



July 23, 2021

Re: Street and Sidewalk Petition #1363 – Carolina Avenue

Dear Property Owner:

The City of Raleigh has received a request to petition for street and sidewalk improvements along **Carolina Avenue** from **Western Boulevard to Powell Drive**. In order for the petition to be considered successful City policy requires receipt of signatures from a majority in number of property owners impacted who also represent a majority of all the street frontage abutting the area to be improved and assessed. Engineering Services staff have reviewed existing conditions and have recommended installation of curb and gutter with drainage improvements resulting in a 31 foot wide street, from back of curb to back of curb with a 5 foot wide sidewalk on a 3.5 foot setback from the curb on both sides of the street. Adjustments to the sidewalk width and setback may be included in the final design to avoid impacts.

Please complete and sign the enclosed petition response form and return it using the enclosed return envelope by September 24, 2021. The petition form **must be signed by all persons currently claiming ownership** of the listed property. A “yes” vote will not be counted unless original signatures of all property owners of a respective parcel expressing a yes vote is received by the petition expiration date. Once the petition expires, property owners included in the petition will receive a letter indicating the petition results. If the petition is successful, City Council will hold a public hearing to receive comments on the proposed improvements. All property owners included in the initial petition will be notified of the scheduled date and time of the public hearing. At the close of the hearing, City Council may act on the petitioned improvements request. If the Council authorizes the petition to become a project, the timeline for the official design and construction of the project will typically be 24-48 months depending on available funding and scheduling. **Property owners will be assessed for street improvements at a rate of \$32.00 per linear foot of abutting frontage for residential parcels and \$64.00 per linear foot for commercial properties.** Upon completion of project survey and design, additional easements and right-of-way may be needed and acquired from property owners.

Information is also available at www.raleighnc.gov, search: “street and sidewalk petition program.” Again, **please submit your petition response form enclosed by September 24, 2021.** If you have any questions regarding this petition or the petition process, please feel free to contact me by calling (919) 996-4054 or e-mail your questions to me at PetitionSpecialist@raleighnc.gov

Sincerely,

Donetta Powell

Transportation Planner

City of Raleigh | Transportation Department | Office of Transportation Planning



**Office of Transportation Planning
Petition Response Form**

**Petition # 1363- Carolina Avenue from Western Boulevard to
Powell Drive**

Property Location: _____

Listed Property Owner(s): _____

Mailing Address: _____

• **Please check one option and SIGN APPROPRIATELY**

(signatures of all deeded property owners are required. If you are signing for a company, corporation, LLC, etc. you must clearly print and sign your name and indicate your capacity or authority to sign on behalf of the firm)

____ Yes, I am/we are in favor of the recommended street and sidewalk improvements.

____ No, I am/we are opposed to the recommended street and sidewalk improvements.

Signature

Signature

• **Please provide your contact information and comments below**

Telephone Number: _____ Email: _____

Please return this petition response form by September 24, 2021, using the enclosed return envelope to be mailed to City of Raleigh Transportation Staff Attention: Donetta Powell P.O. Box 590 Raleigh, NC 27602-0590



STREET IMPROVEMENT POLICY

Petitioning for Street Improvements

Some streets in the City of Raleigh have never been paved to City standards. Why? Because at the time the subdivision or area was developed, it may have been outside the City limits, or even outside the City's extraterritorial jurisdiction, therefore, the streets were not required to be built to City of Raleigh standards. Over the years, many such non-standard streets have been brought into the Raleigh City limits.

Streets may be considered non-standard for several reasons. Three of the most common reasons are:

- The street is not wide enough
- The street does not have an acceptable pavement and/or base structure
- The street does not have curb, gutters and drains

Street Improvements may be initiated by City Council action or by petition of citizens. Either improvement process may include resurfacing a paved street that does not have existing curb and gutter, improving a non-standard street to a standard city street with curbs, gutters and drains or installing sidewalk along existing curbed and guttered streets.

For street improvement and street resurfacing projects, City policy, in conjunction with NC General Statutes, require assessment to the abutting properties. Assessment indicates that property owners along the improvement will share in the cost of construction.

Current assessment rates are:

- Resurfacing \$8.50 per abutting foot/per side)
(*non-standard residential streets only – applies each time the street is resurfaced*)
- Street Improvements \$32.00 per abutting foot/per side
(*residential zoning*)
\$64.00 per abutting foot/per side
(*non-residential streets with non-residential zoning*)

Pursuant to City Code Section 6-2025, assessments shall be payable in cash, or if any property owner should so elect and give notice of the fact in writing to the City of Raleigh, in accordance with the provisions of Section 160A-232 of the General Statutes of North Carolina, such property owner shall have the option and privilege of paying the assessment annually in ten (10) equal installments, such installments to bear interest at the rate of six (6) per cent per annum (*simple interest*) from the date of confirmation of the assessment by City Council.

