

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: Blue Run Lane

Street Address: 7130 Blue Run Lane

City of Raleigh Subdivision approval #:
S-⁰⁰⁹¹ - 2021 or

Building Permit #: _____ or

Group Housing #:
GH- _____ - _____ - _____

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

1745-18-2840

Acreage of Annexation Site:
33.00

Linear Feet of New Public Streets within Annexation Boundaries:
3,672

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: 80

Continue to page two >>

RECEIVED
NOV 12 2025
BY: *metcalfe*

Unit Type/Unit Count:	Total Breakdown of Dwelling Units		
	Single-Family Home Unit Count <u>80</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: <u>0</u>		
Specific proposed use (office, retail, warehouse, school, etc.): <u>Single Family Residential</u>			
Projected market value at build-out (land and improvements): \$ <u>55,994,031</u>			
Applicant Contact Information			
Property Owner(s): <u>Caruso Builder Blue Run, LLC</u>			
Primary Mailing Address: <u>2252 Brightseat Road</u> <u>Landover, MD</u> <u>20785</u>			
Phone: <u>240-610-9404</u>		Email: <u>gwier@carusohomes.com</u>	
Project Contact information (if different than property owner)			
Contact(s): <u>Garrick Wier - Land Development Manager, Caruso</u>			
Primary Mailing Address: <u>110 Horizon Drive, Suite 320</u> <u>Raleigh, NC</u> <u>27615</u>			
Phone: <u>240-610-9404</u>		Email: <u>gwier@carusohomes.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 / _____ 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 11th day of November, 2025 by the owners of the property described in Section B.

Owner's Signature(s):

Signature *Caruso Builder Blue Run, LLC* Date 11/12/25

Signature _____ Date _____

Signature _____ Date _____

Signature _____ Date _____

Corporate Seal

Print Owner Name(s) and Information:

Name: Caruso Builder Blue Run, LLC Phone: 240-610-9404

Address: 2252 Brightseat Road Landover, MD 20785

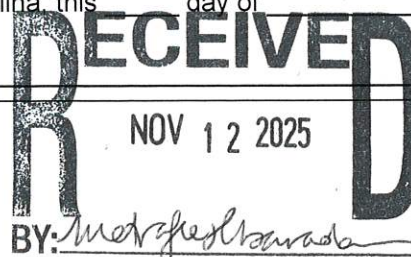
Name: _____ Phone: _____

Address: _____

Above signature(s) attested by Nicholas Cintron: *Nicholas Cintron*

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: _____



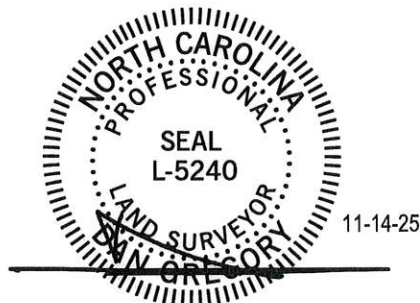
Section D Submittal Checklist

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. 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, <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</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 .	

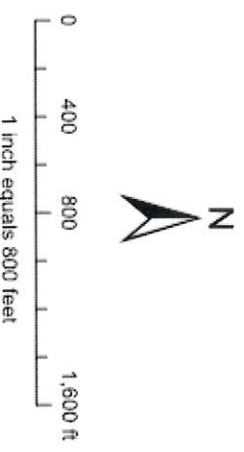
AREA TO BE ANNEXED:

