

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: 5904 Creedmoor Road Storage

Street Address: 5904 Creedmoor Road, Raleigh, NC 27612 (Wake County)

City of Raleigh Subdivision approval #:

S- N/A - _____ or

Building Permit #:

ASR-0072-2025 (Administrative Site Review, Tier 3)

Wake County (PINs) Property Identification Number(s): 0796497665 (entire parcel)

Acreage of Annexation Site: 2.44 AC
(106,260 SF gross, per ASR-0072-2025 site data)Linear Feet of New Public Streets within Annexation Boundaries:
0 LF - no new public streets proposedAnnexation 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 (non-residential: self-service storage)

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Unit Type/Unit Count:	Total Breakdown of Dwelling Units		
	Single-Family Home Unit Count <u>0</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? ☐ Y ☒ N		
	Complete only for Condo/Apartment units:		
	Are buildings multi-story with stacked units? ☐ Y ☐ N	Will there be a community trash compactor? ☐ Y ☐ 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: 128,600 SF (1 building, 3 stories)		
Specific proposed use (office, retail, warehouse, school, etc.): <u>Self-service storage facility</u>			
Projected market value at build-out (land and improvements): \$ <u>7,000,000</u>			
Applicant Contact Information			
Property Owner(s):			
Printed Name: <u>Creedmoor Road Holdings LLC (by Robert C. Shunk, Secretary)</u>			
Printed Name: _____			
Printed Name: _____			
Printed Name: _____			
Project Contact Name (if different than property owner)			
Contact(s):			
Printed Name: <u>Devin Basile, Manager - Gander Development</u>			
Printed Name: _____			

Contact Information
Property Owner/Applicant*
Name & Title: Creedmoor Road Holdings LLC - Robert C. Shunk, Secretary
Primary Mailing Address: 2310 S. Miami Blvd., Suite 238, Durham, NC 27703
Email: robert@ganderdev.com
Phone: 919-308-2123
Point of Contact (If different than above)**
Point of Contact Name: Devin Basile, Manager - Gander Development
Primary Mailing Address: 2310 S. Miami Blvd., Suite 238, Durham, NC 27703
Email: devin@ganderdev.com
Phone: 413-426-7538

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/doing-business/services/assessment-liens>), and that the property described in this application, including any portion thereof, is / X 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 23 day of September, 2026 by the owners of the property described in Section B.

Owner's Signature(s): [REDACTED]

Signature _____ Date 09/23/2026

Signature _____ Date _____

Signature _____ Date _____

Signature _____ Date _____

Print Owner Name(s) & Title

Name: Creedmoor Road Holdings LLC, By Robert C Shunk, Secretary

Name: _____

Name: _____

Name: _____

Corporate Seal

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:

