



**Winston-Salem**

City Council  
City Secretary's Office

P.O. Box 2511  
Winston-Salem, NC 27102  
Tel 336-727-2224  
Fax 336-727-2880

# Memorandum

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**TO:** Robert Prestwood, City Engineer  
**FROM:** Melanie Johnson, City Secretary  
**DATE:** May 3, 2018  
**SUBJECT:** Petition for Voluntary Annexation of Contiguous Territory  
**CC:** Patrice Toney, Budget Director  
Paul Norby, Zoning Director

We have received a petition for annexation of approximately 23.267 +/- for development. The name of the development area is The Arbors at Meadowlark. The petitioner is Meadowlark Developers, LLC, 380H Knollwood Street, Suite 253, Winston-Salem, NC 27103. The petition is being handled by Mr. Scott Frye at 601 North Trade Street, Winston-Salem, NC 27101. Mr. Scott Frye can be reached at 336-723-1067 ext. 139 or 336-409-2429.

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

I am attaching the original of the petition and map, along with the Summary Data Sheet.

Thank you.

City Secretary

Attachments

**CityLink311**

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

City Council: Mayor Allen Joines; Vivian H. Burke, Mayor Pro Tempore, Northeast Ward; Denise D. Adams, North Ward; Dan Besse, Southwest Ward; Robert C. Clark, West Ward; John C. Larson, South Ward; Jeff MacIntosh, Northwest Ward; Derwin L. Montgomery, East Ward; James Taylor, Jr., Southeast Ward; City Manager: Lee D. Garrity



# 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 The Arbors at Meadowlark

3. Name/address/phone number of petitioner Meadowlark Developers, LCC (Care of Ron Davis)  
380H Knollwood Street, Suite 253  
Winston-Salem, NC 27103 Phone: (336) 462-0705

4. Number of acres 23.267 +/- Tax Block (s) 4619 4620 Tax Lot (s) 024E 206C

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

Year 1 12 Single Family Year 2 27 Single Family  
Year 3 42 Single Family Build out 46 Single Family

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

Year 1 \$6,600,000 Year 2 \$14,850,000 Year 3 \$23,100,000 Build out \$25,300,000

7. Map Attached: Forsyth County Tax Map \_\_\_\_\_ OR Official Survey Map X

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 9th day of April, 2018.

  
Meadowlark Developers LLC  
Petitioner

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

# PETITION ANNEXATION SUMMARY DATA SHEET

## I. CITY SECRETARY'S OFFICE

\*Information to be provided by the Petitioner

- \*1. Title of Development Area: The Arbors at Meadowlark
- \*2. Name/Address/Phone No. of Petitioner: Meadowlark Developers, LLC (Care of Ron Davis)  
380H Knollwood Street, Suite 253, Winston-Salem, NC 27103 336-409-0705
- \*3. Tax Lot and Block Numbers: Tax Lot: 024E, 519C Tax Block: 4619, 4620
- \*4. Number of Acres: 23.267 +/- 5. Ward: West
- \*6. Developer's projection of number/type of units to be developed by the end of:
- |        |                         |           |                         |
|--------|-------------------------|-----------|-------------------------|
| Year 1 | <u>12 Single Family</u> | Year 2    | <u>27 Single Family</u> |
| Year 3 | <u>42 Single Family</u> | Build Out | <u>46 Single Family</u> |
- \*7. Developer's estimated value at the end of:
- |        |                  |        |                   |        |                   |           |                   |
|--------|------------------|--------|-------------------|--------|-------------------|-----------|-------------------|
| Year 1 | <u>6,600,000</u> | Year 2 | <u>14,850,000</u> | Year 3 | <u>23,100,000</u> | Build Out | <u>25.300,000</u> |
|--------|------------------|--------|-------------------|--------|-------------------|-----------|-------------------|
8. Narrative Description of Location: see attached.  
Beginning in the southern right-of-way of Meadowlark Drive.
- \*9. Is Map Attached:  Tax Map (from Forsyth County Tax Office)  
Or  
 Official Survey Map
10. Date Received: 5/3/2018 Date Completed: 5/4/2018 Signature: \_\_\_\_\_

## II. ENGINEERING RECORDS

1.   X   Ownership verified.
2.   X   Property description verified.
3.   X   Acreage map attached.
4.   X   Property description verified for closure.

