



Winston-Salem

**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

Memorandum

TO: Kaylen Francis, Planning
FROM: Sandra Keeney
DATE: April 15, 2021
SUBJECT: Annexation Petition
CC:

We have received a petition for voluntary annexation of Satellite Territory to the City Winston-Salem. The title of the development or area is Sawmill Creek. The petitioner is LeoTerra Development Inc.

Please have the necessary investigations conducted on this petition and place this item on the Public Works Committee agenda for consideration and recommendation to the City Council.

Thank you.

CityLink311

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

City Council: Mayor Allen Joines; Denise D. Adams, Mayor Pro Tempore, North Ward; Barbara Hanes Burke, Northeast Ward; Robert C. Clark, West Ward; John C. Larson, South Ward; Jeff MacIntosh, Northwest Ward; Kevin Mundy, Southwest Ward; Annette Scippio, East Ward; James Taylor, Jr., Southeast Ward; City Manager: Lee D. Garrity

NORTH CAROLINA)
FORSYTH COUNTY)

**PETITION FOR VOLUNTARY ANNEXATION
OF SATELLITE TERRITORY TO THE CITY
OF WINSTON-SALEM**

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

1. We the undersigned, being all of the owners of the real property respectfully request that the area described below be annexed to the City of Winston-Salem in accordance with G.S. 160A-58.6, "Annexation of Noncontiguous Areas."
2. The real property to be annexed is not contiguous with the City of Winston-Salem; it meets the statutory standards set forth in G.S. 160A-58.1(b)(1), (2), (3), (4), and (5); and a metes and bounds description of its boundaries is set forth below. (If part of the subject real property is owned by a railroad company, a public utility, an electric or telephone membership corporation, or if the real property is wholly exempt from property taxation, then that portion must be separately described by metes and bounds.)
3. Title of development or area Sawmill Creek
4. Name/address/phone number of petitioner(s) LeoTerra Development Inc
5. Number of acres 160.4 Tax Block(s) Attached Tax Lot(s) _____
6. Developer's projection of number/type of units to be developed by end of:
Year 1 40 Year 2 60
Year 3 60 Buildout 350
7. Developer's estimated value at the end of:
Year 1 \$12,000,000 Year 2 \$18,000,000 Year 3 \$18,000,000 Buildout \$105,000,000
8. Map Attached: YES Forsyth County Tax Map _____ OR Official Survey Map _____
9. The boundaries of such territory to be annexed are as follows:
10. Attached hereto is a map showing the real property proposed for annexation with relation to the primary corporate limits of the City of Winston-Salem and the primary corporate limits of any other city within three (3) miles of the subject property.

Respectfully submitted this 15 day of April, 2021.

OWNERS/PETITIONERS

Grace Farms LLC
Name
306 Whispering Oaks Ln, Mocksville NC 27028
Address

Name

Address

James Comer
Name
2210 Jay Dee Dr, Winston Salem, NC 27107
Address

Karen Comer
Name
2210 Jay Dee Dr, Winston Salem, NC 27107
Address

Karen Comer 4/7/2021
2230 Jay Dee Drive Winston Salem NC 27107

Imogene R Comer
Name
2210 Jay Dee Dr, Winston Salem, NC 27107
Address

Name

Address

Imogene R. Comer
2210 Jay Dee Dr, Winston Salem, N.C., 27107

Attest:

Secretary

By: _____
President

Attest:

Secretary

By: _____
President

* 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 Clerk, Suite 140, City Hall, Telephone: (336) 727-2224.)

OWNERS/PETITIONERS

Grace Farms LLC Grace Farms LLC by Jonathan Amos Name

Name

336
306 Whispering Oaks Ln, Mocksville NC 27028

Address

Address

James Comer

Name

2210 Jay Dee Dr, Winston Salem, NC 27107

Address

Karen Comer

Name

2210 Jay Dee Dr, Winston Salem, NC 27107

Address

Imogene R Comer

Name

2210 Jay Dee Dr, Winston Salem, NC 27107

Address

Name

Address

Attest:

Secretary

By: _____

President

Attest:

Secretary

By: _____

President

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

Sawmill Creek Annexation Tax Information

Owner	Parcel ID
Grace Farms LLC	6853-54-1727
Grace Farms LLC	6853-55-7806
Imogene R. Comer	6853-65-5696
James Comer and Imogene R. Comer	6853-75-7010
Karen Comer	6853-74-2850

