

To	Marchell Adams-David, City Manager
Thru	Patrick O. Young, AICP, Director
From	Christopher Golden, Planning Supervisor Bronwyn Redus, Senior Planner
Department	Planning and Development
Date	May 5, 2025
Subject	Council Agenda Item, Petition Annexation, AX-17-24 Consent Agenda: June 3, 2025 Anticipated Public Hearing: July 01, 2025

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

Annexation Area	3301 Tarheel Clubhouse Rd
Annexation Type	Contiguous, inside ETJ, full annexation
Primary Contact	Jeremy Keeny, Morris & Ritchie Associates of NC
Property Owner	Mary Ellen Woodlief
Acres	78.9 acres
Proposed Land Use	Residential- Single-unit houses (236 units)
Current Zoning	Agricultural Productive (AP)- (R-6-CU proposed (Z-14-24))
Council District	B



ANNEXATION STAFF REPORT

AX-17-24 3301 TARHEEL CLUBHOUSE RD, CONTIGUOUS, INSIDE ETJ , FULL ANNEXATION

Location	Approximately 2 miles north of the intersection of New Bern Ave and Old Milburnie Rd Address: 3301 Tarheel Clubhouse Rd PINs: 1735848246 Link to iMaps
Area of Request	78.9 acres
Property Owner	Mary Ellen Woodlief
Applicant	Jeremy Keeny, Morris & Ritchie Associates of NC
Development Review Case #	N/A
Proposed Land Use	Residential- Single-unit houses (236 units)
Market Value at Build-out	\$111,000,000
Current Zoning	Agricultural Productive (AP)- (R-6-CU proposed (Z-14-24))
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>
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	<ul style="list-style-type: none"> This annexation petition is accompanied by rezoning request Z-14-24, which seeks to rezone the site from Agricultural Productive (AP) to Residential-6-Conditional Use (R-6-CU). This site is designated on the Future Land Use map as Rural Residential, would support rezoning up to R-1 for a maximum of 1 unit per acre. <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"> This site is contiguous to city limits to the west and is within the extra-territorial planning jurisdiction. <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 are water, sewer, and stormwater facilities existing nearby. Please see Public Utilities comments below for more information.
<p>Public Utilities Department</p>	<p>Utilities:</p> <p>There is a 12" water main in Tarheel Clubhouse Road. There is a 30" sewer main at the southern portion of the property.</p> <p>General</p> <p>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>
<p>Raleigh Fire Department</p>	<p>The site does not meet standard NFPA response times for fire service. Please see attached Fire Service Report.</p>

SUMMARY OF IMPACTS

Impacts Identified	
	<p><u>Approval of Annexation:</u></p> <p>Approval will result in the property being served by city services. If property is inside the ETJ and approved with a delayed effective date, the property owner may apply for appropriate permits and connect the parcel to city water, wastewater, and reuse services if City Council approves the connection. The approval of utility connections can be subject to any conditions offered by the applicant and agreed to by City Council. Under this scenario, the utility customer will pay “outside rates,” which are double the standard water and wastewater rates for customers within the city limits, until such time that the property comes into city limits. In the event of a delayed annexation effective date with water and sewer connection, it is the responsibility of the property owner to notify Raleigh Water when the delayed annexation date becomes effective so that billing may be switched to “inside rates.” Under either scenario, full city services would be available to the property on the day in which the annexation becomes effective.</p> <p><u>Denial of Annexation (inside ETJ):</u></p> <p>If denied, the property owner may apply for appropriate permits and connect the parcel(s) to city water, wastewater, and reuse services only if City Council approves the connection. The approval of utility connections can be subject to any conditions offered by the applicant and agreed to by City Council. Properties connected to these services are subject to “outside rates,” which are double the standard water and wastewater rates for customers within the city limits. Full city service coverage beyond water and sewer would not be available under this scenario.</p>

DESCRIPTIVE STATEMENT

Continued from the June 17, 2025 public hearing, pending questions associated with the accompanying rezone, this annexation site is 78.9 acres on both the north and south sides of Tarheel Clubhouse Road and approximately 2 miles north of the intersection of New Bern Avenue and Old Milburnie Road. The site is located in between the Neuse River to the west and I-540 to the east. It is within Raleigh's planning jurisdiction and is contiguous to primary city limits to the southwest and also contiguous to city limits on the east side via a satellite parcel

(Beaverdam Elementary School). The petition for annexation states that the site is contemplated for 236 single-unit detached houses for future development.

A rezoning request has been submitted concurrently ([Z-14-24](#)), which seeks to rezone the site from Agricultural Productive (AP) to Residential-6-Conditional Use (R-6-CU). Proposed zoning conditions limit density to 3 units per acre, maximum 236 units and restrict development to single-unit houses only through a conservation or compact development option. The Future Land Use Map designation is Rural Residential. There is no Urban Form Map designation.

The site features a few detached houses and accessory buildings located in the northern half of the property. To the north of the property, on a large parcel, is located the Doral Academy of North Carolina and the Centro de Avivamiento Jehova Jireh. Northeast of the parcel is the Focus Church of Raleigh. To the west and abutting the site are several residential lots of varying size. To the east, is the Beaverdam Elementary School and to the south is Beaver Dam Lake. The Alvis Farm property (owned by the City of Raleigh) also touches the site to the northwest.

There is a 12" water main in Tarheel Clubhouse Road. There is a 30" sewer main at the southern portion of the property. There are two recorded water features impacting the site at the northern and southern edges and there are flood prone soils present.

The parcel is located in an area that is located outside of the NFPA standard response times for a full fire response. Please the attached RFD Service Review for more information.