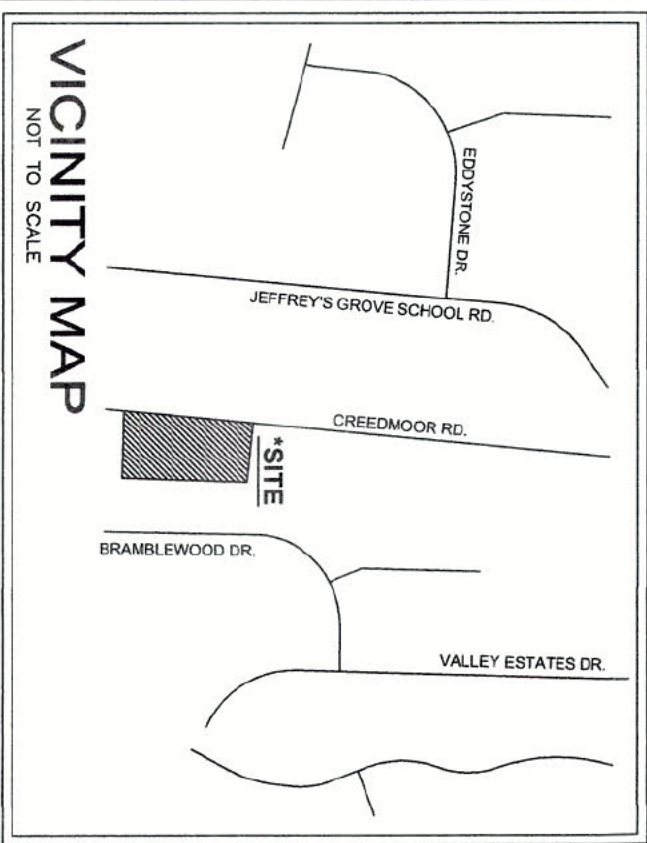
Section D Submittal Checklist

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:

☒	Annexation Petition Fee (see the Development Fee Guide webpage for current fee)	
☐	If a request for sewer only , submit a copy of the contract for service with Raleigh Water	
☒	Written metes and bounds description of the property to be annexed must be attached to this application.	
☒	Electronic Word document of the written metes and bounds must be emailed to: rezoning@raleighnc.gov .	
☒	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.	
☒	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.	
☒	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.)
☒	Projected Market Value of Development at build-out (land and improvements).	
☒	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.	
☒	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:		
☒	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.	
☒	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>	
☐	Corporate Seal for property owned by a corporation.	
☐	Rezoning Application , if the property is currently outside Raleigh's Extraterritorial Jurisdiction .	

