Petition for Annexation into Raleigh City Limits

Planning and Development Department • One Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2682

Raleigh

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: Brier Creek Active Adult Apartments	
Street Address: 11101 Fellowship Drive	
City of Raleigh Subdivision approval #: S-_____-_____or ASR-0058-2026	Building Permit #: _____
Wake County (PINs) Property Identification Number(s): 0758-79-3998	
Acreage of Annexation Site: 14.42 acres	Linear Feet of New Public Streets within Annexation Boundaries: 0
Annexation site is requesting connection to City of Raleigh Water [X] and/or Sewer [X]	
For Sewer-Only Requests:	Applicant has received a contract for service from Raleigh Water: [ ] Yes [ ] No N/A
Number of proposed dwelling units: 178	

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Unit Type/Unit Count:	Total Breakdown of Dwelling Units		
	Single-Family Home Unit Count _____	Multifamily - Condo/Apartment Unit Count 178	Multifamily – Townhouse Unit Count _____
	Complete only for Townhome Units:		
	Are there more than 6 units in one group of townhomes? ☐ Y ☐ N		N/A
	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: *Example* *30 Studio + 1 Bath* *50 1 BR + 1.5 Bath* Count Bedroom + Bath 94 1 bed + 1 bath 84 2 bed + 2 bath ____ _____ + _____

Building Square Footage of Non-Residential Space: 14,005 sf

Specific proposed use (office, retail, warehouse, school, etc.): Active Adult Apartments

Projected market value at build-out (land and improvements): $ 53,498,324

Applicant Contact Information

Property Owner(s):

Printed Name: Claude William Gaddy

Printed Name: Charles Finch Gaddy

Printed Name: _____

Printed Name: _____

Project Contact Name (if different than property owner)

Contact(s):

Printed Name: Parker Poe Adams & Bernstein LLP c/o Ashley Honeycutt Terrazas

Printed Name: _____

Contact Information	
Property Owner/Applicant*	
Name & Title:	Claude William Gaddy and Charles Finch Gaddy
Primary Mailing Address:	55 Covewood Rd, Asheville, NC 28805
Email:	qualifer@aol.com; will.gaddy@gmail.com
Phone:	336-508-2801
Point of Contact (If different than above)**	
Point of Contact Name:	Parker Poe Adams & Bernstein LLP c/o Ashley Honeycutt Terrazas
Primary Mailing Address:	301 Fayetteville St, Suite 1400, Raleigh, NC 27601
Email:	ashleyterrazas@parkerpoe.com
Phone:	(919)835-4043

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:

[X]	**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 ___N/A_____.

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 [X] 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 _____day of _____, 20___by the owners of the property described in Section B.

Owner's Signature(s):

Signature _____ Signed by: [redacted] _____Date 9/30/2026

Signature _____ Signed by: [redacted] _____Date 9/30/2026

Corporate Seal

N/A

Print Owner Name(s) & Title

Name: Claude William Gaddy

Name: Charles Finch Gaddy

Name: _____

Name: _____

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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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:			
X	**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		N/A
X	**Written metes and bounds description of the property to be annexed** must be attached to this application.		
X	**Electronic Word document of the written metes and bounds** must be emailed to: rezoning@raleighnc.gov.		
X	**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.		
X	**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.)	N/A
X	**Projected Market Value of Development** at build-out (land and improvements).		
X	**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.		
X	**This application form** completed, dated and signed 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:			
X	**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.		
X	**Owner's Signatures and Date of Signatures.** See page 3 of this application. All real property owners must sign the application, and the date of signature MUST be filled in!		
☐	**Corporate Seal** for property owned by a corporation.		N/A
☐	**Rezoning Application,** if the property is currently outside Raleigh's Extraterritorial Jurisdiction.		N/A

NOTES:

1. THE FIRM HAS RELIED UPON A TITLE REPORT FURNISHED BY CHICAGO TITLE INSURANCE COMPANY COMMITMENT: 26-00805TR DATED FEBRUARY 4, 2026 AT 9:00 AM WHILE AND IN PREPARING THIS SURVEY. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY TITLE EXCEPTIONS NOT DISCLOSED BY THE REFERENCED TITLE REPORT.
2. AREAS COMPUTED BY COORDINATE METHOD.
3. PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.
4. ALL DISTANCES SHOWN ON SURVEY ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
5. RIGHTS-OF-WAY INFORMATION IS BASED ON DEEDS AND MAPS OF RECORD.
6. NC GRID COORDINATES (NAD83) OBTAINED BY USING GPS, PER THE NCVRS NETWORK.
7. BASIS OF BEARING SHOWN HEREON IS NC GRID (NAD 83 NSRS 2011).
8. THE PROPERTY SHOWN HEREON IS LOCATED IN FLOODZONE "ZONE X", AREA OF MINIMAL FLOODING, PER FLOOD INSURANCE RATE MAPS 3720075900K, PANEL 0759 EFFECTIVE DATE JULY 19, 2022 & 3720075800K, PANEL 0758 EFFECTIVE DATE JULY 19, 2022.

