

To	Marchell Adams-David, City Manager
Thru	Patrick O. Young, AICP, Director
From	Christopher Golden, Planning Supervisor Matthew Klem, Senior Planner
Department	Planning and Development
Date	June 11, 2025
Subject	Council Agenda Item, Petition Annexation, AX-16-25 Consent Agenda: July 1, 2025 Anticipated Public Hearing: August 19, 2025

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

Annexation Area	5424 Rock Quarry Road
Annexation Type	Contiguous, inside ETJ, full annexation
Primary Contact	Joe Anderson
Property Owner	Vanguard Property Group
Acres	1.165 acres
Proposed Land Use	Retail
Current Zoning	NX-3-PL-CU ( <a href="#">Z-2-12</a> )
Council District	District C (Branch)



# ANNEXATION STAFF REPORT

## AX-16-25 5424 ROCK QUARRY ROAD, CONTIGUOUS, INSIDE ETJ , FULL ANNEXATION

Location	South side of Rock Quarry Road, between its intersections with Interlock Drive and Barwell Road. Address: 5424 Rock Quarry Road PINs: 1732017476 <a href="#">Link to iMaps</a>
Area of Request	1.165 acres
Property Owner	Vanguard Property Group
Applicant	Joe Anderson
Development Review Case #	ASR-0012-2025
Proposed Land Use	Retail
Market Value at Build-out	\$1,750,000
Current Zoning	NX-3-PL-CU ( <a href="#">Z-2-12</a> )
Water Supply Watershed	N/A
Council District	District C (Branch)

### POLICY GUIDANCE

City Planning Department	<p><b>Policy LU 3.1 - Zoning of Annexed Lands</b>  <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"> <li>• The subject property was rezoned in 2012 to Neighborhood Business. At that time the rezoning request was inconsistent with the Future Land Use Map which designated the subject property as Moderate Density Residential.</li> <li>• In 2014, with the adoption of the new Unified Development Ordinance, the property was rezoned to Neighborhood Mixed Use (the closest corresponding district to the old zoning code) and maintained the zoning conditions from 2012.</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 property is located within the city's ETJ.</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>• Infrastructure and services are available at the site.</li> </ul>
<p>Public Utilities Department</p>	<p>Existing Utilities</p> <p>There is a 12" water main in Rock Quarry Road. There is an 8" sewer main directly available to the property on an easement on the adjacent property to the west.</p> <p>General</p> <p>The property is associated with development plan ASR-0012-2025 for an Auto Zone. 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>
<p>Raleigh Fire Department</p>	<p>The nearest fire station is Raleigh Fire Station #26, located at 3929 Barwell Road, and is within 0.6 miles of the site (3</p>

minutes). The site does not meet 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. The site also does not meet 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 approximately 83 feet from the site on Rock Quarry Road.

## SUMMARY OF IMPACTS

### Impacts Identified

#### Approval of Annexation:

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.

#### Denial of Annexation (inside ETJ):

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

## **DESCRIPTIVE STATEMENT**

The 1.17-acre property is located in Southeast Raleigh on Rock Quarry Road, south of its intersection with Interlock Drive. The property was rezoned in 2012 to permit retail uses.

There is a current plan under review for an AutoZone (ASR-0012-2025). The property is surrounded mostly by residential uses, though there are two other properties zoned for Neighborhood Mixed Use (NX-3-PL) adjacent to the site. The property immediately adjacent to the west is developed with a retail strip development.

Public utilities are immediately adjacent to the property. The property is designated as Moderate Density Residential on the Future Land Use Map.

The property is located in an unincorporated county pocket that is completely surrounded by Raleigh's city limits.

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

## **ATTACHMENTS**

1. Annexation Site Map
2. Annexation Petition
3. Annexation/Survey Map
4. Legal Description
5. Solid Waste/Stormwater Cost Revenue Analysis
6. 10-year Financial Impact Analysis
7. RFD Service Review
8. Pending Site Plan

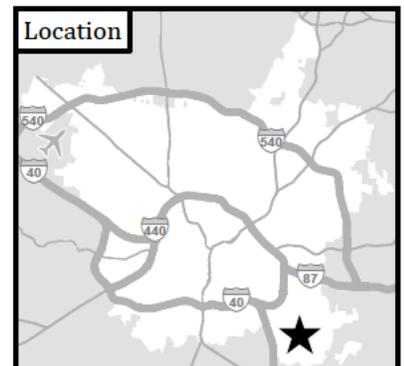
# Annexation Request

# AX-16-2025



Annexation Request
  Intervening RoW
  City Limits
  ETJ

<b>Property</b>	5424 Rock Quarry Rd
<b>Size</b>	1.16 Petition Acres (+ 0.10 Intervening RoW Acres)
<b>Annexation Type</b>	Contiguous - Inside ETJ
<b>City Council District</b>	C