*Streets improved to meet City standards subsequently allow the street to have full maintenance, including future resurfacing, at no additional expense to the abutting property owners.

City Council Initiative

The City Council may initiate street and/or sidewalk improvements as an assessable project. With City initiated projects, the City Council will adopt a resolution of intent for the proposed improvements and notify the abutting property owners. Advertisements, public meetings within the community and letters by mail are normal methods of notifying property owners in the area about the intended project as well as postings to the City's website. The City Council will hold a formal public hearing to receive comments from property owners and other interested parties before deciding whether or not to continue with the project.

Citizen's Initiative by Petition

For public City streets inside the city limits, classified as "neighborhood/residential" streets, citizens may petition the City Council for street and/or sidewalk improvements. In order to submit a petition for street improvements to the City Council for consideration, a sufficiency requirement must be met as required in Article 10 and section 160A-217 of the NC General Statutes. **This sufficiency requirement being signatures from a majority in number of the owners of property to be assessed and who represent at least a majority of all the lineal feet of frontage of the lands abutting on the street or portion thereof to be improved.** When a valid petition is returned it will be submitted to the City Council for consideration. The City Council will adopt a resolution of intent for the proposed improvement and notify the abutting property owners by letter. A formal public hearing will be held to receive comments from the property owners affected by the request before deciding whether or not to continue with the project. Valid street improvement petitions that are returned will go through a prioritization process and will be ranked according to City Code/Policy criteria and availability of funds. The prioritized petitions, along with staff recommendations for approval, will be submitted semi-annually to the City Council through the City Manager's office.

All requests for petitions should be made through the Transportation Department Office of Transportation Planning. Staff will provide a petition packet consisting of a copy of the City of Raleigh's Street and Sidewalk Policies, a map showing the location and typical street section of the proposed improvements in relation to the adjacent properties and street right-of-way, the property owner's contact information for all abutting properties as is on file with the Wake County Tax Office and the petition forms for owner signatures. The time required to put together the petition packet typically depends on the length and complexity of the proposed improvements and number of properties involved. Once issued, the petition will remain active for a 6 month period to allow time for the Petitioner to advocate for the desired improvements and gain support for the petition. An extension may be granted upon request of the Petitioner if necessary.

If you are interested in additional information on the City's petition process for street and sidewalk improvements, **please contact the Transportation Department Office of Transportation Planning Staff by calling (919) 996-4054 to speak with a Petition Specialist or contact us via e-mail at PetitionSpecialist@raleighnc.gov .**

**CITY OF RALEIGH
TRANSPORTATION DEPARTMENT
OFFICE OF TRANSPORTATION PLANNING**

PETITION FOR STREET & SIDEWALK IMPROVEMENTS

in the

CITY OF RALEIGH, NORTH CAROLINA

PETITION NUMBER 1363

Streets Included in this Petition:

Carolina Avenue

From Western Boulevard to Powell Drive

Petitioned by Citizen Request from:

Mark Boyle
403 ½ Carolina Avenue
Raleigh, NC 27606
mark.b.boyle@gmail.com

This is to certify that the attached petition was filed in the Office of the City Clerk and Treasurer this _____ day of _____, 20__

City Clerk & Treasurer

PETITION FOR STREET & SIDEWALK IMPROVEMENTS

TO THE CITY COUNCIL OF THE CITY OF RALEIGH:

A. We, the undersigned property owners, owning land abutting upon the street or streets or part of the street or streets proposed to be improved as referred to and identified below, hereby petition the City Council, pursuant to the provisions of Article 10 of Chapter 160A of the General Statutes of North Carolina (Section 160A-217 and following sections), to make the improvements described below upon the streets or parts thereof identified below:

B. The Street or parts thereof desired to be improved are:

Carolina Avenue – from Western Boulevard to Powell Drive for an approximate distance of 1,285' +/- to provide a 31 foot wide street with curb and gutter, drainage improvements and a 5 foot wide sidewalk on a 3.5 foot setback from the curb on both sides of the street.

