

Memorandum



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

TO: Charles Hendrick
FROM: Sandra Keeney
DATE: December 10, 2020
SUBJECT: Street Closing – Ferrell Court
CC: Tonya McPhatter

We have received a petition to close and abandon a portion of Ferrell Court. The authorized agent of Steele Rolling Hills, LLC is Allan Izzo at 6875 E. Evans Avenue, Denver, CO 80224. Mr. Izzo can be reached at 303-226-9134.

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



RECEIVED
DEC 09 2020
CITY CLERK

City of Winston Salem
Office of the City Clerk
101 North Main Street
Winston-Salem, NC 27101
Attn: Ms. Sandra Keeney

Re: Petition to close portion of Ferrell Court serving Rolling Hills Apartments

Ms. Keeney,

This letter shall serve to accompany the petition submitted to your office by Steele Rolling Hills LLC ("Steele") to privatize Ferrell Court, a road serving Rolling Hills Apartments (the "Complex") located at 770 Ferrell Court in Winston-Salem.

Steele is petitioning the City of Winston-Salem (the "City") to assume ownership of the road serving Rolling Hills in order to perform security and access control upgrades to the Complex. The improvements contemplated at this time are installation of vehicular gates, a guard house and other modifications needed to the drive lane area as reasonably directed by the City.

The intent of the gates and guard house is to limit access to residents of the Complex and their approved guests. Steele is aware that nonresidents of the Complex gather there, especially after hours, and are a primary driver of disturbances at the property. As these unwelcome visitors arrive primarily by vehicle, improved access control may result in a significant decrease in this activity.

Once the security improvements are completed, Steele proposes to staff the guard house with qualified personnel around the clock for a minimum 30 days or until an acceptable level of access control has been established. After this, a virtual doorman or other system may be implemented to reduce cost while maintaining safety.

The guard will request identification from all adults in the vehicle and will verify that its occupants match names on a current rent roll and are not on an active no-trespass list. Guest IDs will be checked against an approved guest list. Any adult who refuses or fails to produce an identification, or falsely claims residency, will be turned away. EMS vehicles, Rolling Hills vendors, and deliveries such as UPS, Fedex, Amazon, Grubhub, etc. will be permitted to enter the premises.

Steele may elect to change or modify the processes outlined above based on comment from the City or its own internal reviews.

Steele respectfully requests that the City, as part of the review of the petition, also consider restricting parking on portions of the neighboring streets, including but not limited to Ferrell Avenue, Camel Avenue, Temple Street and E. 9th Street. Once vehicular access control is established, Steele is concerned that persons who previously parked at the Complex may simply park on adjacent streets and enter the Complex on foot.

Steele wishes to thank in advance all involved City staff for the review of this petition. Steele is hopeful that it can make physical improvements to the site that will greatly enhance the safety and security of the residents for many years to come.

Sincerely,

Steele Rolling Hills LLC

NORTH CAROLINA)
)
FORSYTH COUNTY)

PETITION TO CLOSE AND ABANDON A
PORTION OF Ferrell Court

TO: HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF WINSTON-SALEM

The undersigned respectfully petitions the Honorable Mayor and City Council of the City
of Winston-Salem as follows:

I.

Your petitioner declares that he/she is the owner of Rolling Hills Apartments

_____ and

that as to other property abutting the portion of Ferrell Court

_____ which he/she wants to have closed and

abandoned, the following are the owners:

Owner

Address

W/A as no other property owners
about the road to be privatized.

(If additional space is needed, please use separate sheet.)

Please state your reason / purpose for closing a portion of said street / alleyway

steale Rolling Hills LLC requests to close Ferrell Court and assume

ownership for purposes of installing a vehicular access gate and

guard house. See Attachment A for a schematic of the proposed
gate and guard house location.

Said portion of Ferrell Court was dedicated to public use upon the public records appearing in the Office of the Register of Deeds of Forsyth County, North Carolina. Its use as a street or public way is unnecessary for the normal flow of traffic through the surrounding area.

II.