N/A

N/A

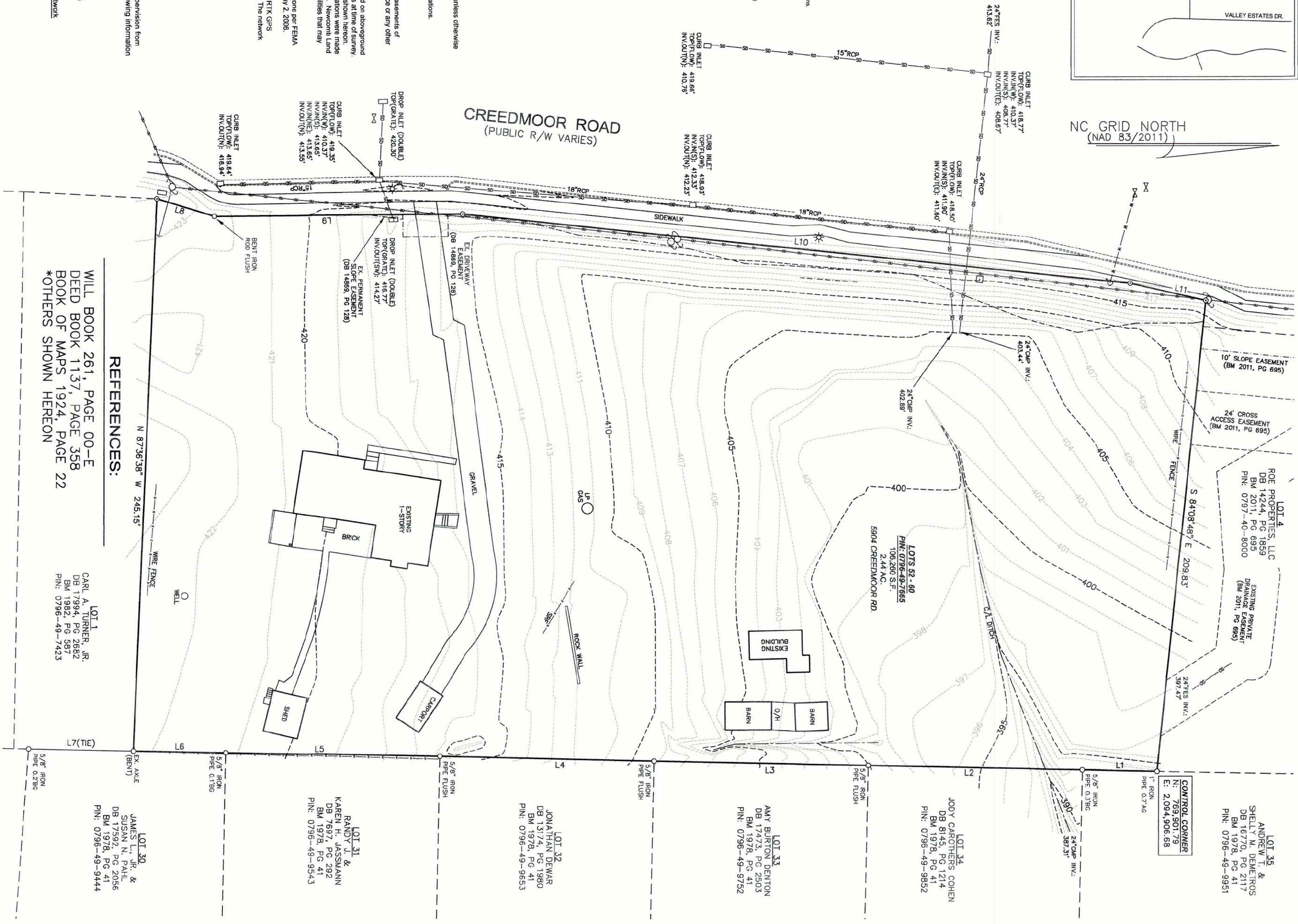


NC GRID NORTH
(NAD 83/2011)

- LEGEND and NOMENCLATURE**
- SYMBOLS**
- Ex. iron pipe/dial of rail
 - Ex. concrete monument
 - New iron pipe
 - Calculated point
 - Cable pedestal
 - Telephone pedestal
 - Electric pedestal
 - Pipe-optic marker
 - Traffic signal box
 - Water meter
 - Fire hydrant
 - Valve (water or gas)
 - Sanitary sewer manhole
 - Sanitary sewer cleanout
 - Storm catch pit
 - Drainage inlet (W/ grate)
 - Storm drain manhole
 - Utility pole
 - Lamp post
 - Signal pole
 - Guy wire
 - Spr. post
 - NTS
- LINE TYPES**
- X — Fence
 - CU — Overhead utility
 - W — Waterline (blue print)
 - SS — Sanitary sewer
 - SO — Storm drain
- ABBREVIATIONS**
- DB Dead Box
 - PB or BM Final Box / Book of Maps
 - CLF Checkmark / Line
 - PG Page
 - S.F. Square Feet
 - AC Acres
 - SR Storage Room
 - NCSR North Carolina State Route
 - NCOOT North Carolina Dept. of Trans.
 - R/W Right-of-Way
 - EX Existing
 - RCP Reinforced concrete pipe
 - BG Below ground
 - AG Above ground
 - PSE Permanent slope assessment
 - DVE Driveway easement
 - SRF Split-rail fence
 - Nd to scale

LINE	LENGTH	BEARING
L1	33.17	S 01°10'48" W
L2	84.91	S 01°10'06" W
L3	84.97	S 01°05'42" W
L4	84.97	S 01°02'18" W
L5	84.97	S 01°02'18" W
L6	41.03	S 01°00'00" W
L7(TIE)	46.51	S 01°08'31" W
L8	25.68	N 16°54'56" E
L9	110.04	N 00°28'34" W
L10	297.26	N 05°54'03" E
L11	34.38	N 12°50'35" E

CREEDMOOR ROAD
(PUBLIC R/W VARIES)