BEGINNING AT AN EXISTING RIGHT-OF-WAY MONUMENT, SAID RIGHT-OF-WAY MONUMENT BEING LOCATED ON THE SOUTHERN EDGE OF THE BLUE RUN LANE RIGHT-OF-WAY AND HAVING NC GRID (NAD '83/2011) COORDINATES OF N: 759591.0320 FEET E: 2141366.0000 FEET; THENCE ALONG AND WITH SAID RIGHT-OF-WAY NORTH 71°36'05" EAST A DISTANCE OF 57.17 FEET TO A POINT, SAID POINT BEING LOCATED ON THE WESTERN PROPERTY LINE OF LANDS NOW OR FORMERLY OF MOSLEY, RONNIE LEE MOSLEY, JO ANN POOLE AS RECORDED IN DEED BOOK 16705, PAGE 1260, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID WESTERN PROPERTY LINE SOUTH 11°17'29" EAST A DISTANCE OF 27.45 FEET TO A POINT; THENCE SOUTH 11°17'29" EAST A DISTANCE OF 222.21 FEET TO A POINT; THENCE SOUTH 26°17'34" EAST A DISTANCE OF 310.59 FEET TO AN IRON BAR; THENCE NORTH 78°11'52" EAST A DISTANCE OF 268.50 FEET TO A POINT, SAID POINT BEING LOCATED ON THE WESTERN EDGE OF THE INTERSTATE - 540 CONTROLLED ACCESS HIGHWAY; THENCE ALONG AND WITH SAID HIGHWAY SOUTH 11°20'37" EAST A DISTANCE OF 245.81 FEET TO A RIGHT-OF-WAY MONUMENT; THENCE SOUTH 15°19'03" EAST A DISTANCE OF 656.07 FEET TO A RIGHT-OF-WAY MONUMENT; THENCE SOUTH 14°20'16" EAST A DISTANCE OF 151.45 FEET TO AN EXISTING IRON PIPE, SAID PIPE BEING THE NORTHEASTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OF WAKE CHAPEL CHURCH, INC. AS RECORDED IN DEED BOOK 8898, PAGE 108, WAKE COUNTY REGISTRY AND HAVING NC GRID (NAD 83/2011) COORDINATES OF N: 758120.1930 FEET AND E: 2142128.6970 FEET; THENCE ALONG AND WITH SAID NORTHERN PROPERTY LINE NORTH 89°23'09" WEST A DISTANCE OF 319.74 FEET TO AN IRON BAR; THENCE NORTH 03°01'39" WEST A DISTANCE OF 509.92 FEET TO AN ANGLE IRON; THENCE NORTH 89°23'20" WEST A DISTANCE OF 438.25 FEET TO AN ANGLE IRON; THENCE SOUTH 02°42'54" EAST A DISTANCE OF 510.09 FEET TO AN IRON BAR; THENCE NORTH 89°25'55" WEST A DISTANCE OF 706.58 FEET TO AN IRON BAR, SAID IRON BAR BEING LOCATED ON THE EASTERN PROPERTY LINE OF LANDS NOW OR FORMERLY OF TERESA L. HOLDEN AND WAYLAND E. HOLDEN AS RECORDED IN DEED BOOK 8020, PAGE 3, AND SHOWN ON BOOK OF MAPS 1998, PAGE 353, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID EASTERN PROPERTY LINE NORTH 00°27'26" WEST A DISTANCE OF 1262.13 FEET TO AN AXLE; THENCE NORTH 72°38'08" EAST A DISTANCE OF 741.71 FEET TO A POINT, SAID POINT BEING LOCATED ON THE WESTERN EDGE OF THE BLUE RUN LANE RIGHT-OF-WAY; THENCE ALONG AND WITH SAID RIGHT-OF-WAY SOUTH 13°47'46" EAST A DISTANCE OF 28.23 FEET TO THE POINT OF BEGINNING, CONTAINING 33.0016 ACRES.

