

Transmittal

Date: December 16, 2025 014280009

Project Name: Trailwood Drive

To: Planning and Development Department

One Exchange Plaza

Suite 300

Raleigh, NC 27601

(919) 996-2682

We are sending these by

☐ U.S. Mail
 ☐ FedEx
 ☒ Hand Delivery
 ☐ Other _____

We are sending you

☒ Attached
 ☐ Under separate cover via _____ the following items:

☐ Shop drawings
 ☐ Prints/Plans
 ☐ Samples
 ☐ Specifications
 ☐ Change Orders

☐ Other _____

Copies	Date	No.	Description
1	11/21/2025	1	Petition for Annexation into Raleigh City Limits
1	12/1/2025	2	Petition for Annexation into Raleigh City Limits
1	-	3	Written Metes and Bounds
1	12/15/2025	4	Contiguous Annexation Map
1	12/16/2025	5	City Property Map

These are transmitted as checked below:

☒ For your use
 ☐ Approved as submitted
 ☐ Resubmit
 ☐ Copies for approval

☐ As requested
 ☐ Approved as noted
 ☐ Submit
 ☐ Copies for distribution

☐ For review and comment
 ☐ Returned for corrections
 ☐ Return
 ☐ Corrected prints

Remark:

Copy to: _____ Signed: __Ryan Fisher__

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: Trailwood Drive Affordable Housing

Street Address: 1507 Trailwood Drive, 1415 Trailwood Drive, 0 Crump Road

City of Raleigh Subdivision approval #:
S-_____-_____-_____- or

Building Permit #:
_____ or

Group Housing #:
GH-_____-_____-_____-

Wake County (PINs) Property Identification Number(s):
0793118434, 0793119751, 0793118101

Acreage of Annexation Site:
7.95

Linear Feet of New Public Streets within Annexation Boundaries:
0

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: 156

Continue to page two >>

Unit Type/Unit Count:	Total Breakdown of Dwelling Units													
	Single-Family Home Unit Count _____	Multifamily - Condo/Apartment Unit Count _____	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 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 type="checkbox"/> Y <input checked="" 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;"> <tr> <td style="text-align: right;">Count</td> <td style="text-align: right;">Bedroom + Bath</td> <td></td> </tr> <tr> <td style="text-align: right;">36</td> <td style="text-align: right;">1</td> <td style="text-align: right;">+ 1</td> </tr> <tr> <td style="text-align: right;">60</td> <td style="text-align: right;">2</td> <td style="text-align: right;">+ 2</td> </tr> <tr> <td style="text-align: right;">60</td> <td style="text-align: right;">3</td> <td style="text-align: right;">+ 2</td> </tr> </table>	Count	Bedroom + Bath		36	1	+ 1	60	2	+ 2	60	3
Count	Bedroom + Bath													
36	1	+ 1												
60	2	+ 2												
60	3	+ 2												

Building Square Footage of Non-Residential Space: 5,684	
Specific proposed use (office, retail, warehouse, school, etc.): <u>Clubhouse, pool house, maintenance building</u>	
Projected market value at build-out (land and improvements): \$ <u>40,000,000</u>	
Applicant Contact Information	
Property Owner(s): <u>See below</u>	
Primary Mailing Address:	
Phone:	Email:
Project Contact information (if different than property owner)	
Contact(s): <u>Meagan Sturgeon and Landon Cox</u>	
Primary Mailing Address: <u>545 South 3rd Street, Louisville, KY 40202</u>	
Phone: <u>(502)388-7029, (502) 649-0601</u>	Email: <u>msturgeon@ldgdevelopment.com, lcox@ldgdevelopment.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 .	

1415 Trailwood Dr
 Hamid J Sadeghi
 30030 Village Park Drive
 Chapel Hill NC 27517
 443-463-9909
 Dsadeghi0@gmail.com

1507 Trailwood Dr
 David Sadeghi
 30030 Village Park Drive
 Chapel Hill NC 27517
 443-463-9909
 Dsadeghi0@gmail.com

0 Crump Dr
 Ross and Laura Zambanini
 1512 Pineview Drive
 Raleigh NC 27606
 919-208-3653
 ross.zambanini@gmail.com

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 / _____ 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 _____ day of _____, 20____ by the owners of the property described in Section B.

Owner's Signature(s):

Signature [Signature] Date 11.21.25
 Signature Laura Zambanini Date 11/21/25
 Signature _____ Date _____
 Signature _____ Date _____

Corporate Seal

Print Owner Name(s) and Information:

Name: See Below Phone: _____
 Address: _____

Name: See Below Phone: _____
 Address: _____

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: _____

Petition for Annexation into Raleigh City Limits

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



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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 _____ day of _____, 20____ by the owners of the property described in Section B.

Owner's Signature(s):

Signature _____ Date 12/1/2025

Signature _____ Date 12/1/2025

Signature _____ Date _____

Signature _____ Date _____

Corporate Seal

Print Owner Name(s) and Information:

Name: See Below Phone: _____

Address: _____

Name: See Below Phone: _____

Address: _____

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: _____

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:

<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"/>	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.)
<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</u> MUST be filled in!	
<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 .	