- NOTES:**
- 1) All distances are horizontal ground distances in U.S. survey feet unless otherwise noted.
 - 2) This survey does not include nor depict any environmental evaluations.
 - 3) Field survey(s) performed July 20 thru August 6, 2020.
 - 4) Surveyor has made no investigation or independent search for assessments of record, encumbrances, restrictive covenants, ownership, title evidence or any other facts that an accurate and current title search may disclose.
 - 5) The locations of underground utilities as shown hereon are based on aboveground structures, aboveground visual evidence and existing paint markings at time of survey. 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 the survey to locate buried utilities/structures. Newcomb Land Surveyors, PLLC is NOT responsible for additional underground facilities that may exist within the project area.
 - 6) Subject properties are not located within a special flood hazard zone per FEMA Flood Insurance Rate Map (FIRM) #3720079100, effective date May 2, 2006.
 - 7) The State Plane Coordinates for this project were produced with RTX GPS observations and processed using the North Carolina VRS network. The network positional accuracy of the derived positional information is ±0.07".
 - 8) Horizontal Datum = NAD 83 / 2011
 - 9) Vertical Datum = NAVD 88

POSITIONAL ACCURACY CERTIFICATION:

- I, Justin L. Luther, certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey:
- (1) Class of survey: Urban Land Class (A)
 - (2) Positional accuracy: 0.07"
 - (3) Type of GPS field procedure: Real-time kinematic network
 - (4) Date(s) of survey: July 20, 2020
 - (5) Datum / Epoch: NAD 83 NSRS 2011
 - (6) Published / Fixed-control used: NC Real-time kinematic network
 - (7) Geoid model: Geoid 12B
 - (8) Combined grid factor(s): 0.99981549
 - (9) Units: U.S. Survey Feet

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 plot was drawn under my supervision from an actual survey made under my supervision from references as noted hereon. I am not responsible for any errors or omissions in this survey or from information as indicated under references; that the ratio of precision positional accuracy as calculated is greater than 1:10,000; that this plot was prepared in accordance with NGS 47-30 as amended.

Witness my original signature, license number, and seal this
19th day of August, 2020.

Professional Land Surveyor

NEWCOMB land surveyors, pllc, 7008 Harps Mill Road, Ste. 105, Raleigh, NC 27615, (919) 847-1800, NC License #P-0203

WILL BOOK 261, PAGE 00-E
DEED BOOK 1137, PAGE 358
BOOK OF MAPS 1924, PAGE 22
*OTHERS SHOWN HEREON

REFERENCES:

LOT 1
CARL A. TURNER, JR.
DB 17994, PG 2682
BM 1982, PG 587
PIN: 0796-49-7423

LOT 30
JAMES L. JR. &
SUSAN N. PAUL
DB 17992, PG 2056
BM 1978, PG 41
PIN: 0796-49-9444

LOT 31 &
KAREN H. JASSMANN
DB 7697, PG 292
BM 1978, PG 41
PIN: 0796-49-9543

LOT 32
JONATHAN DEWAR
DB 13174, PG 1980
BM 1978, PG 41
PIN: 0796-49-9653

LOT 33
AMY BURTON DENTON
DB 17473, PG 2503
BM 1978, PG 41
PIN: 0796-49-9752

LOT 34
JODY CAROTHERS COHEN
DB 8145, PG 1214
BM 1978, PG 41
PIN: 0796-49-9852

LOT 35
ANDREW &
SHELY DEMETRIOS
DB 16770, PG 217
BM 1978, PG 41
PIN: 0796-49-9951

CONTROL CORNER
N: 769,901.79
E: 2,094,906.68

BOUNDARY & TOPOGRAPHIC SURVEY

PROPERTY OF
JOSEPHINE C. WATSON

HOUSE CREEK TOWNSHIP

WAKE COUNTY

NORTH CAROLINA



SCALE: 1"=30'

JOB NO.: 207861
FILE NAME: B/T
PLOT DATE: 8/19/20

Metes and Bounds Description – 5904 Creedmoor Road, Raleigh, North Carolina

Property of Creedmoor Road Holdings, LLC

(Lots 52 – 60, G. H. Johnson Property, BM 1938 PG 13; Wake County PIN 0796-49-7665; REID 0074859; DB 018888 PG 02565)

