)	\$153.25

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-21-25 3101 Watkins Town Rd

PROJECTED ANNEXATION TAX REVENUES										
GENERAL FUND REVENUES	FY2025-26	FY2026-27	FY2027-28	FY2028-29	FY2029-30	FY2030-31	FY2031-32	FY2032-33	FY2033-34	FY2035-36
Personal & Real Property Tax	\$ 718	\$ 732	\$ 747	\$ 762	\$ 777	\$ 792	\$ 808	\$ 824	\$ 841	\$ 858
Sales Tax - Population Tax	781	792	803	814	825	836	848	860	871	883
TOTAL ESTIMATED TAX REVENUES	1,499	1,524	1,550	1,576	1,602	1,629	1,656	1,684	1,712	1,741
PROJECTED ANNUAL DEPARTMENTAL REVENUES										
Fire	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Police	-	-	-	-	-	-	-	-	-	-
ECC	-	-	-	-	-	-	-	-	-	-
General Government	-	-	-	-	-	-	-	-	-	-
TOTAL ANNUAL REVENUES	-	-	-	-	-	-	-	-	-	-
TOTAL GENERAL FUND REVENUES	1,499	1,524	1,550	1,576	1,602	1,629	1,656	1,684	1,712	1,741
TOTAL REVENUES RECEIVED	1,499	1,524	1,550	1,576	1,602	1,629	1,656	1,684	1,712	1,741
PROJECTED ONGOING DEPARTMENTAL EXPENDITURES										
GENERAL FUND EXPENDITURES	FY2025-26	FY2026-27	FY2027-28	FY2028-29	FY2029-30	FY2030-31	FY2031-32	FY2032-33	FY2033-34	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	1,499	1,524	(285)	(314)	(344)	(375)	(408)	(442)	(478)	(514)
Estimated Cumulative Impact	1,499	3,023	2,738	2,425	2,081	1,705	1,297	855	378	(137)
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)	1,499	1,524	(494)	(529)	(566)	(604)	(644)	(685)	(727)	(772)
Estimated Cumulative Impact with CIP	\$ 1,499	\$ 3,023	\$ 2,529	\$ 2,000	\$ 1,434	\$ 830	\$ 187	\$ (498)	\$ (1,225)	\$ (1,997)

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-21-25

Box Response: 3101 Watkins Town Rd

Council District: District B

Date: 06/24/2025

1 st Alarm Fire Response Units	Time (min)	Distance (mi)
Engine 28 (3500 Forestville Rd)	3	1.5
Engine 27 (5916 Buffaloe Rd)	9	4.4
Engine 19 (4209 Spring Forest Rd)	11	6.4
Engine 22 (10050 Durant Rd)	13	6.6
Ladder 22 (10050 Durant Rd)	13	6.6
Ladder 15 (1815 Spring Forest Rd)	17	9.1
Mutual Aid Unit		
Wake New Hope (4909 Watkins Rd)	3	1.4

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 400 ft away on Riverport Rd.

Additional Comments

Three empty rows for additional comments.

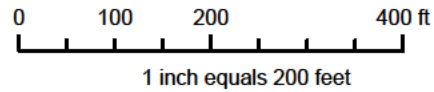
Annexation Boundary Map



3101 Watkins Town Road

PIN: 1747818131

REID: 74653



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