

Memorandum



City Council
City Clerk's Office

City of Winston-Salem
P.O. Box 2511
Winston-Salem, NC 27102
Tel 336-727-2224
Fax 336-727-2880
www.cityofws.org

TO: Charles Hendricks
FROM: City Clerk's Office
DATE: July 28, 2020
SUBJECT: Petition for Voluntary Annexation
CC:

We have received a petition for Voluntary Annexation of Contiguous Property to the City of Winston-Salem for approximately 12.74 acres located on the west side of Wallburg Road. The petitioner is Front Street Wallburg, LLC at 206 W Fourth Street, Winston-Salem, NC 27101 The agent for the owner is Scott Frye at Stimmel Assoc. located at 601 N. Trade Street, Suite 200, Winston-Salem, NC 27101. Mr. Frye can be reached at 336-723-1067.

Please have the necessary investigations conducted on this petition.

Thank you.



Sandra Keeney, City Clerk

CityLink311

Call 311 or 336-727-8000
citylink@cityofws.org

City Council: Mayor Allen Joines; Denise D. Adams, Mayor Pro Tempore, North Ward; Dan Besse, Southwest Ward; Robert C. Clark, West Ward; John C. Larson, South Ward; Jeff MacIntosh, Northwest Ward; Morticia "Tee-Tee" Parmon, Northeast Ward; Annette Scippio, East Ward; James Taylor, Jr., Southeast Ward; City Manager: Lee D. Garrity



601 N. TRADE STREET, SUITE 200
WINSTON-SALEM, NC 27101
www.stimmelpa.com 336.723.1067

July 22, 2020

Sandra Keeney
City Secretary Office
101 N. Main Street
Winston-Salem, NC 27101

RE: Voluntary Annexation Petition – West Side of Wallburg Road

Dear Sandra:

Attached is Petition for Voluntary Annexation of Contiguous Property to the City of Winston-Salem for approximately 12.74 acres located on the west side of Wallburg Road. Please review and let us know if you need any additional information.

Sincerely,

A handwritten signature in blue ink that reads 'Luke A. Dickey'.

Luke A. Dickey, PLA
Vice President
Stimmel Associates, PA



City of Winston-Salem City Secretary

Suite 140, City Hall, 101 N. Main Street

**APPLICATION FOR PETITION FOR VOLUNTARY ANNEXATION OF
CONTIGUOUS PROPERTY TO THE CITY OF WINSTON-SALEM, NORTH
CAROLINA**

NORTH CAROLINA) PETITION FOR VOLUNTARY ANNEXATION OF
CONTIGUOUS PROPERTY TO THE CITY OF WINSTON-SALEM
FORSYTH COUNTY)

TO THE CITY COUNCIL OF THE CITY OF WINSTON-SALEM, NORTH CAROLINA:

1. We the undersigned owners of real property respectfully request that the area described below be annexed to the City of Winston-Salem.

2. Title of development or area WALKBURG ROAD WEST

3. Name/address/phone number of petitioner AGENT FOR OWNER: SCOTT FRYE, STIMMEL ASSOC.
PHONE: (336) 723-1067 601 N. TRADE ST., SUITE 200
WINSTON-SALEM, NC 27101

4. Number of acres 12.74 +/- Tax Block (s) SEE ATTACHED Tax Lot (s) _____

5. Developer's projection of number/type of units to be developed by end of:

Year 1 0 Year 2 1
Year 3 0 Build out 1

6. Developer's estimated value at the end of:

Year 1 _____ Year 2 \$ 12MM Year 3 _____ Build out \$ 12MM

7. Map Attached: Forsyth County Tax Map _____ OR Official Survey Map

8. The area to be annexed is contiguous to the City of Winston-Salem, and the boundaries of such territory are as follows: SEE ATTACHED

Respectfully submitted this 20 day of July, 20 20.

SEE ATTACHED

Petitioner

If additional space is needed, please attach a separate sheet.

OWNERS/PETITIONERS

FRONT STREET WALLBURG, LLC
Name C/O ROBIN TEAM

Name

206 W. FOURTH ST. / WINSTON-SALEM, NC 27101
Address

Address

Name

Name

Address

Address

Name

Name

Address

Address

Attest:

By: 

President

Secretary

Attest:

By: _____
President

Secretary

* Owners of real property that is wholly exempt from property taxation under the Constitution and laws of North Carolina, railroad companies, public utilities as defined in G.S. 62-3(23), and electric or telephone membership corporations need not sign the petition. (G.S. 160A-58.1(a).

(If additional space is needed, please attach a separate sheet. Return form with attachments to the City Secretary, Suite 140, City Hall, Telephone: (336) 727-2224.)

