

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. For fees required for the submittal of an annexation petition, please reference the [Development Fee Guide](#). **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: Roers Rock Quarry Apartments

Street Address: 3027 Rock Quarry Road

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

Building Permit #:
_____ or

Group Housing #:
GH- _____ - _____ - _____

Wake County (PINs) Property Identification Number(s):
1712985045

Acreage of Annexation Site:
17.685 mpm

Linear Feet of New Public Streets within Annexation Boundaries:

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: **282**

Continue to page two >>

Unit Type/Unit Count:	Total Breakdown of Dwelling Units																						
	Single-Family Home Unit Count _____	Multifamily - Condo/Apartment Unit Count <u>282</u>	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 checked="" 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 <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: right;">Count</td> <td style="text-align: right;">Bedroom</td> <td style="text-align: right;">+ Bath</td> <td></td> </tr> <tr> <td style="text-align: right;">36</td> <td style="text-align: right;">1</td> <td style="text-align: right;">+ 1</td> <td style="border-top: 1px solid black;"></td> </tr> <tr> <td style="text-align: right;">72</td> <td style="text-align: right;">2</td> <td style="text-align: right;">+ 2</td> <td style="border-top: 1px solid black; border-bottom: 1px solid black;"></td> </tr> <tr> <td style="text-align: right;">144</td> <td style="text-align: right;">3</td> <td style="text-align: right;">+ 2</td> <td style="border-top: 1px solid black;"></td> </tr> <tr> <td style="text-align: right;">30</td> <td style="text-align: right;">4</td> <td style="text-align: right;">+ 2</td> <td style="border-top: 1px solid black; border-bottom: 1px solid black;"></td> </tr> </table>	Count	Bedroom	+ Bath		36	1	+ 1		72	2	+ 2		144	3	+ 2		30	4	+ 2	
	Count	Bedroom	+ Bath																				
36	1	+ 1																					
72	2	+ 2																					
144	3	+ 2																					
30	4	+ 2																					
Building Square Footage of Non-Residential Space: 0																							
Specific proposed use (office, retail, warehouse, school, etc.): <u>N/A</u>																							
Projected market value at build-out (land and improvements): \$ <u>\$65,000,000</u>																							
Applicant Contact Information																							
Property Owner(s):																							
Primary Mailing Address:																							
Phone:	Email:																						
Project Contact information (if different than property owner)																							
Contact(s): <u>Peter Schroeder</u>																							
Primary Mailing Address: <u>2 Carlson Parkway, Suite 400, Plymouth, MN 55447</u>																							
Phone: <u>763-300-1836</u>	Email: <u>peter.schroeder@roerscompanies.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:

mppm

Contiguous to the present corporate limits of the City of Raleigh, North Carolina, or

Not Contiguous to the municipal limits of the City of Raleigh, North Carolina and is located within three miles of the municipal limits of the City of Raleigh, North Carolina (pursuant to Chapter 989 of the Sessions Law of North Carolina, 1967).

Part 2 The undersigned certify that they have researched the assessment lien rolls of the City (located at <https://raleighnc.gov/services/doing-business/assessment-liens>), and that the property described in this application, including any portion thereof, is / is not (mark one) listed on any of the City's assessment lien rolls. If the property, or any portion thereof, is listed on the City's assessment lien rolls, the account number[s] for such assessment is 6666.

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 *mppm*

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 17 day of FEBRUARY, 2026 by the owners of the property described in Section B.

Owner's Signature(s):

Signature *Christopher Sean Corbett* Date 2-17-26

Signature _____ Date _____

Signature _____ Date _____

Signature _____ Date _____



Print Owner Name(s) and Information:

Name: CHRISTOPHER SEAN CORBETT Phone: (919) 210-1027

Address: 2009 MUDDY CREEK CT RALEIGH, NC 27610

Name: _____ Phone: _____

Address: _____

Above signature(s) attested by *Shanetha Langley*

Received by the City Council of Raleigh, North Carolina, this 17 day of February, 2026 at a Council meeting duly held.

Signature of the City Clerk and Treasurer: *[Signature]*



Section D Submittal Checklist

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

<input 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 type="checkbox"/>	Written metes and bounds description of the property to be annexed must be attached to this application. See page 1	
<input type="checkbox"/>	Electronic Word document of the written metes and bounds must be emailed to: rezoning@raleighnc.gov .	
<input 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 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 type="checkbox"/>	Projected Market Value of Development at build-out (land and improvements).	
<input type="checkbox"/>	General Annexation Area Data: Linear feet of public streets, total annexation area acreage, number of proposed residential units or square footage of commercial space, type of utility connections involved, specific land uses proposed.	
<input 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 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 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 type="checkbox"/>	Rezoning Application , if the property is currently outside Raleigh's Extraterritorial Jurisdiction .	