The property has two (2) active assessments that are due once the property is annexed into the city. The first assessment is \$26,527.00 and the second assessment is for \$23,463.00, both assessed in 2005 for water line extensions.

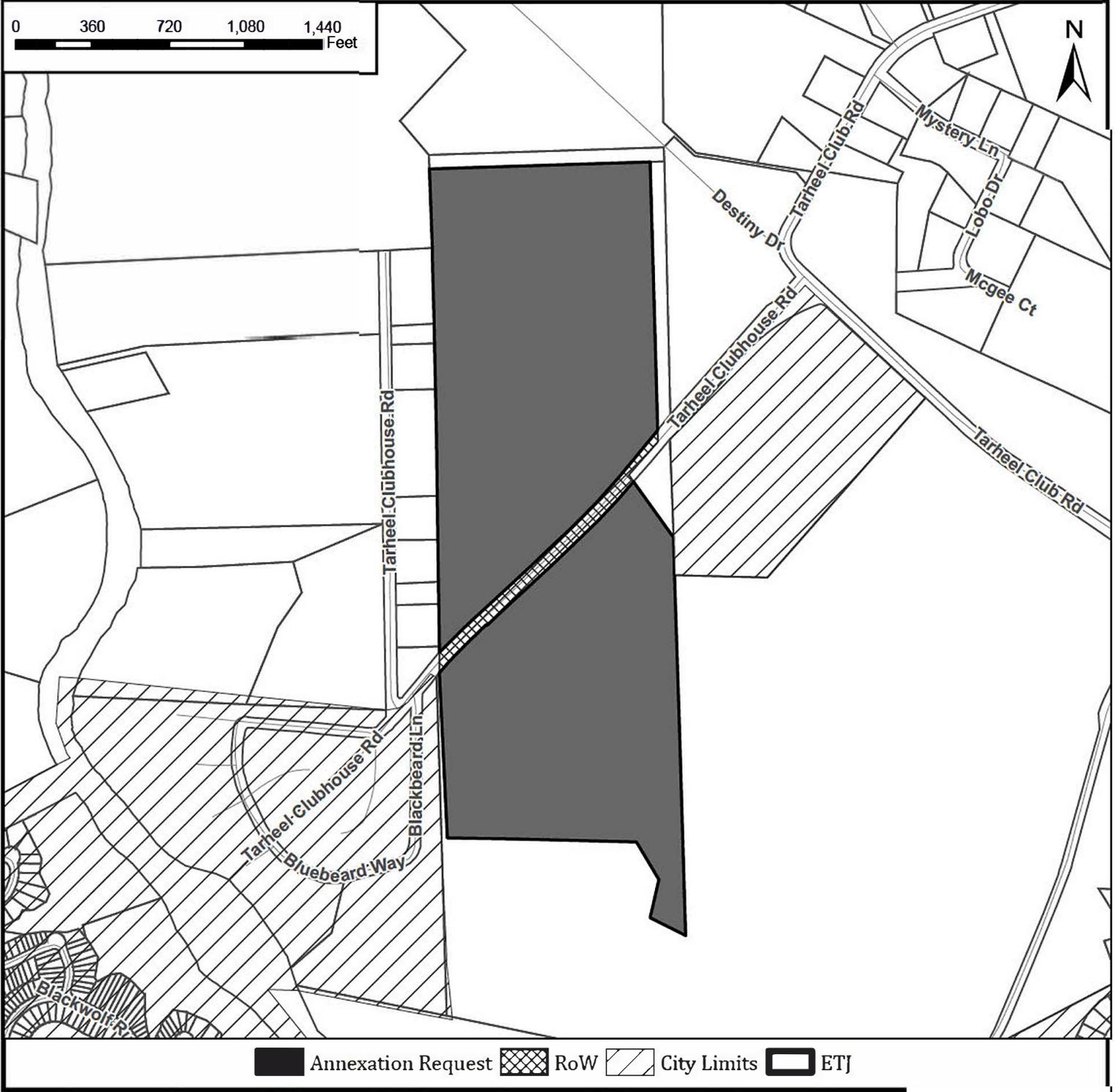
If annexed, the property would benefit from city services, such as water and sanitary sewer service, police and fire protection, as well as refuse collection. The property is contiguous with city boundaries. If annexed, it would be located within City Council District B.

ATTACHMENTS

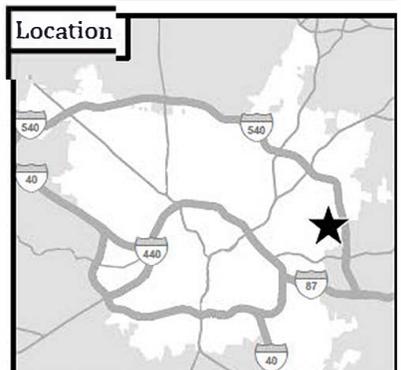
1. Annexation Site Map
2. Annexation Petition
3. Annexation/Survey Map (1-page total)
4. Legal Description (2-page total)
5. Solid Waste and Stormwater Cost Analysis
6. 10-year Financial Impact Analysis
7. RFD Service Review

Annexation Request

AX-17-2024



Property	3301 Tarheel Club Rd
Size	78.9 Petition Acres (+ 1.99 Intervening RoW)
Annexation Type	Contiguous - Inside 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:

Street Address: 3201 Tarheel Clubhouse Road, Raleigh, NC 27604

City of Raleigh Subdivision approval #:
S- _____ - _____ or

Building Permit #:
_____ or

Group Housing #:
GH- _____ - _____ - _____

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

1735-84-8246

Acreage of Annexation Site:
78.90

Linear Feet of New Public Streets within Annexation Boundaries:
Approximately 9,450 LF potential future roads