ANNEXATION PETITION
FRONT STREET WALLBURG WEST

LIST OF AFFECTED PARCELS

PIN #

6863-35-6676

6863-45-0702

6863-45-0654

6863-45-0522

6863-35-9460

6863-35-7319

6863-35-6281

LEGAL DESCRIPTION BASED ON THIS SURVEY

Overall Property

Being all those certain tracts or parcels of land located in Abbotts Creek Township, Forsyth County, North Carolina and being all of the following **Seven (7)** Tax Pin: **(1)** 6863-35-6281.00, **(2)** 6863-35-7319.00, **(3)** 6863-35-9460.00, **(4)** 6863-45-0522.00, **(5)** 6863-45-0654.00, **(6)** 6863-45-0702.00 and **(7)** 6863-35-6676.00 and being more particularly described as follows:

BEGINNING at an existing 1" iron pipe having localized NC Grid NAD 83/2011 coordinates of Northing 835,051.33 feet, Easting 1,663,987.63 feet on the westerly Right-of-Way line of SR 2691 Wallburg Road (Public R/W, width varies) and being the southeast corner of the within described tract and being a common corner of Forsyth County Development Corporation (Tax Pin: 6863-34-6824.00) and Front Street Wallburg, LLC (Tax Pin: 6863-35-6281.00);

THENCE N 87°41'57" W, a total distance of 313.05 feet (crossing an existing 5/8" iron pipe at 10.54 feet) to an existing 5/8" iron pipe being a common corner of said Front Street Wallburg, LLC (Tax Pin: 6863-35-6281.00) and Forsyth County Development Corporation (Tax Pin: 6863-34-6824.00);

THENCE N 87°45'37" W, 297.90 feet to an existing angle iron pipe being a common corner of said property, said Front Street Wallburg, LLC (Tax Pin: 6863-35-6281.00) and Forsyth County Development Corporation (Tax Pin: 6863-34-6824.00) and Liberty Hardware Mfg. Corp (Tax Pin: 6863-25-6574.00);

THENCE N 02°17'04" E, 438.03 feet to an existing 1" iron pipe being a common corner of said property and said Liberty Hardware Mfg. Corp (Tax Pin: 6863-25-6574.00) and Front Street Wallburg, LLC (Tax Pin: 6863-35-6676.00);

THENCE N 02°19'01" E, 307.00 feet to an existing 1" iron pipe being a common corner of Front Street Wallburg, LLC (Tax Pin: 6863-35-6676.00) and Liberty Hardware Mfg. Corp (Tax Pin: 6863-25-6574.00) and Union Cross Park Association (Tax Pin: 6863-35-4834.00);

THENCE S 87°06'52" E, 36.27 feet to an existing 3/4" iron pipe being a common corner of Front Street Wallburg, LLC (Tax Pin: 6863-35-6676.00) and Union Cross Park Association (Tax Pin: 6863-35-4834.00);

THENCE S 87°03'28" E, 46.87 feet to an existing 3/4" iron pipe being a common corner of Front Street Wallburg, LLC (Tax Pin: 6863-35-6676.00) and said Union Cross Business Park Association (Tax Pin: 6863-35-6884.00);

THENCE S 87°05'19" E, 314.58 feet to an existing 3/4" iron pipe being a common corner of said Union Cross Park Association (Tax Pin: 6863-35-6884.00) and Front Street Wallburg, LLC (Tax Pin: 6863-35-6676.00);

THENCE S 87°00'59" E, 34.14 feet to an existing 3/4" iron pipe being a common corner of said Union Cross Business Park Association (Tax Pin: 6863-35-0805.00) and Front Street Wallburg, LLC (Tax Pin: 6863-35-6676.00);

THENCE S 87°07'43" E, 117.53 feet to an existing 3/4" iron pipe being a common corner of said Union Cross Business Park Association (Tax Pin: 6863-35-0805.00) and Front Street Wallburg, LLC (Tax Pin: 6863-35-6676.00) and Front Street Wallburg, LLC (Tax Pin: 6863-45-0702.00);

THENCE S 87°04'55" E, 338.41 feet (crossing an existing 3/4" iron pipe at 306.91 feet) to a point at or near the centerline of Wallburg Road;

THENCE with the centerline of Wallburg Road **S 20°45'05" W, 775.09 feet** to a point at or near the centerline of Wallburg Road;

THENCE N 87°41'57" W, 31.45 feet to the POINT OF BEGINNING containing 13.012 Acres more or less.

For reference see survey by Allied Associates, PA, Job # PA190807, Dated: 09/12/19