FW: Our LinkedIn Pro ID# 12026328930

Ryan Gaylord <noreply@thebondyapp.com> (Ryan Gaylord via em3108.dufz.net)
To Kathleen Smith

Mon 3/2/2026 4:08 PM

Forward

Reply All

Reply

...

If there are problems with how this message is displayed, click here to view it in a web browser.
We could not verify the identity of this sender. Click here to learn more.
The actual sender of this message is different than the normal sender. Click here to learn more.
Click here to download pictures. To help protect your privacy, Outlook prevented automatic download of some pictures in this message.

NV_12026328930.pdf
61 KB

Caution! This message is potentially suspicious.
(From: noreply@thebondyapp.com, External)

Sensitive Content

The message appears to discuss sensitive information (e.g., passwords, account information, etc). If possible, instead of clicking a link, go directly to the sender's web site to carry out the requested action, or confirm the request outside of email before replying.

Internal Name Match

This message was sent from outside your organization, but the sender's name (Ryan Gaylord) matches someone in your internal directory. Be cautious if the message seems unexpected or requests sensitive information.

Safe Spam Phish More... FAQ Protection by INKY

You don't often get email from noreply@thebondyapp.com. Learn why this is important

[EXTERNAL]

As a follow-up, a copy of this overdue invoice was shared with you earlier. Kindly submit payment today via ACH. Should you need a W-9 to finalize the transaction, Kenneth Salazar is available at kenneth.salazar@users-linkedin.com.

LEGAL DESCRIPTION
ROERS COMPANIES
3027 ROCK QUARRY ROAD
ANNEXATION

That certain lot or parcel of land lying and being in the City of Raleigh, St. Matthew's Township, Wake County, State of North Carolina and more particularly described as follows:

Beginning at a point located in the northern right-of-way line of Rock Quarry Road (SR 2542), a variable public right-of-way, said point also being the southwestern corner of Dorothy M. Whitaker as referenced by Deed Book 2204, Page 614 of the Wake County Registry, and has NC Grid Coordinates NAD 83 (2011) N: 727260.58, E: 2120020.37, thence running from said beginning point along the northern right-of-way line of Rock Quarry Road S87°29'02"W a distance of 403.05 feet to a point, thence running along the arc of a circular curve to the right having a radius of 11502.78 feet, a length of 11.80 feet to a point, said arc being defined by the chord S87°26'41"W a chord distance of 11.80 feet, thence N01°01'22"W a distance of 3.90 feet to a point, thence running along the arc of a circular curve to the right having a radius of 10350.23 feet, a length of 250.42 feet to a point the southeast corner of Central Baptist State Convention as referenced by Deed Book 6381, Page 738 of the Wake County Registry, said arc being defined by the chord S88°17'47"W a chord distance of 250.41 feet, thence running N02°13'35"W a distance of 2136.44 feet to a point in the southern right-of-way line of Interstate 40, thence running along the western right-of-way line of Interstate 40 the following courses and distances: S51°44'31"E a distance of 204.40 to a point, S39°12'11"E a distance of 192.25 feet to a point, S07°30'14"E a distance of 87.21 feet to a point, thence running along the arc of a circular curve to the left having a radius of 1403.24 feet, a length of 771.17 feet to a point, said arc being defined by the chord S03°44'40"E a chord distance of 761.50 feet, thence continuing along the western right-of-way of Interstate 40 S18°54'14"E a distance of 110.65 feet to a point, thence continuing S23°18'10"E a distance of 367.61 feet to a point, thence continuing S23°25'06"E a distance of 86.01 feet to a point, thence continuing S41°48'20"E a distance of 169.10 feet to a point, thence continuing S47°14'30"E a distance of 87.42 feet to a point the northwestern corner of Beatrice Whitaker as referenced by Deed Book 1382, Page 627 of the Wake County Registry, thence running along the western line of Beatrice Whitaker and Dorothy M. Whitaker S02°28'43"E a distance of 284.83 feet to the POINT OR PLACE OF BEGINNING containing 17.65 acres as shown on that plat entitled "Map of Annexation for Roers Companies" prepared by Triangle Surveyors, Inc, Ronald D. Carpenter, PLS dated November 18, 2025.