C. The improvements petitioned for are generally described as follows:

X (1) **Standard improvements including paving with curb and gutter along both sides of the street, drainage improvements and a 5 foot sidewalk on a 3.5 foot typical setback from the curb along both sides of the street:** That curbs, gutters, drains and paving be constructed and installed on the above named streets or parts thereof within the limits defined above.

In conjunction with the Raleigh Street Design Manual, such curbs and gutters to be **31' back-to-back** per Chapter 8, Article 8.4 and Article 8.5 of the City of Raleigh Unified Development Ordinance. That streets, or parts thereof within the limits defined above, be paved with an asphaltic concrete surface not less than **3** inches laid on a stabilized base of crushed stone or gravel of necessary thickness as determined by the City Council but to be not less than **8** inches. Such paving shall also include necessary grading and construction of drains (storm sewers, laterals, inlets and storm sewer manholes) and the doing of all other work incidental to the construction and installation of curbs, gutters, drains and paving.

** Additional right-of-way / easements may be needed in order to install the improvements as recommended*

Prior to or during the construction of the above described standard improvements, necessary water and sewer service lines shall be laid for the proper connection of such water, or sewer mains with abutting property as designated by the City's Public Utility Policy.

X (2) **Sidewalk Improvement:** That, if as approved by the City Council, a **proposed 5' sidewalk on a 3.5' typical setback from the back of the curb along both sides of the street**, within the limits above defined, per Chapter 8, Article 8.4 and Article 8.5 of the City of Raleigh Unified Development Ordinance and in conjunction with the Raleigh Street Design Manual. Such sidewalk improvement to include necessary grading and all other work incidental to the construction of sidewalk improvements.

X (3) **Administrative Design Adjustments:** Administrative design adjustments approved by the City of Raleigh Engineering Services Director pursuant to Chapter 8, Article 8.4 (E) and Article 8.5 (G) of the City of Raleigh Unified Development Ordinance and Raleigh Street Design Manual are listed as follows:

- **Retrofit the proposed improvements within the existing 50' ROW**

D. And pursuant to and in accordance with Article 10 of Chapter 160a of the General Statutes of North Carolina (G.S. 160a-217 and following sections), we petition and request the City Council to assess and charge upon and against the lots and parcels of land abutting directly on the improvements (i.e., abutting directly on the street improved) according to the extent of their respective frontage by an equal rate per foot of such frontage and charged against either the lots and parcels of land abutting on that side of the side(s) of the street, or parts thereof within the limits above defined, per Section 6-2014 of the attached Street and Sidewalk Standards. Such sidewalk improvement to include necessary grading and all other work incidental to the construction of sidewalk improvements.

** Effective 4/19/11, the City Council amended the City's assessment policy to remove the property owner assessment obligation for new sidewalk installation by the City. Property owners with existing curb and gutter are considered N/A non-applicable to the petition as their property meets current City standards.*

Property owners with existing curb and gutter are allowed to sign the petition in regard to recommended improvements only to provide input to the City as a result of the petitioned improvements along their property frontage. Property owners with existing curb and gutter will not be assessed for any improvements. Parcels that have paid a previous fee-in-lieu of assessment will be exempt from assessments.

NOTICE TO PETITIONER AND PROPERTY OWNERS

PLEASE READ THIS **BEFORE YOU SIGN THE PETITION**

BEFORE YOU SIGN THIS PETITION, it is requested that you do the following:

1. **READ THIS PETITION** and all other accompanying information thoroughly to help you understand just what you are signing and what improvements you will receive.
2. **FIND YOUR PROPERTY ON THE PETITION MAP.** Each impacted lot or parcel is assigned a lot number. You can refer to the list of names and addresses to find your lot and see how the recommended improvements may impact your property.
3. **CHECK YOUR DEED** to verify that the property frontage is the same as shown on the petition map. If there is an error on the petition map, note your deed frontage in the space provided next to the signature line for your lot.
4. **SIGN THE PETITION IN THE SAME MANNER AS YOUR DEED READS.** In case of co-ownership, such as man and wife, both must sign as recorded in the deed.
5. **IF YOU ARE SIGNING FOR A CORPORATION**, indicate your title and affix the corporate seal.