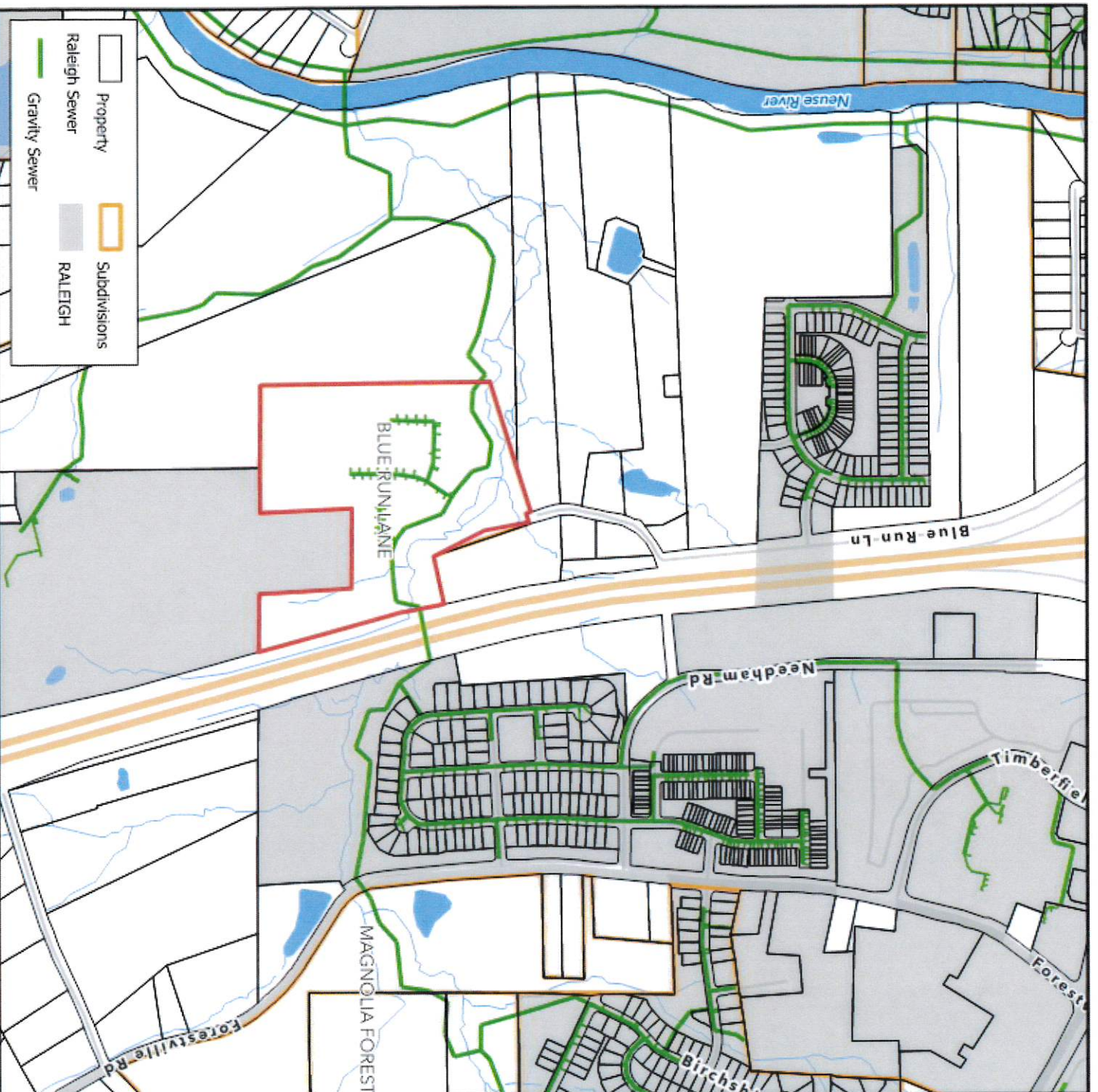


Petition for Annexation - Blue Run Lane Subdivision

REID: 0056397
 PIN: 1745182840
 PIN Extension: 000
 Land Value: \$527751
 Total Value Assessed: \$527751
 Deed Acres: 33.03
 Planning Jurisdiction: RA
 Township: St. Matthew's
 Owner: CARUSO BUILDER BLUE RUN LLC
 Mailing Address 1: 2252 BRIGHTSEAT RD
 Mailing Address 2: LANDOVER MD 20785-3505
 Deed Book: 019637
 Deed Page: 01212
 Deed Date: 6/14/2024
 Land Class: Vacant
 Map Name: 1745 01
 Billing Class: Business
 Property Description: LOT1 POOLE FAMILY
 REAL ESTATE HOLDING LLC BM2013 -01512
 Address: 7130 BLUE RUN LN
 Street Name: BLUE RUN LN
 Old Parcel Number: --
 Total Structures: 1
 ZIP: 27604
 TOWNSHIP: 17
 FIERDIST: 23
 LAND_CODE: V
 LAND_CLASS: VAC
 OWNERSHIP: 1020
 ACTIVITY: 9000
 FUNCTION: 9900
 STRUCTURE: 9000
 SITE: 1000
 BILLCLASS: 1



Disclaimer
 Maps makes every effort to produce and publish
 the most current and accurate information possible.
 However, the maps are produced for information purposes,
 and are **NOT** surveys. No warranties, expressed or implied,
 are provided for the data therein, its use or its interpretation.



Blue Run Lane Annexation Area Data:

Public Streets	3,672 (LF)
Total Annexation Area Acreage	33.00 (acres)
Proposed Residential Units	80 (units)
Public Sewer Connections	80 (each)
Public Water Connections	80 (each)
Zoning	R-4 and CM
Land Use	Residential

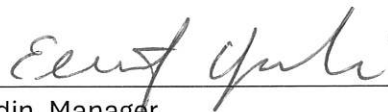
Blue Run Lane Vested Rights Statement

In accordance with NC G.S. 160D-108 and NC G.S. 160D-108.1, this statement serves to affirm that the property and development rights associated with the Blue Run Lane located at 7130 Blue Run Lane (PIN 1745-18-2840) have vested. Specifically, the rights to proceed with the proposed single-family development have been established and are protected under the provisions of North Carolina General Statutes.

These vested rights were established through the previously approved Preliminary Subdivision Plan (SUR-0241-2025) and approved Site Permit Review (SPR-0017-2023) and are in full accordance with the relevant laws and regulations governing vested rights under NC G.S. 160D-108 and NC G.S. 160D-108.1. As a result, these rights shall remain in effect for the duration of the life of the permit, ensuring the continuation of the approved development or use without further compliance with intervening changes in zoning or land-use regulations.

This statement affirms that any rights established through this process will remain vested, as provided by law, and subject to the applicable conditions and limitations set forth in the approval documents.

**Caruso Builder Blue Run LLC, a
North Carolina limited liability company**

By: 
Elliot Yadin, Manager