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: Up to 236

Continue to page two >>

Unit Type/Unit Count:	Total Breakdown of Dwelling Units		
	Single-Family Home Unit Count <u>236</u>	Multifamily - Condo/Apartment Unit Count <u>0</u>	Multifamily – Townhouse Unit Count <u>0</u>
	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: N/A			
Specific proposed use (office, retail, warehouse, school, etc.): <u>Residential Development</u>			
Projected market value at build-out (land and improvements): \$ <u>111,000,000</u>			
Applicant Contact Information			
Property Owner(s): Mary Ellen Woodlief			
Primary Mailing Address: 5108 Old Milburnie Rd, Wendell, NC 27591			
Phone:	Email: eholdingdesign@mac.com and cwoodlieffarms@aol.com		
Project Contact information (if different that property owner)			
Contact(s): Morris & Ritchie Associates of NC, PC, c/o Jeremy Keeny			
Primary Mailing Address: 530 Hinton Pond Road, Suite 104, Knightdale, NC 27545			
Phone: 984-200-2103	Email: jkeeney@mragta.com		
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 Sean.Stewart@raleighnc.gov .			

Section C Annexation Petition									
State of North Carolina, County of Wake, Petition of Annexation of Property to the City of Raleigh, North Carolina									
<p>Part 1 The undersigned, being all the owners of the real property described in this application (Section B) respectfully request the annexation of said property to the City of Raleigh, North Carolina. The petitioners understand and agree that all streets and utilities within the annexed area will be constructed and installed by the developer according to the Unified Development Ordinance and any utilities that must be extended to the annexed area are the responsibility of the developers or successive property owners. The property to be annexed is:</p>									
<input checked="" type="checkbox"/>	Contiguous to the present corporate limits of the City of Raleigh, North Carolina, or								
<input type="checkbox"/>	Not Contiguous to the municipal limits of the City of Raleigh, North Carolina and is located within three miles of the municipal limits of the City of Raleigh, North Carolina (pursuant to Chapter 989 of the Sessions Law of North Carolina, 1967).								
<p>Part 2 The undersigned certify that they have researched the assessment lien rolls of the City (located at https://raleighnc.gov/services/doing-business/assessment-liens), and that the property described in this application, including any portion thereof, ___ is / <u> X </u> is not (mark one) listed on any of the City's assessment lien rolls. If the property, or any portion thereof, is listed on the City's assessment lien rolls, the account number[s] for such assessment is _____.</p>									
<p>Part 3 NC General Statutes require petitioners of both contiguous and satellite annexations to file a signed statement declaring whether vested rights have been established in accordance with G.S. §160D-108 and G.S. §160D-108.1 for properties subject to the petition.</p>									
<p>Do you declare such vested rights for the property subject to this petition? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>									
<p>If yes, please submit proof that vested rights have been granted by governing board. I hereby declare that my failure to disclose existence of a vested right terminates any vested right previously acquired for this property.</p>									
<p>Signed this ____ day of _____, 20__ by the owners of the property described in Section B.</p>									
<p>Owner's Signature(s):</p> <table style="width:100%; border-collapse: collapse;"> <tr> <td style="border-bottom: 1px solid black; width: 50%;"> <div style="display: flex; align-items: center;"> <div style="font-size: small; margin-right: 5px;">DocuSigned by</div> </div> </td> <td style="border-bottom: 1px solid black; width: 50%;">Date <u>6/25/2024</u></td> </tr> <tr> <td style="border-bottom: 1px solid black;"> <div style="display: flex; align-items: center;"> <div style="font-size: x-small; margin-right: 5px;">DocuSigned by</div> </div> </td> <td style="border-bottom: 1px solid black;">Date <u>6/25/2024</u></td> </tr> <tr> <td style="border-bottom: 1px solid black;">Signature _____</td> <td style="border-bottom: 1px solid black;">Date _____</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Signature _____</td> <td style="border-bottom: 1px solid black;">Date _____</td> </tr> </table>	<div style="display: flex; align-items: center;"> <div style="font-size: small; margin-right: 5px;">DocuSigned by</div> </div>	Date <u>6/25/2024</u>	<div style="display: flex; align-items: center;"> <div style="font-size: x-small; margin-right: 5px;">DocuSigned by</div> </div>	Date <u>6/25/2024</u>	Signature _____	Date _____	Signature _____	Date _____	Corporate Seal
<div style="display: flex; align-items: center;"> <div style="font-size: small; margin-right: 5px;">DocuSigned by</div> </div>	Date <u>6/25/2024</u>								
<div style="display: flex; align-items: center;"> <div style="font-size: x-small; margin-right: 5px;">DocuSigned by</div> </div>	Date <u>6/25/2024</u>								
Signature _____	Date _____								
Signature _____	Date _____								
<p>Print Owner Name(s) and Information:</p>									
<p>Name: <u>Ellen Holding</u> Phone: _____</p>									
<p>Address: _____</p>									
<p>Name: <u>Ellen Holding</u> Phone: _____</p>									
<p>Address: _____</p>									
<p>Above signature(s) attested by</p>									
<p>Received by the City Council of Raleigh, North Carolina, this ____ day of _____, 20____, at a Council meeting duly held.</p>									
<p>Signature of the City Clerk and Treasurer: _____</p>									

