

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: Banks 20: Phase 3

Street Address: 2936 Hodge Rd

City of Raleigh Subdivision approval #:
S- _____ or

Building Permit #:
_____ or

Group Housing #:
GH- _____ - _____ - _____

Wake County (PINs) Property Identification Number(s):
1742366156

Acreage of Annexation Site:

0.47

Linear Feet of New Public Streets within Annexation Boundaries:
0 LF

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: **3**

Continue to page two >>

RECEIVED
NOV 07 2025
BY: Margaret

Unit Type/Unit Count:	Total Breakdown of Dwelling Units									
	Single-Family Home Unit Count <u>3</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 <table style="width: 100%; border: none;"> <tr> <td style="text-align: right;">Count</td> <td style="text-align: center;">Bedroom + Bath</td> </tr> <tr> <td style="border-bottom: 1px solid black; width: 30%;"></td> <td style="text-align: center;">+ </td> </tr> <tr> <td style="border-bottom: 1px solid black;"></td> <td style="text-align: center;">+ </td> </tr> <tr> <td style="border-bottom: 1px solid black;"></td> <td style="text-align: center;">+ </td> </tr> </table>	Count	Bedroom + Bath		+ 		+ 	
Count	Bedroom + Bath									
	+ 									
	+ 									
	+ 									

Building Square Footage of Non-Residential Space: 0
Specific proposed use (office, retail, warehouse, school, etc.): <u>residential and open space</u>
Projected market value at build-out (land and improvements): \$ <u>1,260,000</u>
Applicant Contact Information
Property Owner(s): ELEANOR SEYMOUR
Primary Mailing Address: 2936 Hodge Rd. Knightdale, NC 27545
Phone: <u>919 434 7582</u> Email: <u>Eleanor a Seymour@gmail.com</u>
Project Contact information (if different that property owner)
Contact(s): Kippy Prevoznak
Primary Mailing Address: 2521 Schieffelin Road, Suite 116
Phone: (919) 548-9381 Email: kprevoznak@mungo.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 <u>rezoning@raleighnc.gov</u> .

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 / 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 9 day of October, 2025 by the owners of the property described in Section B.

Owner's Signature(s):

Signature _____ Date 9/10/25
Signature _____ Date 10/8/25
Signature _____ Date _____
Signature _____ Date _____

Corporate Seal

Print Owner Name(s) and Information:

Name: Eleanor a Seymour Phone: 919 434 7582
Address: 1613 Dail dr Raleigh NC 27603

Name: Samantha Verlaque Phone: 919 904 4324
Address: 1613 Dail dr Raleigh NC 27603

Above signature(s) attested by _____

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: _____

RECEIVED
NOV 07 2025
BY: Melissa

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:

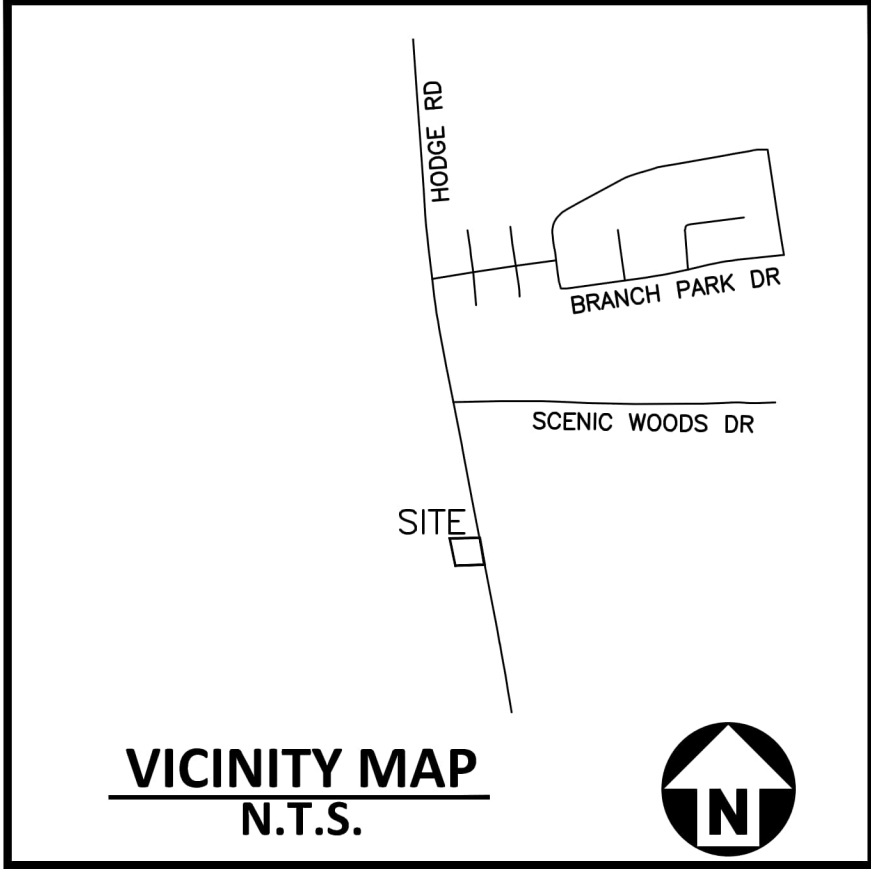
☒	Annexation Petition Fee (see the Development Fee Guide webpage for current fee)	
☐	If a request for sewer only, submit a copy of the contract for service with Raleigh Water	
☒	Written metes and bounds description of the property to be annexed must be attached to this application. See page 1	
☒	Electronic 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, 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:		
☒	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</u> MUST be filled in!	
☐	Corporate Seal for property owned by a corporation.	
☒	Rezoning Application , if the property is currently outside Raleigh's Extraterritorial Jurisdiction .	

2936 Hodge Road Eleanor A Seymour Annexation

Beginning at an Iron Pipe. Said Iron Pipe being at the Right of way line of Hodge road along the southern property line of property as shown in DB. 17698, PG. 168 of the Wake County Register of Deeds. Thence South $87^{\circ}18'56''$ West a distance of 119.06 feet to a point; thence North $11^{\circ}33'58''$ West a distance of 140.09 feet to an Iron Pipe; thence North $87^{\circ}47'32''$ East a distance of 150.66 feet to a point in the centerline of Hodge Road; thence South $11^{\circ}07'46''$ East a distance of 138.66 feet to a point in the centerline of Hodge Road; thence South $87^{\circ}18'56''$ West a distance of 30.33 feet to the Point of Beginning.

Having an area of 20,658 square feet, 0.47 acres

X:\Project\MNG\MNG23010\02_Geomatics\Survey\Plots\MNG23010-F5_ANNEX.dwg, 10/24/2025 10:52:37 AM, Jay Taylor



I, JAY B. TAYLOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK AND PAGE SHOWN HEREON), THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK AND PAGE SHOWN HEREON; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS ± 1.23079 ; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE: G.S. 47-30 (F)(11)(C)(1). THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 24th DAY OF October, A.D., 2025.