Your petitioner respectfully petitions that the following described portion of said Ferrell Court officially be closed and abandoned: (insert property description of the property listed above)


See Attachment B for legal description.

III.

No individual owning property in the vicinity of the aforesaid portion of Ferrell Court will be deprived of reasonable means of ingress to and from his property, nor is the closing thereof contrary to the public interest.

WHEREFORE, your petitioner respectfully requests the City of Winston-Salem, acting through its City Council to close and abandon for street purposes that portion of said Ferrell Court described, all as provided by law, particularly by Section 160A-299 of the General Statutes of North Carolina.

RESPECTFULLY SUBMITTED, this the 29th day of October, 20 20.




Signature(s) of Petitioner(s)

Authorized Representative

Petitioner's Title (if representing an organization)

ATTESTED BY:



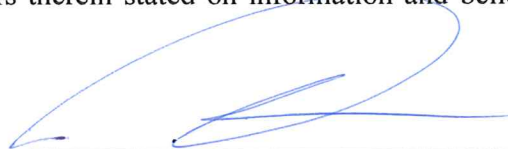
Signature of Witness

Paralegal

Witness' Title

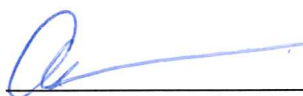
Colorado
NORTH CAROLINA)
Denver)
FORSYTH COUNTY)

I (we) Hud Karschmer, Authorized Representative of Steele Rolling Hills LLC, being duly sworn, depose and say that I am (we are) the petitioner(s) in the above entitled matter; that I (we) have read the foregoing petition and know the contents thereof; that the same is true of my (our) own knowledge except as to those matters therein stated on information and belief and as to those matters, I (we) believe it to be true.



Signature(s) of Petitioner(s)

SWORN AND SUBSCRIBED before me, this the 29th, day of October, 20 20



Signature of Notary Public

My commission expires: July 16, 2022

Date Petition Received in Engineering Office:

Signature of Engineering Office staff member verifying information in this petition:

DATE PETITION RECEIVED IN CITY CLERK'S OFFICE: 12-9-2020

FEE PAID: 1400.⁰⁰

AUTHORIZED AGENT

The authorized agent may be the petitioner or another person designated by the petitioner to answer questions and to represent the petition at public hearings. All correspondence will be sent to this agent.