Section D Submittal Checklist			
<p>Please include all of the following (check off). If any information is missing from the application package, you will be asked to complete the application and re-submit the petition, so please check the list below carefully before you submit:</p>			
<input checked="" type="checkbox"/>	Annexation Petition Fee (see the Development Fee Guide webpage for current fee)		
<input type="checkbox"/>	If a request for sewer only, submit a copy of the contract for service with Raleigh Water		
<input checked="" type="checkbox"/>	Written metes and bounds description of the property to be annexed must be attached to this application. See page 1		
<input checked="" type="checkbox"/>	Electronic Word document of the written metes and bounds must be emailed to: Sean.Stewart@raleighnc.gov.		
<input checked="" type="checkbox"/>	Survey or Plat showing above written metes and bounds description of the property to be annexed must be submitted electronically in .pdf format, if possible. The survey or plat, if not already recorded, must be signed by a land surveyor licensed in the State of NC. The survey must be valid for the purposes of recording as set forth in NC General Statute § 47-30.		
<input checked="" type="checkbox"/>	City or County Property Map with parcels included in the annexation request clearly marked. An excerpt of a property map is acceptable, but the map number must appear on the excerpt. This map must show the existing and proposed city limits .		
<input type="checkbox"/>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;"> Copy of Approved Preliminary Site Plan or Final Site Plan showing City Building Permit Transaction Number or Group Housing Number (GH-_____-13, etc.) or </td> <td style="width: 50%; padding: 2px;"> Copy of Subdivision Plat submitted for lot recording approval with City file number (S-_____-13, etc.) </td> </tr> </table>	Copy of Approved Preliminary Site Plan or Final Site Plan showing City Building Permit Transaction Number or Group Housing Number (GH-_____-13, etc.) or	Copy of Subdivision Plat submitted for lot recording approval with City file number (S-_____-13, etc.)
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<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</u> MUST be filled in!		
<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 .		

ANNEXATION/SURVEY MAP (PAGE 1 OF 1)

PROPERTY INFORMATION

CURRENT OWNER: 18307 TARHEEL CLUBHOUSE RD. RALEIGH, NC 27604
 PARCEL ID NUMBERS: 1735-04-0246
 REFERENCE: ESTATE FILE 1644-E-04 DB 828 PG 415 DB 1400 PG 425
 ZONING: AP
 AREA CALCULATIONS:
 OLD TRACT 1 (EXCLUDING CURRENT R/W): 144,645 SF. (44.644 AC.)
 OLD TRACT 2 (EXCLUDING CURRENT R/W): 149,325 SF. (34.254 AC.)
 TOTAL (EXCLUDING CURRENT R/W): 343,970 SF. (78.903 AC.)
 OLD TRACT 1 (INCLUDING CURRENT R/W): 187,030 SF. (42.938 AC.)
 OLD TRACT 2 (INCLUDING CURRENT R/W): 147,875 SF. (33.936 AC.)
 TOTAL (INCLUDING CURRENT R/W): 334,905 SF. (76.874 AC.)

SURVEY NOTES

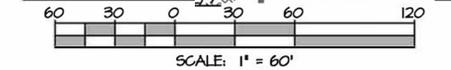
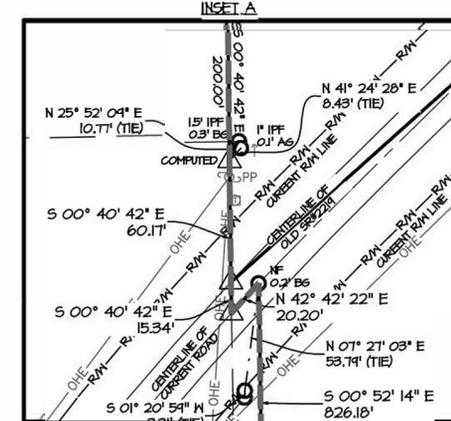
- THE PURPOSE OF THIS PLAT IS TO ILLUSTRATE A NON-CONTIGUOUS ANNEXATION PLAT TO INCLUDE THE SUBJECT PARCEL INTO CITY OF RALEIGH CITY LIMITS ON AN EXISTING PARCEL BEARING NO PIN 1735-04-0246, WITH DEED AND MAP REFERENCES AS SHOWN HEREON AND BEING RECORDED IN THE WAKE COUNTY REGISTRY.
- WAKE COUNTY GIS SHOWS SUBJECT PARCEL AS ONE PIN AND IS PART OF AN ESTATE OF MARY ELLEN WOODLIEF. THE SUBJECT PARCEL IS FURTHER DESCRIBED AS TWO SEPARATE PARCELS DESCRIBED IN DB 828 PG 415 AND DB 1400 PG 425.
- NO NESS MONUMENT OF SUITABLE ORDER FOUND WITHIN 2000' OF SUBJECT PROPERTY.
- HORIZONTAL DATUM IS NAD 83/2011 NC STATE PLANE COORDINATES.
- AREA COMPUTED BY COORDINATE METHOD. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN US SURVEY FEET, UNLESS NOTED OTHERWISE.
- ALL RIGHT-OF-WAYS ARE PUBLIC, UNLESS NOTED OTHERWISE.
- 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.
- NO DETERMINATION HAS BEEN MADE BY THE SURVEYOR AS TO THE FOLLOWING:
 - A. UNDERGROUND UTILITIES & STORAGE FACILITIES
 - B. WETLANDS
 - C. GRAVES, CEPTERY'S, OR BURIAL GROUNDS
 - D. UNDERGROUND STORAGE FACILITIES
- MORRIS & RITCHIE ASSOCIATES OF NC, PC, CAN ONLY LOCATE UTILITIES THAT ARE ABOVE GROUND AT THE TIME OF FIELD SURVEY. UNDERGROUND LINES SHOWN HEREON ARE APPROXIMATE OR AS REPORTED BY VARIOUS RESPONSIBLE PARTIES. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE AND MUST BE FIELD VERIFIED. CALL NC ONE CALL CENTER BEFORE DIGGING. AT ALL SURVEYOR DOES NOT GUARANTEE THAT ANY UNDERGROUND STRUCTURES SUCH AS UTILITIES, TANKS AND PIPES ARE LOCATED HEREON.

