

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
<p>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.</p>

Section B Summary Information / Metes and Bounds Descriptions		
Development Project Name: Wilson Flats		
Street Address: 3309 & 3313 Garner Road; 0, 718, 720, 723, 724, 726, & 800 Wilson Street		
City of Raleigh Subdivision approval #: S- _____ - _____ or	Building Permit #: _____ or	Group Housing #: GH- _____ - _____ - _____
NA	NA	NA
Wake County (PINs) Property Identification Number(s): 1712123393, 1712025389, 1712028218, 1712027490, 1712028481, 1712029464, 1712120421, 1712029755, 1712120704		
Acreage of Annexation Site: 13.73	Linear Feet of New Public Streets within Annexation Boundaries: 2500 LF	
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: 250		

Continue to page two >>

Unit Type/Unit Count:	Total Breakdown of Dwelling Units																	
	Single-Family Home Unit Count <u>0</u>	Multifamily - Condo/Apartment Unit Count <u>250</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 checked="" type="checkbox"/> Y <input type="checkbox"/> N	Will there be a community trash compactor? <input type="checkbox"/> Y <input checked="" 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;"> <thead> <tr> <th style="text-align: left;">Count</th> <th style="text-align: left;">Bedroom</th> <th style="text-align: left;">+ Bath</th> </tr> </thead> <tbody> <tr> <td style="border-top: 1px solid black;">28</td> <td style="border-top: 1px solid black;">1</td> <td style="border-top: 1px solid black; text-align: right;">+ 1</td> </tr> <tr> <td style="border-top: 1px solid black;">99</td> <td style="border-top: 1px solid black;">2</td> <td style="border-top: 1px solid black; text-align: right;">+ 2</td> </tr> <tr> <td style="border-top: 1px solid black;">99</td> <td style="border-top: 1px solid black;">3</td> <td style="border-top: 1px solid black; text-align: right;">+ 2</td> </tr> <tr> <td style="border-top: 1px solid black; border-bottom: 3px double black;">24</td> <td style="border-top: 1px solid black; border-bottom: 3px double black;">4</td> <td style="border-top: 1px solid black; border-bottom: 3px double black; text-align: right;">+ 2</td> </tr> </tbody> </table>	Count	Bedroom	+ Bath	28	1	+ 1	99	2	+ 2	99	3	+ 2	24	4	+ 2
	Count	Bedroom	+ Bath															
28	1	+ 1																
99	2	+ 2																
99	3	+ 2																
24	4	+ 2																
Building Square Footage of Non-Residential Space: N/A																		
Specific proposed use (office, retail, warehouse, school, etc.): <u>Residential</u>																		
Projected market value at build-out (land and improvements): \$ <u>\$69,660,000</u>																		
Applicant Contact Information																		
Property Owner(s): See attached addendum.																		
Primary Mailing Address: See attached addendum.																		
Phone: c/o Tamara Weightman, 919-825-1250	Email: tweightman@bafolk.com																	
Project Contact information (if different that property owner)																		
Contact(s): Walker Abbott, Parker Poe																		
Primary Mailing Address: 301 Fayetteville Street, Suite 1400																		
Phone: 919-835-4553	Email: walkerabbott@parkerpoe.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 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:

<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).

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 _____.

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 6th day of March, 2026 by the owners of the property described in Section B.

<p>Owner's Signature(s): Signature <u>See attached signature pages.</u> Date _____ Signature _____ Date _____ Signature _____ Date _____ Signature _____ Date _____</p>	<p>Corporate Seal</p>
<p>Print Owner Name(s) and Information: Name: _____ Phone: _____ Address: _____ Name: _____ Phone: _____ Address: _____</p>	

Above signature(s) attested by: See attached signature pages.

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"/>	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 checked="" 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 .	

Wilson Flats Annexation

Owner Information Addendum

Parcel 1

Site Address: 3309 Garner Road
PIN: 1712025389
Acreage: 0.82 ac
Owner: Spectrum Homes, Inc.
Owner Address: 5711 Six Forks Road, Suite 300, Raleigh, NC 27609-3888

Parcel 2

Site Address: 3313 Garner Road
PIN: 1712028218
Acreage: 1.37 ac
Owner: Spectrum Homes, Inc.
Owner Address: 5711 Six Forks Road, Suite 300, Raleigh, NC 27609-3888

Parcel 3

Site Address: 0 Wilson Street
PIN: 1712029755
Acreage: 0.18 ac
Owner: Passage Home, Inc.
Owner Address: P.O. Box 28165, Raleigh, NC 27611-8165