Name: Allan Izzo

Mailing Address: 6875 E. Evans Avenue
Denver, CO 80224

Daytime telephone number (landline and/or mobile): 303 226 9134

Attachment A

ARCHITECTURAL SITE PLAN

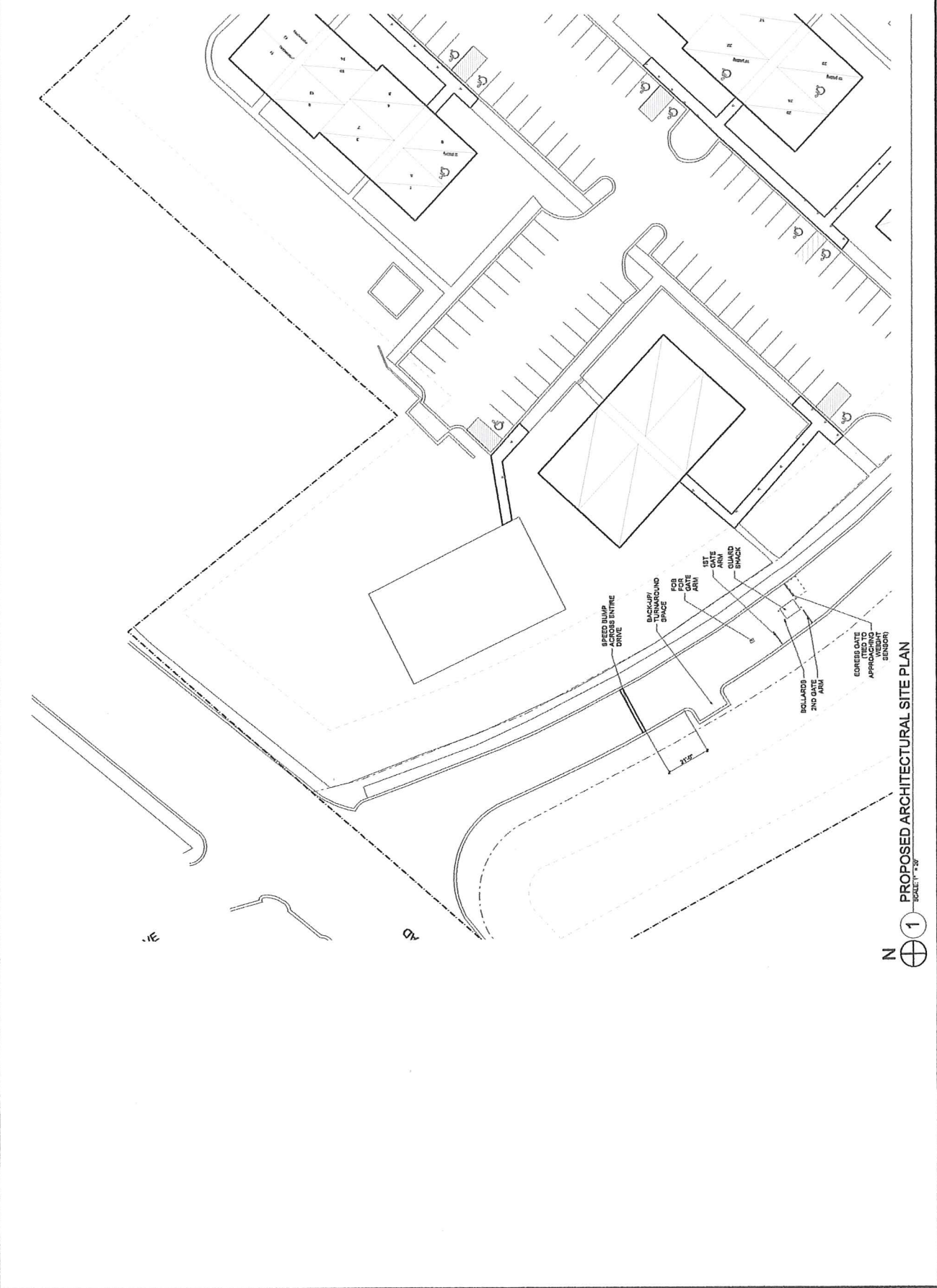
AS100
 PLATTION 8439

ROLLING HILLS APARTMENTS
 770 FERRELL CT
 WINSTON-SALEM, NC 27101
 6795 E. TENNESSEE AVE 5TH FLOOR
 DENVER CO 80224 USA



CONSTRUCTION SET
 THIS DRAWING AND THE DETAILS ON IT ARE THE SOLE PROPERTY OF THE ARCHITECT AND MAY BE USED FOR THIS SPECIFIC PROJECT ONLY. IT SHALL NOT BE LOANED, REPRODUCED, COPIED, OR REPRODUCED IN WHOLE OR IN PART FOR ANY OTHER PURPOSE OR PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.
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 CHICAGO, IL 60640
 P: (773) 512-0300
 F: (773) 512-0302
 E: bdm@brentongroup.com
 BRENTON DESIGN GROUP
 MICHIGAN STATE CERTIFICATE OF
 REGISTERED ARCHITECT
 201501218



PROPOSED ARCHITECTURAL SITE PLAN
 SCALE: 1/8" = 1'-0"
 N

Attachment B

Attachment B

BEGINNING at the intersection of the westernmost right-of-way of Ferrell Court with the southeastern right-of-way of New Walkertown Road, thence leaving the point of BEGINNING and running along the southeastern right-of-way of New Walkertown Road with a curve turning to the left with an arc length of 105.65', with a radius of 1018.80', with a chord bearing of North 42°29'27" East, with a chord length of 105.60' to the point of tangency; thence continuing with the said right-of-way North 39°13'07" East a distance of 25.55 feet to a point being the intersection of the eastern right-of-way of Ferrell Court with the southeastern right-of-way of New Walkertown Road; thence with the right-of-way of Ferrell Court the following fourteen (14) courses and distances:

- 1) with a curve turning to the left with an arc length of 20.63', with a radius of 20.00', with a chord bearing of South 09°40'43" West, with a chord length of 19.73';
- 2) South 19°52'04" East a distance of 44.68 feet to a point;
- 3) with a curve turning to the left with an arc length of 95.87', with a radius of 610.31', with a chord bearing of South 24°22'04" East, with a chord length of 95.77';
- 4) South 28°52'04" East a distance of 23.63 feet to a point;
- 5) with a curve turning to the left with an arc length of 178.44', with a radius of 560.23', with a chord bearing of South 37°59'34" East, with a chord length of 177.69';
- 6) South 47°07'04" East a distance of 201.97 feet to a point;
- 7) with a curve turning to the left with an arc length of 44.06', with a radius of 63.00', with a chord bearing of South 67°09'16" East, with a chord length of 43.17';
- 8) with a reverse curve turning to the right with an arc length of 236.11', with a radius of 52.00', with a chord bearing of South 42°52'56" West, with a chord length of 79.58';
- 9) with a reverse curve turning to the left with an arc length of 44.06', with a radius of 63.00', with a chord bearing of North 27°04'51" West, with a chord length of 43.17';
- 10) North 47°07'04" West a distance of 201.97 feet to a point;
- 11) with a curve turning to the right with an arc length of 194.37', with a radius of 610.23', with a chord bearing of North 37°59'34" West, with a chord length of 193.55';
- 12) North 28°52'04" West a distance of 23.63 feet to a point;
- 13) with a curve turning to the right with an arc length of 69.17', with a radius of 660.31', with a chord bearing of North 25°52'00" West, with a chord length of 69.14';
- 14) with a reverse curve turning to the left with an arc length of 77.97', with a radius of 40.00', with a chord bearing of North 78°42'12" West, with a chord length of 66.20' to the point of beginning

Being the full extent of Ferrell Court and containing 0.883 acres more or less.

Forsyth County Tax Map

66017
BSS 204

The undersigned hereby acknowledge(s) this Plat and
 Alignment to be _____ free act and deed and hereby
 dedicate(s) to public use as Streets, Playgrounds,
 Parks, Open Spaces, and Easements forever all areas
 so shown or indicated on said Plat.

A CURVE DATA	
C-1	C-2
4 27' 00"	18' 15"
1 30' 00"	00' 00"
4 655.94'	585.23'

FORSYTH COUNTY
 Signed _____
 Attest _____
 Trustee _____
 Trustee _____

Approved by the Planning Board of the City of Winston-Salem, N. C., effective on the _____ day of _____, 19____, provided that the Plat is registered in the office of the Register of Deeds of Forsyth County, N. C., within thirty days from the effective date of this approval.

City Clerk _____
 Director of Planning and Executive Secretary of Planning Board _____
 Said Plat was approved by the Planning Board of the City of Winston-Salem, N. C.

Licensed Surveyor No. _____
 Subscribed and sworn to before me this _____ day of _____, 19____.

Notary Public _____
 My commission expires _____

FORSYTH COUNTY, NORTH CAROLINA
 I, Paul A. Burkner, certify that under my direction and supervision this map was drawn from an actual field land survey made by me, deed description recorded in Book 522, Page 123; that the error of closure as calculated by latitudes and departures is 0.000000; that the boundaries not surveyed are shown as broken lines plotted from deed information that this map was prepared in accordance with G.S. 42-30 as amended that the subdivision or development or a portion thereof is within the Corporate Limits of the City of Winston-Salem within a city street.



Subscribed and sworn to before me this 26 day of June, 1970.
 Signed Geraldine R. Nunn, Notary Public
 My commission expires 10-15-75

NORTH CAROLINA - FORSYTH
 The foregoing certificate(s) of _____

A Notary Public of said county is (are) certified to be correct.
 This _____
 Register of Deeds

Deputy, Register of Deeds
 When grade of adjacent property does not conform to the street grade, an easement is effective for the purpose of sloping embankments from street grade level at the property line having a slope ratio of five feet horizontal for each foot of vertical elevation.