Property Description for Annexation

Beginning at an existing iron pin found having N.A.D. 83 N.C. grid coordinates of north = 833,479.45 feet, east = 1,654,666.06 feet marking the north west most corner of Austin Cole Fisher as recorded in deed book 3501, page 3229 of the Forsyth County Register of Deeds (PIN 6853-43-8366) and the north east most corner of Lee Allen Bowman as recorded in deed book 2072, page 3760 (PIN 6853-43-5311), thence with the east line of Glenmore Creek Homeowners Association, Inc. as recorded in deed book 3376, page 2013 (PIN 6853-44-0758), North 0 Degrees, 21 Minutes, 31 Seconds West, 2776.22 feet, to an existing iron pin found marking the south east corner of Richard M. Hutson II Living Trust as recorded in deed book 3382, page 3815 (PIN 6853-46-2830); thence with Hutson, North 0 Degrees, 21 Minutes, 31 Seconds West, 121.36 feet, to a new iron pin set; thence the following five calls across property of Grace Farms, LLC deed book 3509, page 4089 (PIN 6853-54-1727), (1) North 81 Degrees, 46 Minutes, 29 Seconds East, 176.19 feet, to a new iron pin set, (2) North 71 Degrees, 56 Minutes, 08 Seconds East, 54.19 feet, to a new iron pin set, (3) North 82 Degrees, 32 Minutes, 00 Seconds East, 357.78 feet, to a new iron pin set, (4) North 74 Degrees, 53 Minutes, 00 Seconds East, 100.00 feet, to a new iron pin set, (5) South 76 Degrees, 37 Minutes, 08 Seconds East, 20.51 feet, to a new iron pin set marking the north west corner of Grace Farms, LLC as recorded in deed book 3509, page 4094 (PIN 6853-55-7806); thence with the north line of Grace Farms LLC, the following three calls (1) South 76 Degrees, 25 Minutes, 59 Seconds East, 368.00 feet, to an existing iron pin found, (2) South 86 Degrees, 55 Minutes, 59 Seconds East, 294.00 feet, to a new iron pin set, (3) South 86 Degrees, 55 Minutes, 59 Seconds East, 19.50 feet, to a new iron pin set marking the south east corner of Julia F. Jones Heirs deed book 965, page 86 (PIN 6853-66-0414); thence North 0 Degrees, 29 Minutes, 18 Seconds East, 128.11 feet, to an existing iron pin found marking the south west corner of Steven L. Hinson and wife, Barbara M. Hinson deed book 1563, page 1877 (PIN 6853-66-2606); thence North 83 Degrees, 55 Minutes, 14 Seconds East, 593.00 feet, to an existing iron pin found marking the south west corner of Naomi W. Gainey deed book 3466, page 763 (PIN 6853-66-7880); thence North 83 Degrees, 55 Minutes, 14 Seconds East, 402.35 feet, to the south east corner of Gainey and in the west margin of Sawmill Road (N.C.S.R. 2693); thence North 83 Degrees, 55 Minutes, 14 Seconds East, 28.95 feet, to a point in Sawmill Road; thence South 7 Degrees, 03 Minutes, 28 Seconds East, 51.92 feet, to an existing iron pin found in the west margin of Sawmill Road; thence with the west right of way of Sawmill Road, South 38 Degrees, 33 Minutes, 02 Seconds East, 153.19 feet, to an existing iron pin found marking the north east corner of Corey J. Willard deed book 3383, page 677 (PIN 6853-76-2037); thence with Willard the following three calls, (1) South 47 Degrees, 31 Minutes, 27 Seconds West, 113.28 feet, to an existing iron pin found, (2) (2) South 7 Degrees, 05 Minutes, 12 Seconds East, 612.42 feet, to an existing iron pin found, (3) North 83 Degrees, 15 Minutes, 22 Seconds East, 11.66 feet, to a new iron pin set marking the north west corner of Anouar Trabelsi and wife, Katie Trabelsi deed book 3564, page 1600 (PIN 6853-75-4633); thence with Trabelsi the following four calls, (1) South 7 Degrees, 04 Minutes, 33 Seconds East, 381.44 feet, to an existing iron pin found, (2) North 89 Degrees, 47 Minutes, 42 Seconds East, 523.47 feet, to an existing iron pin found, (3) North 1 Degrees, 37 Minutes, 31

Seconds East, 133.95 feet, to an existing iron pin found, (4) South 89 Degrees, 27 Minutes, 18 Seconds East, 198.25 feet, to a nail found in Sawmill Road; thence with Sawmill Road, South 45 Degrees, 21 Minutes, 34 Seconds East, 488.40 feet, to an existing iron pin found in Sawmill Road and marking the north most corner of James Frank Moore, Jr. Revocable Trust deed book 3510, page 471 (PIN 6853-84-1770); thence with Moore the following four calls, (1) South 64 Degrees, 20 Minutes, 26 Seconds West, 43.23 feet, to an existing iron pin found, (2) South 64 Degrees, 46 Minutes, 46 Seconds West, 122.39 feet, to an existing iron pin, (3) 82.25 feet along a curve to the left of radius 195.18 feet, a chord bearing and distance of South 24 Degrees, 08 Minutes, 40 Seconds West, 81.64 feet, to an existing iron pin found, (4) South 1 Degrees, 46 Minutes, 51 Seconds West, 578.55 feet, to an existing iron pin found in the west line of Matthew C. Davis deed book 3376, page 806 (PIN 6853-84-0291); thence North 86 Degrees, 45 Minutes, 13 Seconds West, 60.19 feet, to a new iron pin set in the north line of Joshua Hastings deed book 3316, page 1874 (PIN 6853-74-8305); thence with Hastings north line, North 86 Degrees, 45 Minutes, 13 Seconds West, 323.71 feet, to an existing axle found; thence continuing with Hastings north west line and then the north west line of Eileen C. Beasley deed book 2840, page 2108 (PIN 6853-74-6165) South 58 Degrees, 39 Minutes, 20 Seconds West, 495.62 feet, to an existing iron pin found in the north line of now or formally Donald R. Atkins deed book 2556, page 3775 (PIN 6853-63-7682); thence with Atkins the following three calls, (1) North 58 Degrees, 55 Minutes, 40 Seconds West, 348.00 feet, to a new iron pin set, (2) North 47 Degrees, 12 Minutes, 16 Seconds West, 1273.52 feet, to an existing iron pin found, (3) South 0 Degrees, 36 Minutes, 45 Seconds West, 1852.19 feet, to an existing iron pin found in the north line of Mallory Ann Giebink and husband, Marcelo Giebink deed book 3535, page 1694 (PIN 6853-62-1933) thence North 87 Degrees, 10 Minutes, 25 Seconds West, 1331.36 feet, to the point and place of beginning containing 161.43 acres, more or less. This description taken from a map entitled "Survey for D. Odell & Mildred S. Martin, James S. Martin, James I. & Imogene Reed Comer, and Karen C. Hedgecock" by Jamestown Engineering Group, Inc. and dated August 31, 2007.