SURVEY CONTROL / GRID TIE NOTES

- CLASS OF SURVEY: CLASS B
- POSITIONAL ACCURACY: 1/4" @ 1'
- TYPE OF GPS FIELD PROCEDURE: REAL TIME KINEMATICS NETWORKS (RTK)
- DATE OF GPS SURVEY: SEPTEMBER 24th, 2023
- HORIZONTAL DATUM: NAD83 (2011) NC STATE PLANE COORDINATE SYSTEM
- VERTICAL DATUM: NAVD83
- PUBLISHED/FIXED CONTROL USE:
 - HORIZONTAL:
 - NAME: RALEIGH DOT CORN ARP PID: DG4607
 - LATITUDE: 35 45 44.50748 ELLIPSOID HEIGHT: 51.71m
 - LONGITUDE: 79 34 44.34455 GEOID HEIGHT: -33.237m
 - ELEVATION: 214.2'
 - GRID MODEL: GEOID 18 (CONUS)
 - COMBINED FACTOR: 0.9999915740
 - UNIT: U.S. SURVEY FEET
 - POINT OF LOCALIZATION: 5th IRS (FLUSH) - MRA PT# 50001
 - GPS ANTENNA: TRIMBLE R-12
 - ADJUSTMENT: SURVEY DATA WAS POST PROCESSED WITH TRIMBLE BUSINESS CENTER V5.7.

FLOOD CERTIFICATION

UPON EXAMINATION OF FLOOD INSURANCE RATE MAP, PANEL NUMBER 1735 OF COMMUNITY NUMBER 310243 (CITY OF RALEIGH, BEARING MAP # 312012500K, DATED 9/14/2022), THE SUBJECT PROPERTY LIES IN ZONE "X" AND ZONE "AE (FLOODWAY)".

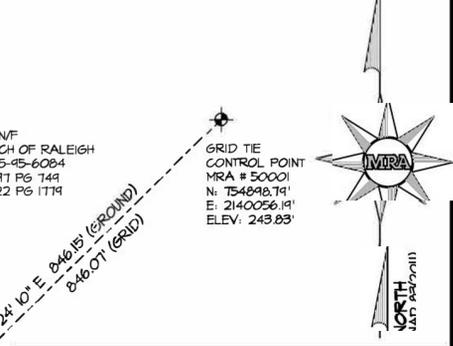
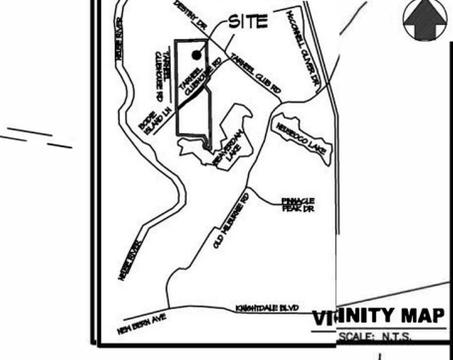
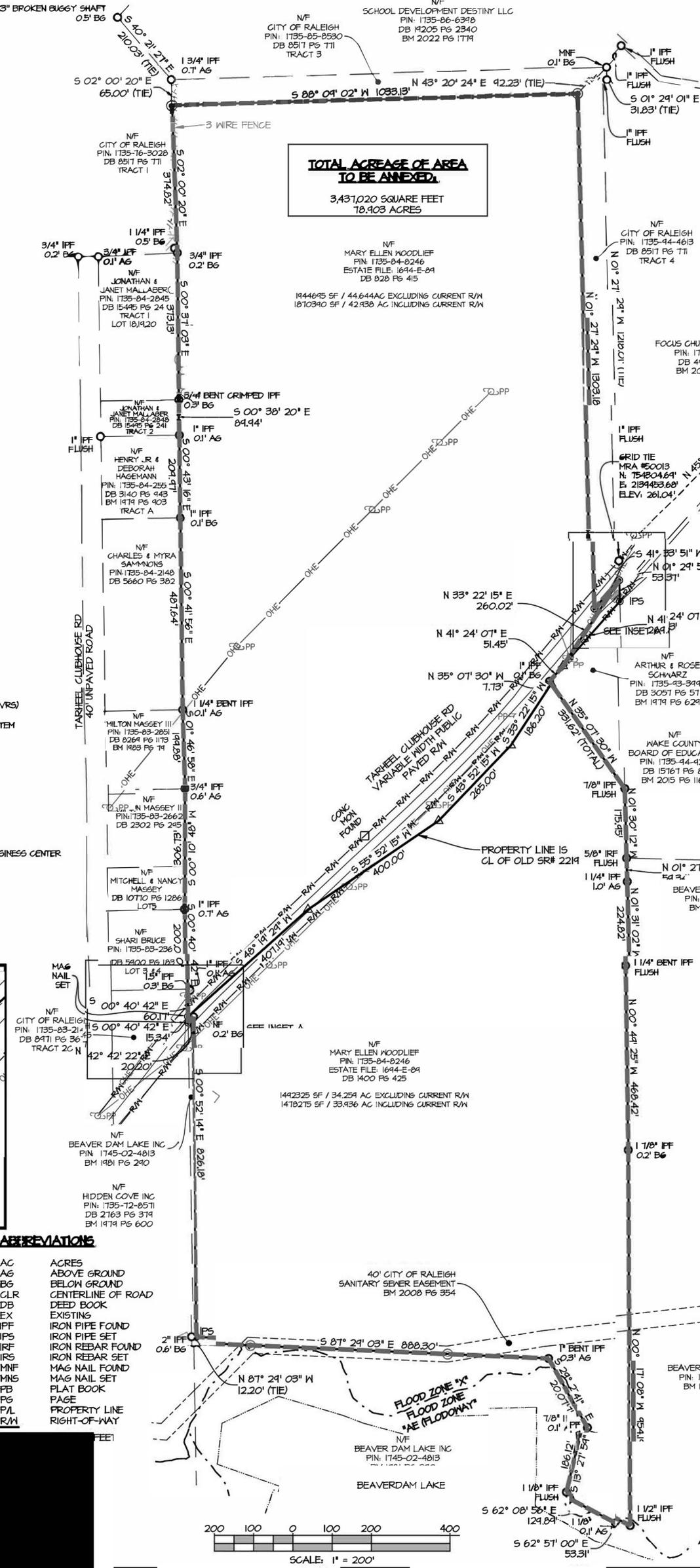