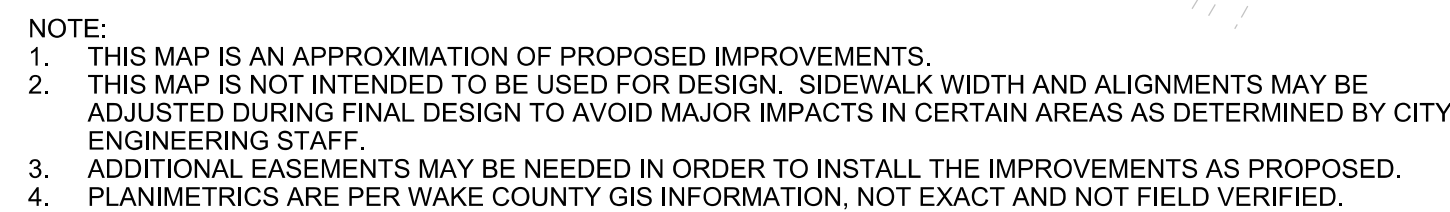
BE SURE YOUR SIGNATURE IS CORRECT before you release the petition. Incorrect signatures cannot be calculated in the percentages used to determine a valid petition.

The names of property owners listed on the petition map are not guaranteed to be correct. City staff has listed the most up-to-date ownership information available from Wake County computerized tax information. **If the listed owner is incorrect, the current owner(s) should sign the petition.**

Any estimate of assessments provided to you is not to be considered as a maximum or minimum cost. An accurate assessment cost cannot be calculated until project completion and preparation of the assessment roll. Any estimates provided are for the purpose of giving you some idea of what the assessment may be.