BEGINNING at an existing 1" iron pipe (0.7' above grade), said pipe being the northeast corner of the herein described property, the southeast corner of Lot 4, Roe Properties, LLC (DB 14244 PG 1859; BM 2011 PG 695), and a corner of Lot 35, Andrew T. & Shelly M. Demetros (DB 16770 PG 2117; BM 1978 PG 41), and having NC Grid Coordinates (NAD '83 – 2011) of N- 769,901.79 and E- 2,094,906.68, being the point of beginning,

Thence, with the western line of Lot 35, South 01°10'48" West 33.17 feet to an existing 5/8" iron pipe (0.3' below grade), common corner of Lots 35 and 34,

Thence, with the western line of Lot 34, Jody Carothers Cohen (DB 8145 PG 1214), South 01°10'06" West 94.91 feet to an existing 5/8" iron pipe (flush), common corner of Lots 34 and 33,

Thence, with the western line of Lot 33, Amy Burton Denton (DB 17473 PG 2503), South 01°05'40" West 94.97 feet to an existing 5/8" iron pipe (flush), common corner of Lots 33 and 32,

Thence, with the western line of Lot 32, Jonathan Dewar (DB 13174 PG 1980), South 01°12'03" West 94.95 feet to an existing 5/8" iron pipe (flush), common corner of Lots 32 and 31,

Thence, with the western line of Lot 31, Randy J. & Karen H. Jassmann (DB 7697 PG 292), South 01°02'18" West 94.97 feet to an existing 5/8" iron pipe (0.1' below grade), common corner of Lots 31 and 30,

Thence, with the western line of Lot 30, James L., Jr. & Susan N. Pahl (DB 17592 PG 2056), South 01°00'00" West 41.03 feet to an existing axle (bent), said axle being the southeast corner of the herein described property and the northeast corner of Lot 1, Carl A. Turner, Jr. (DB 17994 PG 2682; BM 1982 PG 587),

Thence, with the northern line of said Lot 1, North 87°36'38" West 245.15 feet to a calculated point in the eastern right of way of Creedmoor Road (public R/W varies), being the southwest corner of the herein described property,

Thence, with the eastern right of way of Creedmoor Road the following four (4) courses: North 16°54'56" East 26.68 feet to an existing bent iron rod (flush),

Thence, North 00°29'34" West 110.04 feet to a calculated point,

Thence, North 05°54'03" East 297.58 feet to a calculated point,

Thence, North 12°50'35" East 34.38 feet to a calculated point in the eastern right of way of Creedmoor Road, being the northwest corner of the herein described property and the southwest corner of said Lot 4, Roe Properties, LLC,

Thence, leaving said right of way and with the southern line of said Lot 4, South 84°08'48" East 209.83 feet to the point and place of BEGINNING,

Containing 106,260 square feet, or 2.44 acres, more or less, and being all of Lots 52 through 60 as shown on map entitled "G. H. Johnson Property" by W. H. Blanchard, Surveyor, recorded in Book of Maps 1938, Page 13, Wake County Registry, LESS AND EXCEPT that portion conveyed to the North Carolina Department of Transportation by deed recorded in Deed Book 4640, Page 373, Wake County Registry; and being the same property conveyed to Creedmoor Road Holdings, LLC by deed recorded in Deed Book 018888, Page 02565, Wake County Registry.

All bearings are referenced to NC Grid North (NAD '83 / 2011) and all distances are horizontal ground distances in U.S. Survey Feet, as shown on that "Boundary & Topographic Survey, Property of Josephine C. Watson," House Creek Township, Wake County, North Carolina, prepared by Newcomb Land Surveyors, PLLC (Justin L. Luther, PLS L-5107), Job No. 207861, dated August 19, 2020.