ABBREVIATIONS

AC	ACRES
AG	ABOVE GROUND
BG	BELOW GROUND
CLR	CENTERLINE OF ROAD
DB	DEED BOOK
EX	EXISTING
IFF	IRON PIPE FOUND
IPS	IRON PIPE SET
IRF	IRON REBAR FOUND
IRS	IRON REBAR SET
MNF	MAG NAIL FOUND
MNS	MAG NAIL SET
PB	PLAT BOOK
PG	PAGE
PL	PROPERTY LINE
R/W	RIGHT-OF-WAY

I, ADAM D. YASCAYAGE, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION, FROM AN ACTUAL GROUND (CONVENTIONAL) MADE UNDER MY SUPERVISION, THAT SURVEYED PROPERTY LINES SHOWN HEREON ARE BASED UPON THE DEEDS AND PLATS REPORTED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS SUCH AND ARE BASED UPON THE DEEDS AND PLATS REPORTED HEREON; THAT THE RATIO OF PRECISION AS CALCULATED BEFORE ADJUSTMENT IS 1:10,000; THAT THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS AND THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600). I, ADAM D. YASCAYAGE, REGISTRATION NUMBER AND SEAL THIS 5th DAY OF JUNE, A.D., 2024.

ADAM D. YASCAYAGE, PLS. NC. REG. NO. [REDACTED]



CERTIFICATION OF OWNERSHIP & ANNEXATION

I HEREBY CERTIFY THAT I AM THE OWNER(S) OR AUTHORIZED AGENT OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ANNEX THIS PROPERTY INTO THE CORPORATE LIMITS OF CITY OF RALEIGH

(OWNER / COMPANY / LLC NAME) _____ DATE _____

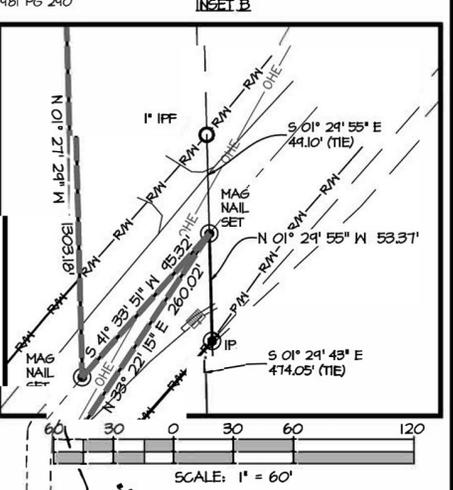
(SIGNATURE) _____ DATE _____

(PRINT NAME) _____ DATE _____

STATE OF: _____

COUNTY OF: _____

I, A NOTARY FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL, THIS ____ DAY OF _____, MY COMMISSION EXPIRES _____.



LEGEND

○	PROPERTY CORNER SET
○	PROPERTY CORNER FOUND
△	COMPUTED POINT
○	POWER POLE

LEGEND

—	SURVEYED PROPERTY LINE
---	PROPERTY LINE NOT SURVEYED
-R/W-R/W-R/W-	RIGHT OF WAY LINE
-OHE-OHE-	OVERHEAD ELECTRIC LINE
-EASEMENT-	EASEMENT LINE
-EDGE OF PAVEMENT-	EDGE OF PAVEMENT
-ANNEXATION-	ANNEXATION LINE

ADJACENT ANNEXATION PLAT FOR CITY OF RALEIGH FOR: MERITAGE HOMES 3307 TARHEEL CLUBHOUSE ROAD RALEIGH, NC 27604 ST MATTHEW'S TOWNSHIP - WAKE COUNTY - NORTH CAROLINA



MORRIS & RITCHIE ASSOCIATES OF NC, PC ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS 530 HINTON POND RD., STE 104 KNIGHTDALE, NC 27545 (984) 200-2103 LICENSE # C-4182 WWW.MRAGTA.COM © 2023 MORRIS & RITCHIE ASSOCIATES, INC.

JOB NO. [REDACTED]
 SCALE: 1"=200'
 DATE: 06-05-2024
 DRAWN BY: ADY
 REVIEW BY: CTC SR.