# 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: AutoZone #10585

Street Address: 5424 Rock Quarry Rd

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

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

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

Wake County (PINs) Property Identification Number(s):  
1732017476

Acreage of Annexation Site:  
1.165

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

Number of proposed dwelling units: 0

Continue to page two >>

<b>Unit Type/Unit Count:</b>	Total Breakdown of Dwelling Units		
	Single-Family Home Unit Count _____	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 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: 6,000		
Specific proposed use (office, retail, warehouse, school, etc.): <u>Retail</u>			
Projected market value at build-out (land and improvements): \$ <u>1,750,000</u>			
<b>Applicant Contact Information</b>			
Property Owner(s): Vanguard Property Group			
Primary Mailing Address: 3825 Barrett Dr, Suite 100			
Phone: (919) 459-2600	Email:		
<b>Project Contact information (if different than property owner)</b>			
Contact(s): Joe Anderson			
Primary Mailing Address: 4006 Barrett Dr, Suite 104			
Phone: (919) 553-6570	Email: joeanderson@bowman.com		
<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 / \_\_\_\_\_<sup>x</sup> is not (mark one) listed on any of the City's assessment lien rolls. If the property, or any portion thereof, is listed on the City's assessment lien rolls, the account number[s] for such assessment is \_\_\_\_\_.

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

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

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

Signed this 16<sup>th</sup> day of April, 2025 by the owners of the property described in Section B.

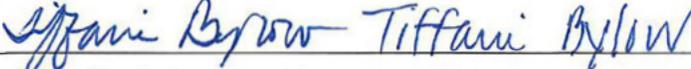
**Owner's Signature(s)**  
 Signature  Date 4/16/25  
 Signature \_\_\_\_\_ Date \_\_\_\_\_  
 Signature \_\_\_\_\_ Date \_\_\_\_\_  
 Signature \_\_\_\_\_ Date \_\_\_\_\_

**Corporate Seal**

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

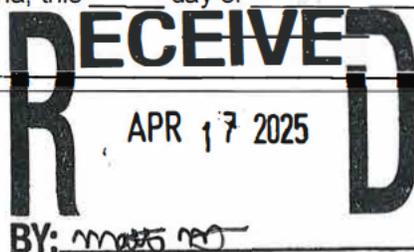
Name: George Barnes Phone: 919-459-2601  
 Address: \_\_\_\_\_

Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
 Address: \_\_\_\_\_

Above signature(s) attested by 

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

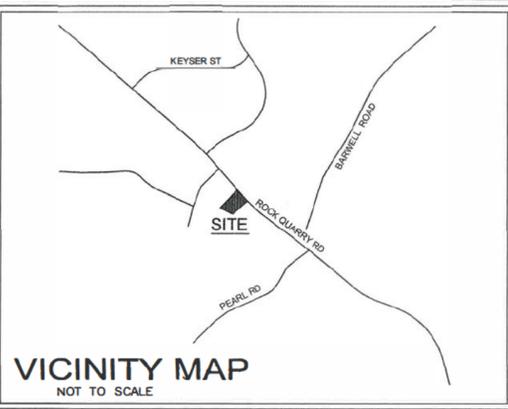
Signature of the City Clerk and Treasurer: \_\_\_\_\_



### Section D Submittal Checklist

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

<input checked="" type="checkbox"/>	<b>Annexation Petition Fee</b> (see the <a href="#">Development Fee Guide webpage</a> for current fee)	
<input type="checkbox"/>	<b>If a request for sewer only</b> , 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 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 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-_____-13, etc.) <b>or</b>	<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 type="checkbox"/>	<b>Corporate Seal</b> for property owned by a corporation.	
<input type="checkbox"/>	<b><a href="#">Rezoning Application</a></b> , if the property is currently outside <a href="#">Raleigh's Extraterritorial Jurisdiction</a> .	



