

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: Modera Brier Creek		
Street Address: 12301 Leesville Road; 7652 Leesville Road; 3321 & 3325 Shady Grove Road		
City of Raleigh Subdivision approval #: S- _____ - _____ or	Building Permit #: _____ or	Group Housing #: GH- _____ - _____ - _____
Wake County (PINs) Property Identification Number(s): 0778194493; 0778192609; 0778094678		
Acreage of Annexation Site: 31.58 acres	Linear Feet of New Public Streets within Annexation Boundaries: 0	
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: 324		

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Unit Type/Unit Count:	Total Breakdown of Dwelling Units													
	Single-Family Home Unit Count _____	Multifamily - Condo/Apartment Unit Count <u>324</u>	Multifamily – Townhouse Unit Count _____											
	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 checked="" type="checkbox"/> Y <input type="checkbox"/> N	Will there be a community trash compactor? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	Unit Count +/- Description: <i>Example</i> 30 Studio + 1 Bath 50 1 BR + 1.5 Bath <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Count</th> <th style="text-align: left;">Bedroom</th> <th style="text-align: left;">+ Bath</th> </tr> </thead> <tbody> <tr> <td style="border-top: 1px solid black;">132</td> <td style="border-top: 1px solid black; text-align: center;">1</td> <td style="border-top: 1px solid black; text-align: center;">+ 1</td> </tr> <tr> <td style="border-top: 1px solid black;">162</td> <td style="border-top: 1px solid black; text-align: center;">2</td> <td style="border-top: 1px solid black; text-align: center;">+ 2</td> </tr> <tr> <td style="border-top: 1px solid black;">30</td> <td style="border-top: 1px solid black; text-align: center;">3</td> <td style="border-top: 1px solid black; text-align: center;">+ 2</td> </tr> </tbody> </table>	Count	Bedroom	+ Bath	132	1	+ 1	162	2	+ 2	30	3
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162	2	+ 2												
30	3	+ 2												
Building Square Footage of Non-Residential Space: n/a														
Specific proposed use (office, retail, warehouse, school, etc.): <u>multifamily</u>														
Projected market value at build-out (land and improvements): \$ <u>105,000,000</u>														
Applicant Contact Information														
Property Owner(s): See Attached														
Primary Mailing Address: See Attached														
Phone: 919-810-3318	Email: <u>mstuart@morningstarlawgroup.com</u>													
Project Contact information (if different that property owner)														
Contact(s): Molly Stuart, Morningstar Law Group														
Primary Mailing Address: 434 Fayetteville Street Suite 2200 Raleigh, NC 27601														
Phone: 919-810-3318	Email: <u>mstuart@morningstarlawgroup.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:

<input checked="" type="checkbox"/>	Contiguous to the present corporate limits of the City of Raleigh, North Carolina, or
<input type="checkbox"/>	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 2 day of DEC, 2025 by the owners of the property described in Section B.

<p>Owner's Signature(s): _____ 12/2/2025 4:46 PM CST</p> <p>Signature <small>Signed by:</small> <u>Dean Belk</u> Date _____ <small>71FD08C9E1E8440</small></p> <p>Signature _____ Date _____</p> <p>Signature _____ Date _____</p> <p>Signature _____ Date _____</p>	<p>Corporate Seal</p>	
<p>Print Owner Name(s) and Information:</p>		
<p>Name: <u>Dean Belk</u> Phone: <u>704-618-0313</u></p> <p>Address: <u>10602 MARABOU CT RALEIGH NC 27614</u></p>		
<p>Name: _____ Phone: _____</p> <p>Address: _____</p>		

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: _____



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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 <u>2.00</u> day of <u>December</u> , 20 <u>25.00</u> by the owners of the property described in Section B.									
<p>Owner's Signature(s):</p> <table style="width:100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;"> Signature _____ <small>1BD079F7B3F9547E</small> </td> <td style="width: 50%; padding: 2px;"> Date <u>12/2/2025 10:27 AM PST</u> </td> </tr> <tr> <td style="padding: 2px;"> Signature _____ <small>71DAF31FE4534AA</small> </td> <td style="padding: 2px;"> Date <u>12/2/2025 10:22 AM PST</u> </td> </tr> <tr> <td style="padding: 2px;"> Signature _____ </td> <td style="padding: 2px;"> Date _____ </td> </tr> <tr> <td style="padding: 2px;"> Signature _____ </td> <td style="padding: 2px;"> Date _____ </td> </tr> </table>	Signature _____ <small>1BD079F7B3F9547E</small>	Date <u>12/2/2025 10:27 AM PST</u>	Signature _____ <small>71DAF31FE4534AA</small>	Date <u>12/2/2025 10:22 AM PST</u>	Signature _____	Date _____	Signature _____	Date _____	<p>Corporate Seal</p>
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Signature _____	Date _____								
Signature _____	Date _____								
<p>Print Owner Name(s) and Information:</p>									
Name: <u>Steve Pettus</u> Phone: <u>919-604-7011</u> Address: <u>3321 Shady Grove Rd Raleigh NC 27617</u>									
Name: <u>Debra Pettus</u> Phone: <u>919-236-9657</u> Address: <u>3321 Shady Grove Rd. Raleigh NC 27617</u>									
<p>Above signature(s) attested by</p>									
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			
<p>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:</p>			
<input checked="" 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 checked="" type="checkbox"/>	Written metes and bounds description of the property to be annexed must be attached to this application. See page 1		
<input checked="" type="checkbox"/>	Electronic Word document of the written metes and bounds must be emailed to: rezoning@raleighnc.gov .		
<input checked="" 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 checked="" 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"/>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;"> Copy of Approved Preliminary Site Plan or Final Site Plan showing City Building Permit Transaction Number or Group Housing Number (GH-_____-13, etc.) or </td> <td style="width: 50%; padding: 2px;"> Copy of Subdivision Plat submitted for lot recording approval with City file number (S-_____-13, etc.) </td> </tr> </table>	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.)
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<input checked="" type="checkbox"/>	Projected Market Value of Development at build-out (land and improvements).		
<input checked="" 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 checked="" 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 checked="" 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 checked="" 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 MUST be filled in!</u>		
<input type="checkbox"/>	Corporate Seal for property owned by a corporation.		
<input checked="" type="checkbox"/>	Rezoning Application , if the property is currently outside Raleigh's Extraterritorial Jurisdiction .		

Property Information Attachment

Address	PIN	County	Owner	Book/Deed	Acreage	Current Zoning	Proposed Zoning
12301 Leesville Road	0778194493	Wake	The Angus Barn Properties, LLC 9401 Glenwood Ave Raleigh NC 27617-7514	011309/01643	14.79	IX-3-PK-AOD-SHOD-2	OX-4-PL- CU
7652 Leesville Road	0778192609	Durham	The Angus Barn Properties, LLC 9401 Glenwood Ave Raleigh NC 27617-7514	5034/171	7.07	RR-A65-A60	OX-4-CU
3321 Shady Grove Road	0778094678	Durham	Stephen Durward Pettus and Debra Marie Pettus 3321 Shady Grove Rd Raleigh, NC 27617	9112/656	9.94	RR-A65	OX-4-CU
Total Acres					31.80		