



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.

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

print, complete and submit form and attachments to:	City Clerk 101 N. Main Street Winston-Salem, NC 27101 P.O. Box 2511 Winston-Salem, NC 27102-2511
	Office: (336) 727-2224 Fax: (336)727-2880

What happens next?

Once the application for Petition for Voluntary Annexation of Contiguous Property is received in the City Clerk's Office, the documents will be forwarded to the Planning and Development Services Department and then to City Council.

Expect three (3) to four (4) months for the process to be completed. If you have any questions, please call (336)727-2224.

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.)

II. ENGINEERING

1. CW Ownership Verified
2. CW Property Description Verified
3. CW Acreage Map Attached
4. CW Property Description Verified for Closure
5. Date Received 9/3/20 Date Completed 9/8/20 Signature: Chris Wall

NOTE: WOULD LIKE TO SEE COORDINATES FOR P.O.B. ON THE EAST SIDE IN THE DESCRIPTION.

WALLBURG ROAD WEST
13.012 ACRES
CLOSURE 1'/381,290.00'

WALLBURG ROAD EAST
96.6052 ACRES
CLOSURE 1'/494,743.54'

III. PLANNING DEPARTMENT

1. Zoning Designation: _____ 2. Zoning Conditions: _____

3. Is there an approved Development Plan for this property? Explain. _____

4. Public Streets: Yes No 5. Number of Linear Feet _____

6. Average market value per unit \$ _____

7. Current tax value of land \$ _____ 8. Projected Population: _____

9. Impact on overall Annexation Plan: _____

10. Date Received: _____ Date Completed: _____ Signature: David Reed

COUNTY

SPECIAL USE DISTRICT - NO SITE PLAN PERMIT

Issued by the Board of Commissioners

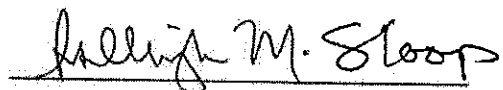
of Forsyth County, NC

The Board of Commissioners of Forsyth County, NC issues a Special Use District - No Site Plan Permit for the zoning petition of Front Street Wallburg, LLC; John Hodges, Jr.; Wallburg Property Group, LLC; Wanda Kearney; and William Kearney, (Zoning Docket F-1588). The site shall be developed in accordance with the conditions approved by the Board and the following uses: (Academic Biomedical Research Facility; Academic Medical Center; Agricultural Production, Crops; Arts and Crafts Studio; Banking and Financial Services; Building Contractors, General; Building Contractors, Heavy; Building Materials Supply; Child Care, Drop-In; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; College or University; Fuel Dealer; Government Offices, Neighborhood Organization, or Post Office; Hospital or Health Center; Kennel, Indoor; Manufacturing A; Manufacturing B; Micro-Brewery or Micro-Distillery; Offices; Park and Shuttle Lot; Parking, Commercial; Police or Fire Station; Postal Processing Facility; Recreation Facility, Public; Recreation Services, Indoor; Recycling Center; School, Vocational or Professional; Services, A; Services, B; Signs, Off-Premises; Special Events Center; Storage Services, Retail; Testing and Research Lab; Transmission Tower; Utilities; Warehousing; Wholesale Trade A; Wholesale Trade B; Child Care, Sick Children; Child Day Care Center; Solid Waste Transfer Station; Access Easement, Private Off-Site), approved by the Forsyth County Board of Commissioners the 19 day of December, 2019 " and signed, provided the property is developed in accordance with requirements of the LI-L zoning district of the Zoning Ordinance of the *Unified Development Ordinances*, the Erosion Control Ordinance, and other applicable laws, and the following additional conditions be met:

- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
 - a. The proposed building plans shall meet the design and material requirements as specified in the Union Cross Protective Covenants, and all HVAC equipment shall be screened from view of Wallburg Road, as verified by Planning staff.
 - b. All utilities on the site shall be underground.
 - c. Any access from Wallburg Road shall be approved by NCDOT, including location and required improvements to Wallburg Road, and shall not be permitted without the issuance of a driveway permit from NCDOT.

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
 - a. Freestanding signage shall be limited to one (1) monument sign along Wallburg Road with a maximum height of eight (8) feet and a maximum copy area of seventy five (75) square feet.
 - b. Chain link fencing shall not be visible from any public right-of-way.
 - c. Buildings shall be constructed in substantial conformance with approved building elevations.
 - d. All conditions of any driveway permit issued by NCDOT for development of the subject property shall be met.

- **OTHER REQUIREMENTS:**
 - a. Developer shall install a thirty (30)-foot wide landscaped area on a six (6)-foot berm along the frontage of Wallburg Road. Required plantings shall include three (3) deciduous trees and fourteen (14) Primary Evergreen Plants per 100 linear feet, except where driveway access is permitted from Wallburg Road.



Ashleigh M. Sloop, Clerk to the Board

IV. FIRE DEPARTMENT

1. Estimated Response Time _____ 2. "First-in" Engine Company _____

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: _____

9. Date Received: _____ Date Completed: _____ Signature: *Trey Mayo* _____

V. POLICE DEPARTMENT

1. Response Time _____

2. Potential traffic problems? _____

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: _____

5. Impact on existing resources? _____

6. Additional Comments: _____

7. Date Received: _____ Date Completed: _____ Signature: *Renee Melly* _____

VI. SANITATION DIVISION

1. Do the streets in the area exceed the grade requirement (less than 12%) for collection? Yes No

Comments: Yes, all area's are on flat land.

2. Will bulk container service be required Yes No

Comments: _____

3. Will containers be accessible according to the City Code requirements? Yes No

Comments: Yes, once the curb lines have been put in place.

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

Comments: Yes,

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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Optional: Brush Collection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

6. Additional Comments: None

7. Date Received: 9/18/20

Date Completed: 9/18/20

Signature: Tobias Mack

Digitally signed by Tobias Mack
Date: 2020.09.18 12:30:33
+04'00'

VII. BUDGET OFFICE

This voluntary annexation for Wallburg Road East and Wallburg Road West 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.

Patrice G. Toney

Budget & Evaluation Director

9/18/2020

Date