REFERENCES:

DEED BOOK 15285, PAGE 1647  
 BOOK OF MAPS 2008, PAGE 1356  
 \*OTHERS SHOWN HEREON

LINE TABLE		
LINE	LENGTH	BEARING
L1	8.23	N 66°25'56" W

LEGEND and NOMENCLATURE

SYMBOLS		LINETYPES	
○	Ex. iron pipe/rod or nail	— x —	Fence
□	Ex. concrete monument	— OU —	Overhead utility
●	New iron pipe	— W —	Water
⊙	Calculated point	— SS —	Sanitary sewer
⊕	Cable pedestal	— SD —	Storm drain
⊕	Telephone pedestal	<b>ABBREVIATIONS</b>	
⊕	Electric pedestal	DB	Deed Book
⊕	Fiber-optic marker	PB or BM	Plat Book / Book of Maps
⊕	Traffic signal box	SW	Sidewalk
⊕	Water meter	PG	Page
⊕	Fire hydrant	S.F.	Square feet
⊕	Valve (water or gas)	AC.	Acres
⊕	Sanitary sewer manhole	R/W	Right-of-way
⊕	Sanitary sewer cleanout	NCSR	North Carolina State Route
⊕	Storm curb inlet	NCDOT	North Carolina Dept. of Transportation
⊕	Drainage inlet (w/ grate)	P/L	Property line
⊕	Storm drain manhole	EX.	Existing
⊕	Utility pole	RCP	Reinforced concrete pipe
⊕	Lamp post	PVC	Polyvinyl chloride pipe
⊕	Signal pole	GFBR	Google Fiber vault
⊕	Guy wire	AG	Above ground
⊕	Sign post	BG	Below ground

NOTES:

- All distances are horizontal ground distances in u.s. survey feet unless otherwise noted. Area(s) computed by coordinate geometry.
- This survey does not include nor depict any environmental evaluations by this office. No investigation into the existence of wetlands or riparian buffers performed in the preparation of this survey.
- Field survey(s) performed February 15 thru March 12, 2024.
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence or any other facts that an accurate and current title search may disclose.
- The locations of underground utilities as shown hereon (if any) are based on aboveground structures and aboveground visual evidence only. Locations of underground utilities/structures may vary from location shown hereon. Additional buried utilities/structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures.
- Subject property is not located within a special flood hazard zone per FEMA Flood Insurance Rate Map (FIRM) #3720173200K, effective date July 19, 2022.
- The State Plane Coordinates for this project were produced with RTK GPS observations and processed using the North Carolina VRS network. The network positional accuracy of the derived positional information is ±0.07'.

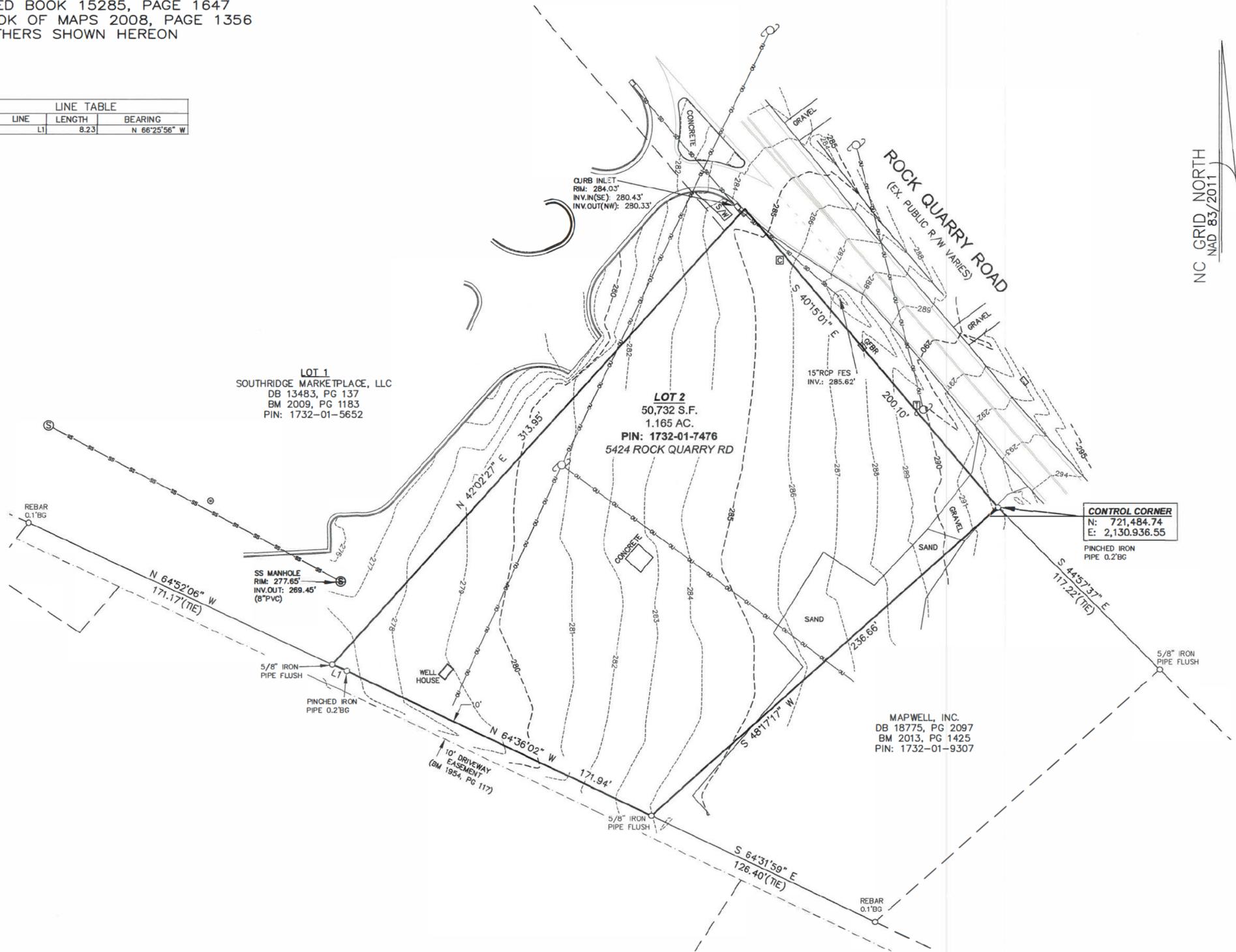
HORIZONTAL DATUM = NAD 83 / 2011  
 VERTICAL DATUM = NAVD 88

THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET

I, Justin L. Luther, 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 boundaries not surveyed are clearly indicated as draw from information as indicated under references; that the ratio of precision or positional accuracy as calculated is greater than 1:10,000; that this plat was prepared in accordance with NCGS 47-30 as amended.

Witness my original signature, license number and seal this day of March, 2024.

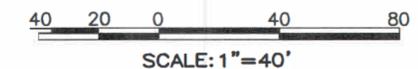
*Justin L. Luther*  
 Professional Land Surveyor (L-5107)



BOUNDARY & TOPOGRAPHIC SURVEY

PROPERTY OF  
 SOUTHRIDGE MARKETPLACE, LLC

ST' MARY'S TOWNSHIP WAKE COUNTY NORTH CAROLINA



# LEGAL DESCRIPTION (PAGE 1 OF 1)

Beginning at a point, said point being an existing iron pipe at the easternmost corner of Lot 2 as shown on a plat recorded in Book of Maps 2008, Page 1356 in the Wake County Registry, said point also being at the northernmost corner of the Mapwell, Inc. tract as recorded in Book 18775, Page 2097 in said registry, said point also being on the southern right of way margin of Rock Quarry Road and having North Carolina State Plane coordinates of N=721,484.74 and E=2,130,936.55; thence, leaving said right of way along the common line between said Lot 2 and Mapwell, Inc. tract S48°17'17"W, 236.66 feet to a point, said point being an existing iron pipe at the southernmost corner of said Lot 2 and the westernmost corner of said Mapwell, Inc. tract, said point also being on the northern right of way margin of a variable width right of way drive as shown on a plat recorded in book of Maps 2013, Page 1425 in said registry; thence, along said northern right of way N64°36'02"W, 171.94 feet to an existing iron pipe; thence, N66°25'56"W, 8.23 feet to an existing iron pipe at the southernmost corner of Lot 1 as shown on a plat recorded in Book of Maps 2009, Page 1183 in said registry; thence, leaving said variable width right of way along the common line between said Lots 1 and 2 N42°02'27"E, 313.95 feet to an iron pipe set at said southern right of way of Rock Quarry Road; thence, along said right of way S40°15'01"E, 200.10 feet to the Place and Point of Beginning, containing an area of 50,732 square feet or 1.165 acres, more or less.