LEGAL DESCRIPTION (PAGE 1 OF 2)

MORRIS & RITCHIE ASSOCIATES OF NC, PC

AN AFFILIATE OF MORRIS & RITCHIE ASSOCIATES, INC. WHICH PROVIDES ENGINEERING, ARCHITECTURE, PLANNING, SURVEYING & LANDSCAPE ARCHITECTURE THROUGHOUT THE MID-ATLANTIC REGION AND LANDSCAPE ARCHITECTS



Legal Description – Existing Parcel

78.903 Acres

Portion of Lands of Mary Ellen Woodlief St. Matthews Township –Wake County, North Carolina

All that certain parcel of land lying northerly and southerly of Tarheel Clubhouse Road and, being located in St. Matthews Township, Wake County, North Carolina and being more particularly described as follows:

Commencing at a $\frac{3}{4}$ " iron pipe found flush with the ground on the Northern right of way line of Tarheel Clubhouse Road, and being a corner shown on Book of Maps 2022 page 1779 in the Wake County Registry, bearing NC grid coordinates Northing: 754,304.69' and Easting: 2,139,453.68', and being known as the point of commencement; thence, S 01°29'55" E 49.10 feet to a set mag nail in the centerline of Tarheel Clubhouse Road, being known as the **Point of Beginning**; thence, S 41°33'51" W a distance of 95.32 feet to a set mag nail in the centerline of Tarheel Clubhouse Road; thence, N 1°27'29" W a distance of 1303.18 feet to a set 5/8" iron pipe, and being a common corner with Tract 4 of Deed Book 8517 page 771, now or formally owned by City of Raleigh; thence, S 88°09'02" W a distance of 1033.13 feet to a set 5/8" iron pipe, and being a common corner with Tract 4 and Tract 1 of Deed Book 8517 and Page, now or formally owned by City of Raleigh; thence, S 02°00'20" E a distance of 374.82 feet to a $\frac{3}{4}$ " iron pipe found 0.2' below existing ground, and being a common corner with Tract 1 of Deed Book 8517 and Page 771, now or formally owned by City of Raleigh, and Tract 1 of Deed book 15495 page 24, now or formerly owned by Jonathan & Janet Mallaber; thence, S 00°37'03" E a distance of 373.13 feet to a bent crimped $\frac{3}{4}$ " iron pipe found 0.3' below existing grade, and being a common corner with Tract 1 and 2 of Deed book 15495 page 24, now or formerly owned by Jonathan & Janet Mallaber; thence, S 00°38'20" E a distance of 89.94 feet to a 1" iron pipe found 0.1' below existing grade, and being a common corner with Tract 2 of Deed book 15495 page 24, now or formerly owned by Jonathan & Janet Mallaber, and Tract A in Book of Maps 1979 page 903, now or formerly owned by Henry Jr & Deborah Hagemann; thence, S 00°43'16"E a distance of 209.97 feet to a 1" iron pipe found 0.1' below existing grade, and being a common corner with Tract A in Book of Maps 1979 page 903, now or formerly owned by Henry Jr & Deborah Hagemann, and that property as described in Deed book 5660 page 382, now or formally owned by Charles & Myra Sammons; thence, S 00°41'56" E a distance of 487.64 feet to a bent 1 $\frac{1}{4}$ " iron pipe found 0.1' below existing grade, and being a common corner with that property as described in Deed book 5660 page 382, now or formally owned by Charles & Myra Sammons, and that property as shown in Book of Maps 1983 page 79, now or formally owned by Milton Massey III; thence, S 1°46'58" E a distance of 199.88 feet to a $\frac{3}{4}$ " iron pipe found 0.6' below existing ground, and being a common corner with that property as shown in Book of Maps 1983 page 79, now or formally owned by Milton Massey III, and that property as described in Deed Book 2302 page 295, now or formally owned by Milton Massey III; thence S 00°10'48" W a distance of 306.73 feet to a 1" iron pipe found 0.7' about existing grade, being a common corner with that property described in Deed Book 10770 Page 1286, now or formally

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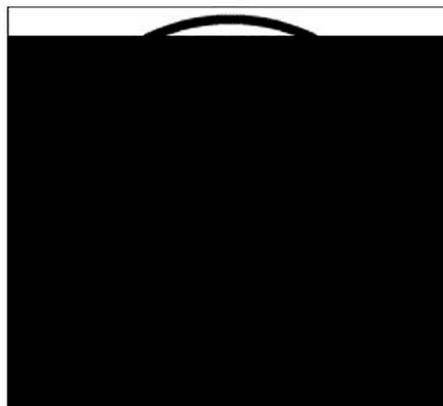
LEGAL DESCRIPTION (PAGE 2 OF 2)