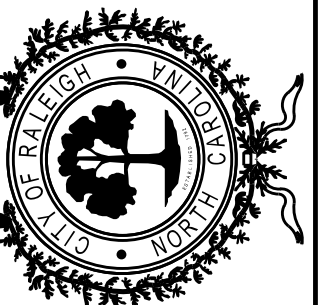
- | | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. WESTOVER GREEN LLC
ATTN PAYTON CHUNG
1133 MANCHESTER DR
CARY NC 27511-4752
TAX ID: 0190574
SITE: 5508 WESTERN BLVD
116.76' | 2. A SQUARED LLC
ATTN DANNY ALVIS
51 KILMAYNE DR STE 100
CARY NC 27511-7719
TAX ID: 0476438
SITE: 396 CAROLINA AVE
29.91' | 15. WESTOVER UNITED METHODIST CHURCH INC
ATTN LES WATKINS
300 POWELL DR
RALEIGH NC 27606-1317
[150.00' Allowance per Sec 6-2021(d)(2)]
TAX ID: 0090485
SITE: 300 POWELL DR
300.80'-150.00'=150.80' | 22. KE KE ENTERPRISES LLC
ATTN KENT EDWARDS
809 MOUNT VERNON RD STE 101
RALEIGH NC 27607-5247
TAX ID: 0015019
SITE: 407 CAROLINA AVE
90.00' |
| 2. BRADFORD PLACE OWNERS ASSOC INC
805 MOUNT VERNON RD
RALEIGH NC 27607-5121
TAX ID: 0279954
SITE: 470 CAROLINA AVE
227.92' | 9. STACY, ALLISON KAILTIN
394 CAROLINA AVE
RALEIGH NC 27606-1307
TAX ID: 0476437
SITE: 394 CAROLINA AVE
30.27' | 16. WESTOVER UNITED METHODIST CHURCH INC
ATTN LES WATKINS
300 POWELL DR
RALEIGH NC 27606-1317
TAX ID: 0087587
SITE: 307 CAROLINA AVE
60.00' | 23. LUDEN, HEATHER L
409 CAROLINA AVE
RALEIGH NC 27606-1307
TAX ID: 0005231
SITE: 409 CAROLINA AVE
100.00' |
| 3. EZELL, PAUL D STEELE, ANNE K
1814 W CHAPMAN CT
HILLSBOROUGH NC 27278-8680
[Paid Fee-in-Lieu S-13-1995]
TAX ID: 0009619
SITE: 448 CAROLINA AVE
150.00'-150.00' = 0.00'- EXEMPT | 10. BROUGHTON, EDNA EARL
310 CAROLINA AVE APT B
RALEIGH NC 27606-1306
TAX ID: 0008797
SITE: 310 CAROLINA AVE
120.00' | 17. COLLIER, CHRISTOPHER ROBERT
FULK, SHANNON MARISA
401 CAROLINA AVE
RALEIGH NC 27606-1307
TAX ID: 0014739
SITE: 401 CAROLINA AVE
40.00' | 24. SERENO, ALEXANDER & STACY R
415 CAROLINA AVE
RALEIGH NC 27606-1307
TAX ID: 0338300
SITE: 415 CAROLINA AVE
40.00' |
| 4. OLD NORTH REAL ESTATE LLC
ATTN AMY OR JASON ORDERS
8348 COVINGTON HILL WAY
APEX NC 27539-7939
TAX ID: 0009611
SITE: 406 CAROLINA AVE
120.00' | 11. BATTS, HOWARD C JR & SUSAN HUNGER
350 WILMOT DR
RALEIGH NC 27606-1233
TAX ID: 0067742
SITE: 306 CAROLINA AVE
60.00' | 18. MARTIN, MARY M
401 1/2 CAROLINA AVE
RALEIGH NC 27606-1307
TAX ID: 0454160
SITE: 401 CAROLINA AVE
35.00' | 25. CAREY, ANDREW T
ESTEP, BRITTANY L
419 CAROLINA AVE
RALEIGH NC 27606-1307
TAX ID: 0338299
SITE: 419 CAROLINA AVE
40.00' |
| 5. OLD NORTH REAL ESTATE LLC
ATTN AMY OR JASON ORDERS
8348 COVINGTON HILL WAY
APEX NC 27539-7939
TAX ID: 0009620
SITE: 402 CAROLINA AVE
120.00' | 12. MIKLOS, MICHAEL CHRISTOPHER
304 CAROLINA AVE
RALEIGH NC 27606-1306
TAX ID: 0429350
SITE: 304 CAROLINA AVE
30.00' | 19. KAHL, BRIAN H & CLARK, SHANNON
403 CAROLINA AVE
RALEIGH NC 27606-1307
TAX ID: 0454161
SITE: 403 CAROLINA AVE
35.00' | 26. BOHNENSTIEHL, DELWAYNE R & SUPAK, STACY K
423 CAROLINA AVE
RALEIGH NC 27606-1307
TAX ID: 0338298
SITE: 423 CAROLINA AVE
40.00' |
| 6. KENSICKI, EDWARD MCARTHUR
FLOYD, PAMELA TAYLOR
400 CAROLINA AVE
RALEIGH, NC 27606-1308
TAX ID: 0476440
SITE: 400 CAROLINA AVE
30.91' | 13. ROBINSON, DENNIS E & DIANA L
302 CAROLINA AVE
RALEIGH NC 27606-1306
TAX ID: 0429349
SITE: 302 CAROLINA AVE
30.00' | 20. MARRS, DONALD TODD
BOYLE, MARK B
403 1/2 CAROLINA AVE
RALEIGH NC 27606-1307
TAX ID: 0454162
SITE: 403 CAROLINA AVE
35.00' | 27. CASULLI, MATTHEW
427 CAROLINA AVE
RALEIGH NC 27606-1307
TAX ID: 0338297
SITE: 427 CAROLINA AVE
41.33' |
| 7. A SQUARED LLC DANNY ALVIS
51 KILMAYNE DR STE 100
CARY NC 27511-7719
TAX ID: 0476439
SITE: 398 CAROLINA AVE
29.91' | 14. GREENE, MICHAEL
236 POWELL DR
RALEIGH NC 27606-1315
[150.00' Allowance per Sec 6-2021(d)(2)]
TAX ID: 0074833
SITE: 236 POWELL DR
190.34'-150.00' = 40.34' [Sec 6-2021(d)(2)] | 21. EDWARDS, KENT H TRUSTEE
KENT H EDWARDS REVOCABLE LIVING TRUST
405 CAROLINA AVE
RALEIGH NC 27606-1307
TAX ID: 0454163
SITE: 405 CAROLINA AVE
35.00' | 28. SCHUPP, HELEN M
431 CAROLINA AVE
RALEIGH NC 27606-1307
TAX ID: 0338296
SITE: 431 CAROLINA AVE
70.11' |



LEGEND

RIGHT OF WAY
PROPERTY LINE
EXISTING PAVEMENT
EXISTING CURB & GUTTER
PROPOSED CURB & GUTTER
AND SIDEWALK IMPROVEMENTS

CITY OF RALEIGH
ENGINEERING SERVICES
DEPARTMENT



PRELIMINARY PLANS
DO NOT USE FOR CONSTRUCTION
PETITION REVIEW

STREET & SIDEWALK
IMPROVEMENT
PETITION # 1363

CAROLINA AVENUE
FROM WESTERN BOULEVARD
TO POWELL DRIVE

DATE:	XXX / 2021
CADD TECH:	EM
CHECKED BY:	DP

REVISIONS

REVISIONS	
NO.	DATE

SCALES
HSCALE 1" = 60'
VSCALE N/A

PET-1