REVIEW OFFICER'S CERTIFICATE
STATE OF NORTH CAROLINA
WAKE COUNTY

I, _____, REVIEW OFFICER OF WAKE COUNTY, CERTIFY THAT THE PLAT OR MAP TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

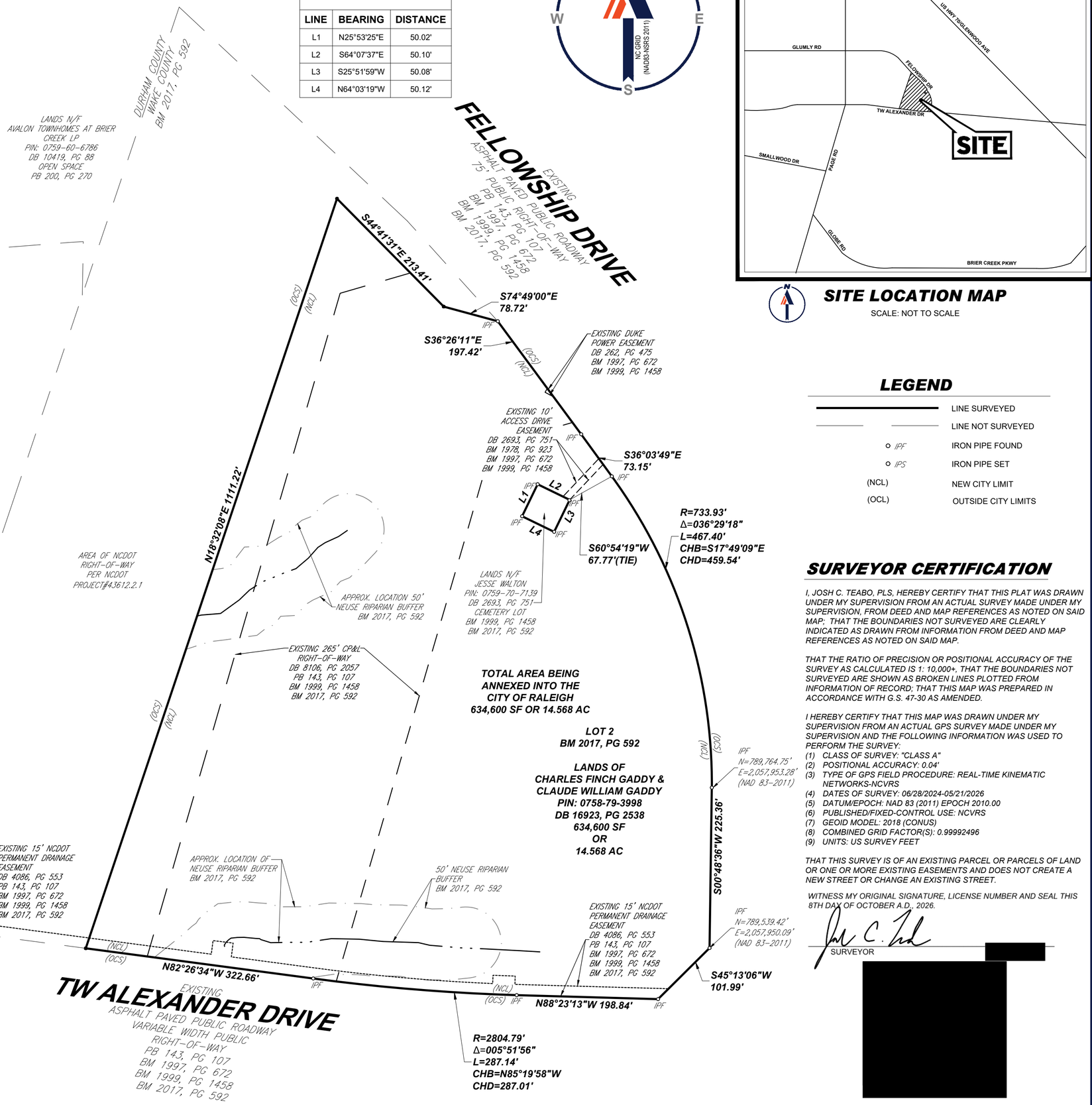
_____
REVIEW OFFICER DATE

REFERENCES:

ESTATE BOOK 7, PAGE 675
DB 8997, PG 1016
DB 2693, PG 751
DB 4086, PG 553
DB 6602, PG 309
DB 9821, PG 170
DB 16923, PG 2538
BM 1978, PG 923
BM 1999, PG 1458
BM 2017, PG 592
PB 182, PG 78
PB 200, PG 270

LINE TABLE

LINE	BEARING	DISTANCE
L1	N25°53'25"E	50.02'
L2	S64°07'37"E	50.10'
L3	S25°51'59"W	50.08'
L4	N64°03'19"W	50.12'



SITE LOCATION MAP

SCALE: NOT TO SCALE

LEGEND

———	LINE SURVEYED
— — —	LINE NOT SURVEYED
o IPF	IRON PIPE FOUND
o IPS	IRON PIPE SET
(NCL)	NEW CITY LIMIT
(OCL)	OUTSIDE CITY LIMITS

SURVEYOR CERTIFICATION

I, JOSH C. TEABO, PLS, HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, FROM DEED AND MAP REFERENCES AS NOTED ON SAID MAP; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FROM DEED AND MAP REFERENCES AS NOTED ON SAID MAP.

THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY OF THE SURVEY AS CALCULATED IS 1: 10,000+, THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION OF RECORD; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

I HEREBY 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: "CLASS A"
(2) POSITIONAL ACCURACY: 0.04'
(3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC NETWORKS-NCVRS
(4) DATES OF SURVEY: 06/28/2024-05/21/2026
(5) DATUM/EPOCH: NAD 83 (2011) EPOCH 2010.00
(6) PUBLISHED/FIXED-CONTROL USE: NCVRS
(7) GEOID MODEL: 2018 (CONUS)
(8) COMBINED GRID FACTOR(S): 0.99992496
(9) UNITS: US SURVEY FEET

THAT 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.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 8TH DAY OF OCTOBER A.D., 2026.

SURVEYOR

BOHLER
BOHLER ENGINEERING NC, PLLC
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.
© BOHLER

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

PROJECT No.:	NCA260012.00-0A
DRAWN BY:	PW
CHECKED BY:	RJ /JT
DATE:	10/8/2026
CAD I.D.:	S-ANNX-PLAT
FIELD DATE:	07/27/2026
CREW CHIEF:	CC
APPROVED:	JT

PROJECT:

ANNEXATION MAP

FOR

GREYSTAR DEVELOPMENT EAST, LLC

11101 FELLOWSHIP DR
PIN: 0758-79-3998
CITY OF RALEIGH
CEDAR FORK TOWNSHIP
WAKE COUNTY, NORTH CAROLINA

BOHLER
BOHLER ENGINEERING NC, PLLC
NCBELS P-1132
4130 PARKLAKE AVENUE, SUITE 200
RALEIGH, NC 27612
Phone: (919) 578-9000
NC@BohlerEng.com

100 50 25 0 100
SCALE: 1" = 100'

FINAL

SHEET NUMBER:
1
OF 1

ORG. DATE - 10/8/2026

P:\NC\2026\NCA260012.00\SURVEY\CAD\DRAWINGS\SURVEY\S-ANNX-PLAT-NCA260012.00-0A------>LAYOUT: 1
RJ

Bohler Engineering NC, PLLC
4130 Parklake Avenue, Suite 200
Raleigh, NC 27612
919.578.9000

Date: October 30, 2026

Legal Description of a 14.568 Acre Property of Charles Finch Gaddy & Claude William Gaddy PIN: 0758-79-3998 DB 16923, PG 592 Raleigh, NC

Subject property being located in Wake County, North Carolina:

BEGINNING at a computed point, said computed point being along the northerly right-of-way of TW Alexander Drive, thence leaving the northerly right-of-way of TW Alexander Drive N 18° 32' 08" E 1111.22' to a computed point, said computed point being along the southerly right-of-way of Fellowship Drive;

Thence with the right-of-way of Fellowship Drive S 44° 41' 31" E 213.41' to a computed point;
Thence S 74° 49' 00" E 78.72' to an iron pipe found;
Thence S 36° 26' 11" E 197.42' to an iron pipe found;
Thence S 36° 03' 49" E 73.15' to an iron pipe found;
Thence With a curve to the right, said curve having an arc length of 467.40' and radius of 733.93', having a chord bearing and distance of S 17° 49' 09" E 459.54' to an iron pipe found;
Thence S 00° 48' 36" W 225.36' to an iron pipe found;
S 45° 13' 06" W 101.99' to an iron pipe found, said iron pipe being along the northerly right-of-way of TW Alexander Drive;

Thence with the northerly right-of-way of TW Alexander Drive, N 88° 23' 13" W 198.84' to an iron pipe found;
Thence With a curve to the right, said curve having an arc length of 287.14' and a radius of 2804.79', having a chord bearing and distance of N 85° 19' 58" W 287.01' to an iron pipe found;
Thence N 82° 26' 34" W 322.66' to a computed point, said computed point being THE POINT AND PLACE OF BEGINNING and containing 634,600 square feet or 14.568 acres, more or less.

LESS AND EXCEPT the Jesse Walton Cemetery Lot, being more particularly described as follows:

COMMENCING at an iron pipe found, said iron pipe being along the southwesterly right-of-way of Fellowship Drive, thence leaving the southwesterly right-of-way of Fellowship Drive S 60° 54' 19" W 67.77' to an iron pipe found, said iron pipe being the POINT OF BEGINNING;

Thence S 25° 51’ 59” W 50.08’ to an iron pipe found;
Thence N 64° 03’ 19” W 50.12’ to an iron pipe found
Thence N 25° 53’ 25” E 50.02’ to an iron pipe found;

Thence S 64° 07’ 37” E 50.10’ to an iron pipe found, said iron pipe also being THE POINT AND PLACE OF BEGINNING and containing 2,508 square feet or 0.057 acres, more or less.

The property described hereon is subject to all easements, rights-of-way, and restrictions of record.