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owned by Mitchell & Nancy Massey, and that property described in Deed Book 5900 Page 183, now or formally owned by Shari Bruce; thence, S 00°40'42" E a distance of 200.00 feet to a 5/8" iron pipe set, being a common corner with Tract 2C as described in 8971 Page 367, now or formally owned by City of Raleigh, Thence; S 00°40'42" E a distance of 60.17 feet to a 5/8" iron pipe set, being the old centerline of old SR# 2219; thence, S 00°40'42" E a distance of 15.34 feet to a set mag nail in the centerline of the current Tarheel Clubhouse Road; thence, N 42°42'22" E a distance of 20.20 feet to a masomy nail found 0.2' below pavement in the centerline of the current Tarheel Clubhouse Road; thence, S 00°52'14" E a distance of 826.18 feet to a set 5/8" iron pipe, and the next 9 calls being common corners with that property as described in Book of Maps 1981 Page 290, now or formally owned by Beaver Dam Lake, Inc; thence, S 87°29'03" E a distance of 888.30 feet to a bent 1" iron pipe found 0.3' above existing grade; thence, S 29°27'41" E a distance of 200.07 feet to a 7/8" iron pipe found 0.1' above existing grade; thence, S 13°27'59" W a distance of 186.12 feet to a 1 1/8" iron pipe found flush with existing grade; thence, S 62°08'56" E a distance of 129.89 feet to a 1 1/8" iron pipe found 0.1' above existing ground; thence, S 62°57'00" E a distance of 53.31 feet to a 1 1/2" iron pipe found flush with the existing ground; thence, N 00°17'08" W a distance of 954.19 feet to a 1 7/8" iron pipe found 0.2' below the existing ground; thence, N 00°49'25" W a distance of 468.42 feet to a bent 1 1/4" iron pipe found flush with the existing ground; thence, N 01°31'02" W a distance of 224.82 feet to a 1 1/4" iron pipe found 1.0' about the existing ground; thence, N 01°27'46" W a distance of 59.34 feet to a 5/8" iron rebar found flush with the existing ground, and being a common corner with the property shown on Book of Maps 2015 page 1164, now or formally owned by Wake County Board of Education; thence, N 01°30'12" W a distance of 175.95 feet to a 7/8" iron pipe found flush with the existing ground, and being a common corner with the property shown in Book of Maps 1979 Page 629, now or formally owned by Arthur & Rose Schwarz; thence, N 35°7'30" W a distance of 331.62 to a 1" iron pipe found 0.1' below the existing ground; thence, N 41°24'07" E a distance of 51.45 to a computed point; thence, N 33°22'15" E a distance of 260.02' to a mag nail set, being the point of beginning. Containing **78.903 AC±**.



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Solid Waste and Stormwater Cost Analysis for 3301 Tarheel Clubhouse Rd

Property Information	
Population at Buildout	566.4
Housing Units at Buildout	236
Unit Mix/Unit Type	single-unit houses
Commercial Square Footage	0
Linear Feet of Public Streets	9,450
Road Type	City
Acres	78.9
Investment and Land Value (Wake County property data (Year))	\$3,196,410
Estimated Property Value at Buildout	\$111,000,000

Solid Waste Cost and Revenue	
Solid Waste Pickup	\$90,282
Solid Waste Revenue	\$68,251
Total Solid Waste Revenue from annexation	-\$22,031.00
Stormwater Revenue	\$23,308
Total Additional Revenue from Annexation (Not included in 10 Yr. Impact Analysis)	\$1,277.00

Notes

Solid Waste Revenue	This is a standard calculation of \$143.48 for garbage/trash pickup, and \$24.68 for recycling that is multiplied by the number of single family, or multifamily developments. 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-17-24 3301 Tarheel Clubhouse

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	\$ 216,090	\$ 432,181	\$ 432,181	\$ 440,825	\$ 449,641	\$ 458,634	\$ 467,807	\$ 477,163	\$ 486,706	\$ 496,440
Sales Tax - Population Tax	97,582	197,659	200,186	202,744	205,336	207,961	210,619	213,311	216,038	218,800
TOTAL ESTIMATED TAX REVENUES	313,673	629,840	632,367	643,569	654,977	666,595	678,426	690,474	702,744	715,240
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	-	-	99,892	102,889	105,976	109,155	112,430	115,802	119,276	122,855
Public Safety -> Police	-	-	161,239	166,076	171,059	176,190	181,476	186,920	192,528	198,304
Public Safety -> ECC	-	-	19,025	19,596	20,184	20,789	21,413	22,055	22,717	23,398
General Government	-	-	137,877	142,013	146,274	150,662	155,182	159,837	164,632	169,571
TOTAL ESTIMATED ONGOING EXPENDITURES	-	-	418,033	430,574	443,491	456,796	470,500	484,615	499,153	514,128
ESTIMATED FISCAL IMPACT TO GENERAL FUND	313,673	629,840	214,333	212,995	211,486	209,799	207,926	205,859	203,591	201,112
Estimated Cumulative Impact	313,673	943,512	1,157,846	1,370,841	1,582,326	1,792,125	2,000,051	2,205,910	2,409,500	2,610,612
PROJECTED CAPITAL IMPROVEMENT PROJECTS (CIP)										
Pro-rated costs of capital projects	-	-	76,612	78,911	81,278	83,716	86,228	88,815	91,479	94,224
TOTAL ESTIMATED CAPITAL IMPROVEMENT PROJECTS	-	-	76,612	78,911	81,278	83,716	86,228	88,815	91,479	94,224
ESTIMATED FISCAL IMPACT WITH CIP (ALL COSTS)	313,673	629,840	137,721	134,084	130,208	126,082	121,698	117,044	112,111	106,888
Estimated Cumulative Impact with CIP	\$ 313,673	\$ 943,512	\$ 1,081,233	\$ 1,215,317	\$ 1,345,525	\$ 1,471,607	\$ 1,593,305	\$ 1,710,349	\$ 1,822,461	\$ 1,929,349

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 Report

Case Number: AX-17-24

Box Response: 3301 Tarheel Clubhouse Rd

Apparatus	Time (Minutes)	Distance (Miles)
Engine 27 (5916 Buffalo Rd)	11	5.2
Engine 21 (2651 Southall Rd)	12	5.5
Engine 28 (3500 Forestville Rd)	12	6.0
Engine 19 (4209 Spring Forest Rd)	13	7.2
Ladder 15 (1815 Spring Forest Rd)	19	9.8
Ladder 22 (10050 Durant Rd)	19	10.9

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 the deployment of an initial full alarm assignment at a fire suppression incident

Any Additional Comments:

Date: 07/05/2024