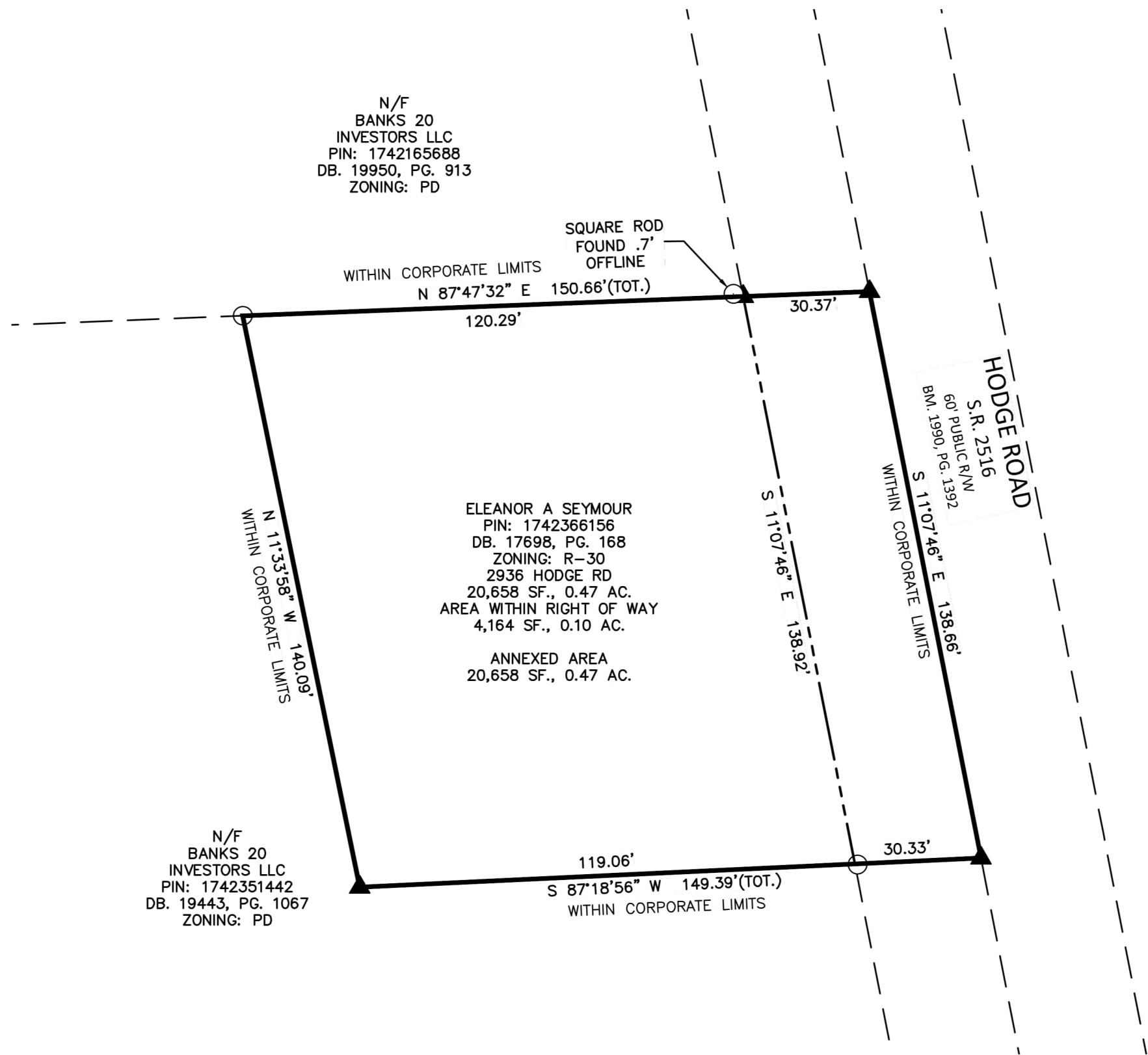
JAY B. TAYLOR, PROFESSIONAL LAND SURVEYOR L-5472



GENERAL NOTES

- THIS IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND. THIS IS AN ANNEXATION PLAT.
- BEARINGS FOR THIS SURVEY ARE BASED ON NC GRID NAD83(2011).
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- AREA BY COORDINATE GEOMETRY.
- ZONING: R-30, PER WAKE COUNTY GIS.
- FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY F.E.M.A F.I.R.M COMMUNITY PANEL #3720174200K DATED JULY 19, 2022.
- REFERENCES: SHOWN HEREON.

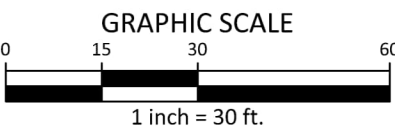
CONTIGUOUS
ANNEXATION AREA
0.47 ACRES



NC GRID NAD 83(2011)

LEGEND

- EXISTING IRON PIPE
- IRON PIPE SET
- ▲ CALCULATED POINT



McADAMS

The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

CLIENT

MUNGO
2521 SCHIEFFELIN ROAD
SUITE 116
APEX, NORTH CAROLINA 27502

OWNER

ELEANOR A. SEYMOUR
2936 HODGE ROAD
KNIGHTDALE, NORTH CAROLINA 27545

BANKS 20
ANNEXATION PLAT
2936 HODGE ROAD
ST. MATTHEW'S TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO. MNG23010
FILENAME MNG23010-F5
CHECKED BY JBT
DRAWN BY JSS
SCALE 1"=30'
DATE 6.19.2025

SHEET

ANNEXATION
PLAT

1-1