

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: <u>Grove Point</u>		
Street Address: <u>5901 Jeffrey's School Road & 5829 Creedmoor Rd</u> <small>v Grove + MBS</small>		
City of Raleigh Subdivision approval #: S- <u>0084-2022</u> or	Building Permit #: _____ or	Group Housing #: GH- _____ - _____ - _____
Wake County (PINs) Property Identification Number(s): <u>0796492488</u> <u>0796493377</u>		
Acreage of Annexation Site: <u>1.6391</u>	Linear Feet of New Public Streets within Annexation Boundaries: <u>Water & Sewer</u>	
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: <u>17</u>		

Continue to page two >>

RECEIVED
SEP 23 2024
BY: metroglshbmadaw

RECEIVED
SEP 23 2024
BY: _____

Total Breakdown of Dwelling Units		
Single-Family Home Unit Count _____	Multifamily - Condo/Apartment Unit Count _____	Multifamily – Townhouse Unit Count <u>17</u>
Complete only for Townhome Units:		
Are there more than 6 units in one group of townhomes? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N		
Complete only for Condo/Apartment units:		
Are buildings multi-story with stacked units? <input type="checkbox"/> Y <input checked="" 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 Count Bedroom + Bath <u>17</u> <u>3</u> + <u>3</u> ____ + ____ ____ + ____
Building Square Footage of Non-Residential Space: <u>0</u>		
Specific proposed use (office, retail, warehouse, school, etc.): _____		
Projected market value at build-out (land and improvements): \$ <u>14,450,000</u>		
Applicant Contact Information		
Property Owner(s): <u>Jeffery's Grove Townhouses LLC</u>		
Primary Mailing Address: <u>2721 Townedge Ct. Raleigh, NC 27612</u>		
Phone: <u>919/422-8868</u>	Email: <u>steve@satlanticgroup.com</u>	
Project Contact information (if different than property owner)		
Contact(s): <u>Steve Simpson</u>		
Primary Mailing Address: <u>2721 Townedge Court, Raleigh, NC 27612</u>		
Phone: <u>919/422-8868</u>	Email: <u>steve@satlanticgroup.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:

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 _____.

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 19 day of Sept., 2024 by the owners of the property described in Section B.

Owner's Signature(s):

Signature _____ Date 9/19/24
Signature _____ Date _____
Signature _____ Date _____
Signature _____ Date _____

Corporate Seal

Print Owner Name(s) and Information:

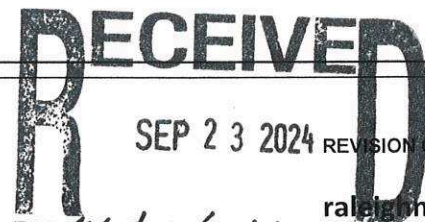
Name: Steve Simpson Phone: 919/422-8868
Address: 2721 Townedge Court, Raleigh, NC 27612

Name: _____ Phone: _____
Address: _____

Above signature(s) attested by Natalie O. Simpson

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: _____



BY: [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 .	

ANNEXATION DESCRIPTION

SITUATED IN THE CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF LOT 1

BEGINNING AT AN IRON PIPE SET ON THE WESTERN RIGHT OF WAY OF CREEDMOOR ROAD, SAID IRON BEING THE NORTHEAST CORNER OF PART OF LOT 1 AS DESCRIBED IN DB 8342, PAGE 2194 OF THE WAKE COUNTY REGISTER OF DEEDS AND HAVING NORTH CAROLINA GRID COORDINATES OF N=769,425.42' AND E=2,094,486.51' ; THENCE FROM THE POINT OF BEGINNING, ALONG SAID RIGHT OF WAY SOUTH 11° 51' 26" EAST FOR A DISTANCE OF 142.46 FEET TO AN EXISTING IRON PIPE; THENCE LEAVING SAID RIGHT OF WAY, NORTH 74° 01' 37" WEST FOR A DISTANCE OF 362.42 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 21° 56' 20" WEST FOR A DISTANCE OF 31.08 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 88° 07' 12" EAST FOR A DISTANCE OF 330.95 FEET TO AN IRON PIPE SET ON THE WESTERN RIGHT OF WAY OF CREEDMOOR ROAD, SAID PIPE BEING THE POINT AND PLACE OF BEGINNING, AND CONTAINING 27,661 S.F. OR 0.6350 AC.

LOT 2

BEGINNING AT AN IRON PIPE SET ON THE WESTERN RIGHT OF WAY OF CREEDMOOR ROAD, SAID IRON BEING THE SOUTHEAST CORNER OF LOT AS SHOWN IN BOOK OF MAPS 1951, PAGE 15 OF THE WAKE COUNTY REGISTER OF DEEDS AND HAVING NORTH CAROLINA GRID COORDINATES OF N=769,425.42' AND E=2,094,486.51' ; THENCE FROM THE POINT OF BEGINNING, LEAVING SAID RIGHT OF WAY SOUTH 88° 07' 12" WEST FOR A DISTANCE OF 330.95 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 20° 46' 23" WEST FOR A DISTANCE OF 130.92 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 85° 04' 53" EAST FOR A DISTANCE OF 323.94 FEET TO AN EXISTING IRON PIPE ON THE WESTERN RIGHT OF WAY OF JEFFREY'S GROVE SCHOOL ROAD; THENCE SOUTH 21° 20' 49" EAST FOR A DISTANCE OF 149.59 FEET TO AN IRON PIPE SET ON THE WESTERN RIGHT OF WAY OF CREEDMOOR ROAD, SAID PIPE BEING THE POINT AND PLACE OF BEGINNING, AND CONTAINING 43,738 S.F. OR 1.0041 AC.