**Property Characteristics for 5424 Rock Quarry Road**

Property Information	
Population at Buildout	0.0
Housing Units at Buildout	0
Unit Mix/Unit Type	0
Commercial Square Footage	6,000
Linear Feet of Public Streets	0
Road Type	City
Acres	1.17
Investment and Land Value (Wake County property data (Year))	\$409,759.00
Estimated Property Value at Buildout	\$1,750,000.00

<b>Solid Waste Cost and Revenue</b>	
Solid Waste Pickup	\$0
Solid Waste Revenue	\$0
Total Solid Waste Revenue from annexation	\$0.00
Stormwater Revenue	\$100,980

**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-16-25 5424 Rock Quarry 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	\$ 3,098	\$ 6,197	\$ 6,321	\$ 6,447	\$ 6,576	\$ 6,708	\$ 6,842	\$ 6,979	\$ 7,118	\$ 7,261
Sales Tax - Population Tax	-	-	-	-	-	-	-	-	-	-
<b>TOTAL ESTIMATED TAX REVENUES</b>	<b>3,098</b>	<b>6,197</b>	<b>6,321</b>	<b>6,447</b>	<b>6,576</b>	<b>6,708</b>	<b>6,842</b>	<b>6,979</b>	<b>7,118</b>	<b>7,261</b>
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	-	-	1,029	1,059	1,091	1,124	1,158	1,192	1,228	1,265
Public Safety -> Police	-	-	1,660	1,710	1,761	1,814	1,869	1,925	1,982	2,042
Public Safety -> ECC	-	-	196	202	208	214	220	227	234	241
General Government	-	-	543	560	576	594	611	630	649	668
<b>TOTAL ESTIMATED ONGOING EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>3,428</b>	<b>3,531</b>	<b>3,637</b>	<b>3,746</b>	<b>3,858</b>	<b>3,974</b>	<b>4,093</b>	<b>4,216</b>
<b>ESTIMATED FISCAL IMPACT TO GENERAL FUND</b>	<b>3,098</b>	<b>6,197</b>	<b>2,893</b>	<b>2,917</b>	<b>2,940</b>	<b>2,962</b>	<b>2,984</b>	<b>3,005</b>	<b>3,025</b>	<b>3,045</b>
<b>Estimated Cumulative Impact</b>	<b>3,098</b>	<b>9,295</b>	<b>12,188</b>	<b>15,105</b>	<b>18,045</b>	<b>21,007</b>	<b>23,991</b>	<b>26,996</b>	<b>30,021</b>	<b>33,066</b>
PROJECTED CAPITAL IMPROVEMENT PROJECTS (CIP)										
Pro-rated costs of capital projects	-	-	789	812	837	862	888	914	942	970
<b>TOTAL ESTIMATED CAPITAL IMPROVEMENT PROJECTS</b>	<b>-</b>	<b>-</b>	<b>789</b>	<b>812</b>	<b>837</b>	<b>862</b>	<b>888</b>	<b>914</b>	<b>942</b>	<b>970</b>
<b>ESTIMATED FISCAL IMPACT WITH CIP (ALL COSTS)</b>	<b>3,098</b>	<b>6,197</b>	<b>2,104</b>	<b>2,104</b>	<b>2,103</b>	<b>2,100</b>	<b>2,096</b>	<b>2,090</b>	<b>2,083</b>	<b>2,075</b>
<b>Estimated Cumulative Impact with CIP</b>	<b>\$ 3,098</b>	<b>\$ 9,295</b>	<b>\$ 11,400</b>	<b>\$ 13,504</b>	<b>\$ 15,607</b>	<b>\$ 17,707</b>	<b>\$ 19,803</b>	<b>\$ 21,893</b>	<b>\$ 23,976</b>	<b>\$ 26,051</b>

**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-16-25

Box Response: 5424 Rock Quarry Rd

Council District: District C

Date: 05/19/2025



1 <sup>st</sup> Alarm Fire Response Units	Time (min)	Distance (mi)
Engine 26 (3929 Barwell Rd)	2	0.4
Engine 12 (4306 Poole Rd)	7	3.1
Ladder 12 (4306 Poole Rd)	7	3.1
Engine 10 (2711 Sanderford Rd)	8	4.1
Engine 2 (263 Pecan St)	11	8.0
Ladder 20 (1721 Trailwoods Dr)	14	11.3
<b>Mutual Aid Unit</b>		
Knightdale Station 3 (4828 Clifton Rd)	10	5.0

## 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 300 ft away on Rock Quarry Rd.

## Additional Comments

Empty text area for additional comments.