5. Date Received:   5/3/18   Date Completed:   7/9/18   Signature:   Charles Hendrick

III. PLANNING DEPARTMENT

1. Zoning Designation: RS9 and MU-S 2. Zoning Conditions: N/A

3. Is there an approved Development Plan for this property? Explain. Yes. The City-County Planning Board approved Subdivision # 2017004 for this property at their April 2017 meeting.

4. Public Streets: Yes  No  5. Number of Linear Feet 2,886 LF ±

6. Average market value per unit \$ 635,000 (per developer)

7. Current tax value of land \$ 342,400 8. Projected Population: 2.47 x 46 lots = 114

9. Impact on overall Annexation Plan: N/A - Because of state legislation, there is no annexation plan

10. Date Received: 5/8/18 Date Completed: 5/8/18 Signature: Dwight E Reed

IV. FIRE DEPARTMENT

*Effective Response Force*

1. Estimated Response Time 10m 30s 2. "First-in" Engine Company 8m 56s

3. Are hydrant distribution and available water adequate for fire suppression?  Yes  No

Comments: \_\_\_\_\_

4. Are vertical and horizontal clearances adequate for fire suppression vehicles?  Yes  No

Comments: \_\_\_\_\_

5. Are weight limitations (bridges, culverts, causeways, etc.) adequate for fire suppression vehicles?

Yes  No

Comments: \_\_\_\_\_

6. Is proposed or existing land-use suitable for existing fire department capabilities?  Yes  No

Comments: \_\_\_\_\_

7. Impact on existing resources? \_\_\_\_\_

8. Additional Comments: To meet the National Fire Protection (NFPA) Standard 1710, the estimated response time is 10m 30s

9. Date Received: \_\_\_\_\_ Date Completed: 5-17-2018 Signature: Marlene Kostyrka

V. POLICE DEPARTMENT

1. Response Time PRIORITY/EMERGENCY WITHIN 6 MINUTES  
2. Potential traffic problems? SECONDARY RESPONSES WILL BE WITHIN PATROL/DEPT. GUIDELINES.  
NOTHING UNUSUAL OR

OVERLY IMPACTFUL

3. Will the annexation of this area pose any special problems (i.e., is it visible from the street, is it accessible, etc.)?

Yes  No

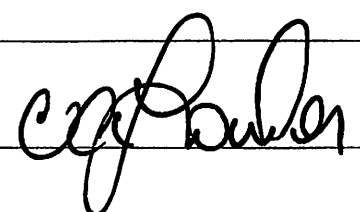
Comments: \_\_\_\_\_

4. Can this area be incorporated into the existing beat structure?  Yes  No

Comments: BEAT 324, UNDER OUR  
CURRENT BEAT STRUCTURE IN DISTRICT 3.

5. Impact on existing resources? ONLY MINIMAL, IF ANY IMPACT

6. Additional Comments: \_\_\_\_\_

7. Date Received: 08-06-18 Date Completed: 08-07-18 Signature: 

## VI. SANITATION DIVISION

1. Do the streets in the area exceed the grade requirement (less than 12%) for collection?

Yes  No

Comments: \_\_\_\_\_

2. Will bulk container service be required?

Yes  No

Comments: \_\_\_\_\_

3. Will containers be accessible according to the City Code requirements?

Yes  No

Comments: \_\_\_\_\_

4. Can we incorporate this area into our existing route structure?  Yes  No

Comments: \_\_\_\_\_

5. Can we provide all services according to City Code requirements?

Services:	Yes	No	N/A	Comments:
Household Refuse Collection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Leaf Collection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Annual Bulky Item Collection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Curbside Recycling Collection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Optional: Brush Collection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

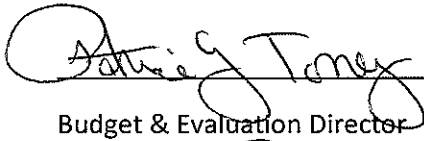
6. Additional Comments: \_\_\_\_\_

7. Date Received: 5/9/18 Date Completed: 7/13/18 Signature: Johnnie Taylor



VII. BUDGET OFFICE

This voluntary annexation will have no immediate impact on the City's operating budget. It is estimated that future growth and in-fill in this area will provide adequate revenues to meet required service demands.

A handwritten signature in black ink, appearing to read "Patricia G. Toney", written over a horizontal line.

Budget & Evaluation Director

7-24-18

Date