Parcel 4

Site Address: 718 Wilson Street
PIN: 1712027490
Acreage: 0.66 ac
Owner: Tall Pines Custom Homes LLC
Owner Address: 5408 Phillipsburg Drive, Raleigh, NC 27613-8202

Parcel 5

Site Address: 720 Wilson Street
PIN: 1712028481
Acreage: 0.61 ac
Owner: Tall Pines Custom Homes LLC
Owner Address: 5408 Phillipsburg Drive, Raleigh, NC 27613-8202

Parcel 6

Site Address: 723 Wilson Street
PIN: 1712120704
Acreage: 0.19 ac
Owner: Passage Home, Inc.
Owner Address: P.O. Box 28165, Raleigh, NC 27611-8165

Parcel 7


Site Address: 724 Wilson Street
PIN: 1712029464
Acreage: 0.40 ac
Owner: Veronica Romero
Owner Address: 7401 Fox Road, Raleigh, NC 27616-6347


Parcel 8

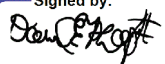
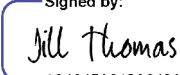
Site Address: 726 Wilson Street
PIN: 1712120421
Acreage: 0.33 ac
Owner: Spectrum Homes, Inc.
Owner Address: 5711 Six Forks Road, Suite 300, Raleigh, NC 27609-3888

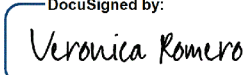
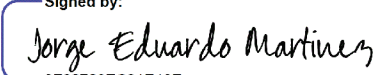
Parcel 9

Site Address: 800 Wilson Street
PIN: 1712123393
Acreage: 9.01 ac
Owner: Spectrum Homes, Inc.
Owner Address: 5711 Six Forks Road, Suite 300, Raleigh, NC 27609-3888

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>	
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<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 / <input checked="" type="checkbox"/> 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>	
Do you declare such vested rights for the property subject to this petition? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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 <u>6th</u> day of <u>March</u> , 20 <u>26</u> by the owners of the property described in Section B.	
<p>Owner's Signature(s): Spectrum Homes, Inc., a North Carolina corporation</p> <p>Signed by: By: <u><i>Lyle D. Gardner</i></u> <small>988DA846EF724EC...</small> Lyle D. Gardner, its President</p>	<p>Corporate Seal</p> 
<p>Print Owner Name(s) and Information:</p> Name: <u>Spectrum Homes, Inc.</u> Phone: <u>(919) 848-2041</u> Address: <u>5711 Six Forks Rd, Suite 300, Raleigh, NC 27609</u>	
<p>Above signature(s) attested by: <u><i>Jennifer M Fey</i></u> <small>F41ABF68464B429...</small> Jennifer Fey</p>	
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: _____	

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Signed this <u>6th</u> day of <u>March</u> , 20 <u>26</u> by the owners of the property described in Section B.	
<p>Owner's Signature(s): Passage Home Inc., a North Carolina corporation</p> <p>Signed by: By: <u><i>Treshawna Crystal Gwendo</i></u> <small>09162437883D4D0...</small> Treshawna Crystal Gwendo, CEO</p>	<p>Corporate Seal</p> 
<p>Print Owner Name(s) and Information:</p> Name: <u>Passage Home, Inc.</u> Phone: _____ Address: <u>513 Branch Street, Raleigh, NC 27611</u>	
<p>Above signature(s) attested by: <u><i>[Signature]</i></u> <small>B8FA5CF69B974D2...</small> Stephanie Cox</p>	
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: _____	

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Signed this <u>6th</u> day of <u>March</u> , 20 <u>26</u> by the owners of the property described in Section B.	
<p>Owner's Signature(s): Tall Pines Custom Homes LLC, a North Carolina limited liability company</p> <p>Signed by:  By: _____ <small>A2CE5817873B4C5...</small> David E. Phillips, III, its Managing Member</p>	Corporate Seal
<p>Print Owner Name(s) and Information:</p> Name: <u>Tall Pines Custom Homes LLC</u> Phone: <u>(919) 625-6763</u> Address: <u>5408 Phillipsburg Drive, Raleigh, NC 27613</u>	
<p>Above signature(s) attested by:  _____ <small>1C1945A812A040A...</small> Jill Thomas</p>	
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: _____	

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<p>Owner's Signature(s): DocuSigned by: By:  B5C8C2FBD569490... Veronica Romero _____</p>	Corporate Seal
<p>Print Owner Name(s) and Information:</p> Name: <u>Veronica Romero</u> Phone: <u>(919) 825-1250</u> Address: <u>7401 Fox Road, Raleigh, NC 27616-6347</u>	
<p>Above signature(s) attested by:  Signed by: 9F62728EC31E46E... Jorge Eduardo Martinez _____</p>	
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: _____	