


## 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 4-06-21 Date Completed 4-16-21 Signature: Christopher A. Wall, PLS 



AREA=161.425 ACRES  
CLOSURE PRECISION= 1' IN 1,411,524'

### III. PLANNING DEPARTMENT

1. Zoning Designation: RS20-S 2. Zoning Conditions: Yes, see attached conditions

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3. Is there an approved Development Plan for this property? Explain. Yes, the property was rezoned to RS20-S in 2007 with a site plan (Zoning docket F-1477).

The site plan has since expired and will require re-review but the zoning remains in place.

4. Public Streets: Yes  No  5. Number of Linear Feet 13,530 linear feet proposed

6. Average market value per unit \$ N/A

7. Current tax value of land \$ 1,502,356.00 8. Projected Population: N/A

9. Impact on overall Annexation Plan: N/A

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10. Date Received: 4/6/2021 Date Completed: 4/9/2021 Signature: David E Reed

The Forsyth County Board of Commissioners issues a Special Use District Permit for the site shown on the site plan map included in this zoning petition of James Comer, Imogene Comer, Karen Comer, James Martin, and Mary Alice Vogler (Zoning Docket F-1477). The site shall be developed in accordance with the plan approved by the Board and bearing the inscription: "Attachment A, Special Use District Permit for RS-20-S (Residential Building, Single Family; and Planned Residential Development), approved by the Forsyth County Board of Commissioners the 23rd day of July, 2007" and signed, provided the property is developed in accordance with requirements of the RS-20-S zoning district of the Zoning Ordinance of the *Unified Development Ordinances* of the County Code, the Erosion Control Ordinance, and other applicable laws, and the following conditions be met:

- **PRIOR TO THE ISSUANCE OF GRADING PERMITS:**
  - a. Developer shall obtain a driveway permit from NCDOT; additional improvements may be required prior to issuance of driveway permit.
  - b. Developer shall flag the floodplain on site.
  - c. The property owner/developer contract with a qualified archaeologist (as determined by the North Carolina Office of State Archaeology) to conduct an archaeological investigation of the site, consisting of shovel tests in selected 1½' x 1½' squares, top 6" of soil.
  - d. If significant archaeological resources are identified during the investigation, the property owner/developer work with Planning Board staff, the contract archaeologist and the North Carolina Office of State Archaeology to mitigate the adverse impact of any ground-disturbing activities affecting those archaeological resources.
  - e. If any archaeological resources recovered become the property of the North Carolina Office of State Archaeology.
  - f. That the following photographic documentation be completed prior to any development on the site:

**Overall views of entire property.** This includes all undeveloped or agricultural land that is part of the property as a whole. The views should reflect the property

in its historic context or as it relates to the current landscape, including significant site features including streams, vegetation, and significant land contours.

The documentation must follow this format:

Two (2) copies of:

- 8x10 35mm black and white photographs and negatives for all views.
- Black and white contact sheets for all images.
- Color slides or digital images burned to a CD for all images.
- All contact sheets, photographs, and negatives in sleeves should be clearly and individually labeled with the property name, address, city, state, date, description of shot, view (ex. North, southwest).

Note: If slides are submitted, each should be individually numbered and identified with the aforementioned information on an index sheet.

Both copies should be submitted to the City-County Planning Board Department.

The copies will be archived as follows:

- One (1) set of all photographs, negatives, contact sheets and slides will be deposited with the Forsyth County Historic Resources Commission/City-County Planning Board.
- One (1) set of all photographs, negatives, contact sheets and slides will be deposited with the North Carolina Room at the Forsyth County Public Library in Winston-Salem.

• **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**

- a. If any lights are proposed for the amenities area, an engineered lighting plan shall be submitted to Inspections for the proposed lighting demonstrating the use of full-cut off fixtures, light height @ 20' or less and no more than 0.5 foot-candles at the property line.

• **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**

- a. Developer shall complete all requirements of the NCDOT driveway permit.
- b. If any lights are proposed for the amenities area, an engineered lighting plan shall be submitted to Inspections for the proposed lighting demonstrating the use of full-cut off fixtures, light height @ 20' or less and no more than 0.5 foot-candles at the property line. Lighting shall be installed per approved lighting plan and certified by an engineer.

# IV. FIRE DEPARTMENT

1. Estimated Response Time 7 minutes 2. "First-in" Engine Company E-11

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? If E-11 is not available, the second due suppression apparatus will be

Engine 19 (7 minute response). Arrival time of an effective response force is estimated to 9 minutes from the call receipt.

8. Additional Comments: Wallburg Fire Station 61 has 6 minute response to this location.

We are working on an automatic-aid agreement with Wallburg Fire Department.

9. Date Received: 4/6/21

Date Completed: 4/12/21

Signature: *Robert J. Wade Jr.*

# V. POLICE DEPARTMENT

1. Response Time Emergency Response: 3 minutes  
Non-emergency will vary by details

2. Potential traffic problems? \_\_\_\_\_  
None noted

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: Yes, District 2, Beat 213

5. Impact on existing resources? Minimal

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

7. Date Received: 04-07-21 Date Completed: 04-14-21 Signature: E.D. Burt

## VI. SANITATION DIVISION

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

Comments: At this time there are no streets.

2. Will bulk container service be required Yes  No

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

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

Comments: Once the land has been graded there shouldn't be any issues.

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: This is Raw land at this time.

Once the Land has been graded and developed we can service.

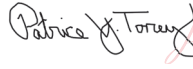
7. Date Received: \_\_\_\_\_ Date Completed: 4-20-21 Signature: Matthew Cheatham

Matthew Cheatham  
Operations Supervisor Refuse



VII. BUDGET OFFICE

This voluntary annexation for Sawmill Creek 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.

 Digitally signed by Patrice  
Y. Toney  
Date: 2021.04.21  
13:30:08 -04'00'

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Budget & Evaluation Director

4/21/2021

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Date