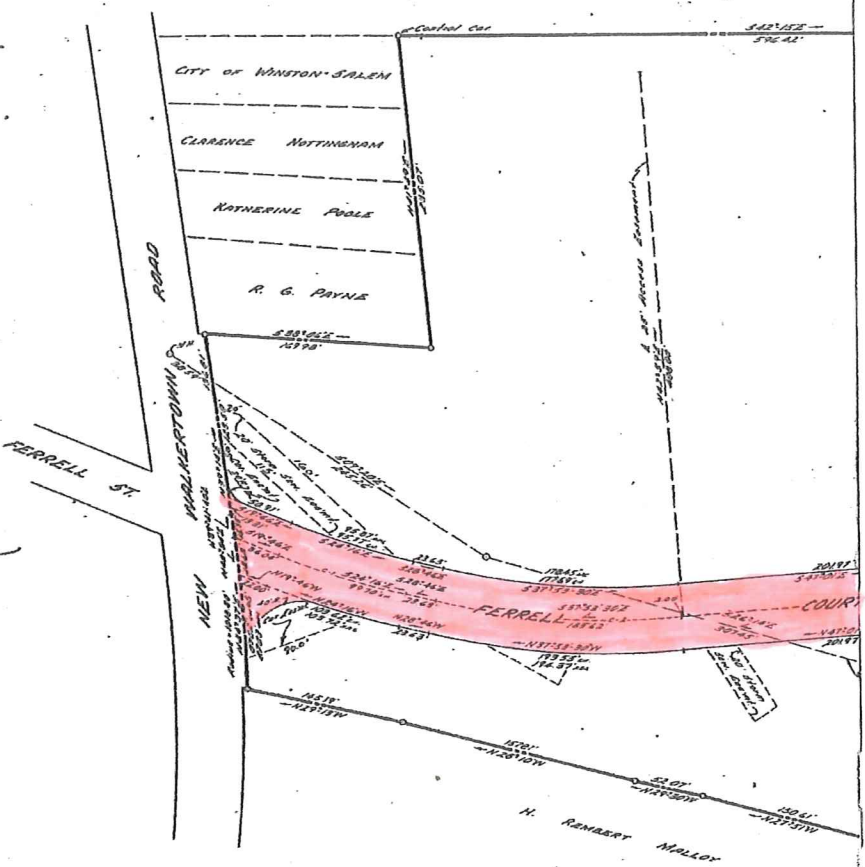
The undersigned hereby acknowledge(s) that the land shown on this plat is within the jurisdiction of the Board of Commissioners of Forsyth County and this plat and alignment to be free act and deed and hereby dedicate(s) to public use as roads, streets, and easements, forever all areas so shown or indicated on said plat.

Signed _____
 Attest _____

Approved by the Board of Commissioners of Forsyth County, N. C. on the _____ day of _____, 19____, provided that the plat is registered in the office of the Register of Deeds of Forsyth County, N. C. within thirty days from date of this approval.

Signed _____ Chairman (Seal)

BOOK: 0531 A



THIS IS NOT A SUBDIVISION OF LAND. THE PURPOSE OF THIS MAP IS TO ILLUSTRATE A PROPOSAL ONLY, AND THE FILLING OF THIS MAP DOES NOT CONSTITUTE A DEDICATION OF STREETS, HOWEVER, STREETS SHOWN THEREON ARE OFFERED FOR DEDICATION UPON COMPLETION OF CONSTRUCTION ACCORDING TO STANDARDS AND SPECIFICATIONS OF THE CITY AND THE RECORDING OF A FINAL PLAT IN ACCORDANCE WITH AN AGREEMENT WITH THE CITY OF WINSTON-SALEM DATED NOV. 23, 1970

Paul A. Burkner
 DIRECTOR OF CITY - COUNTY PLANNING BOARD

NEW BETHEL BAPTIST CHURCH

WINSTON TOWNSHIP - FORSYTH

WINSTON - SALEM - NORTH

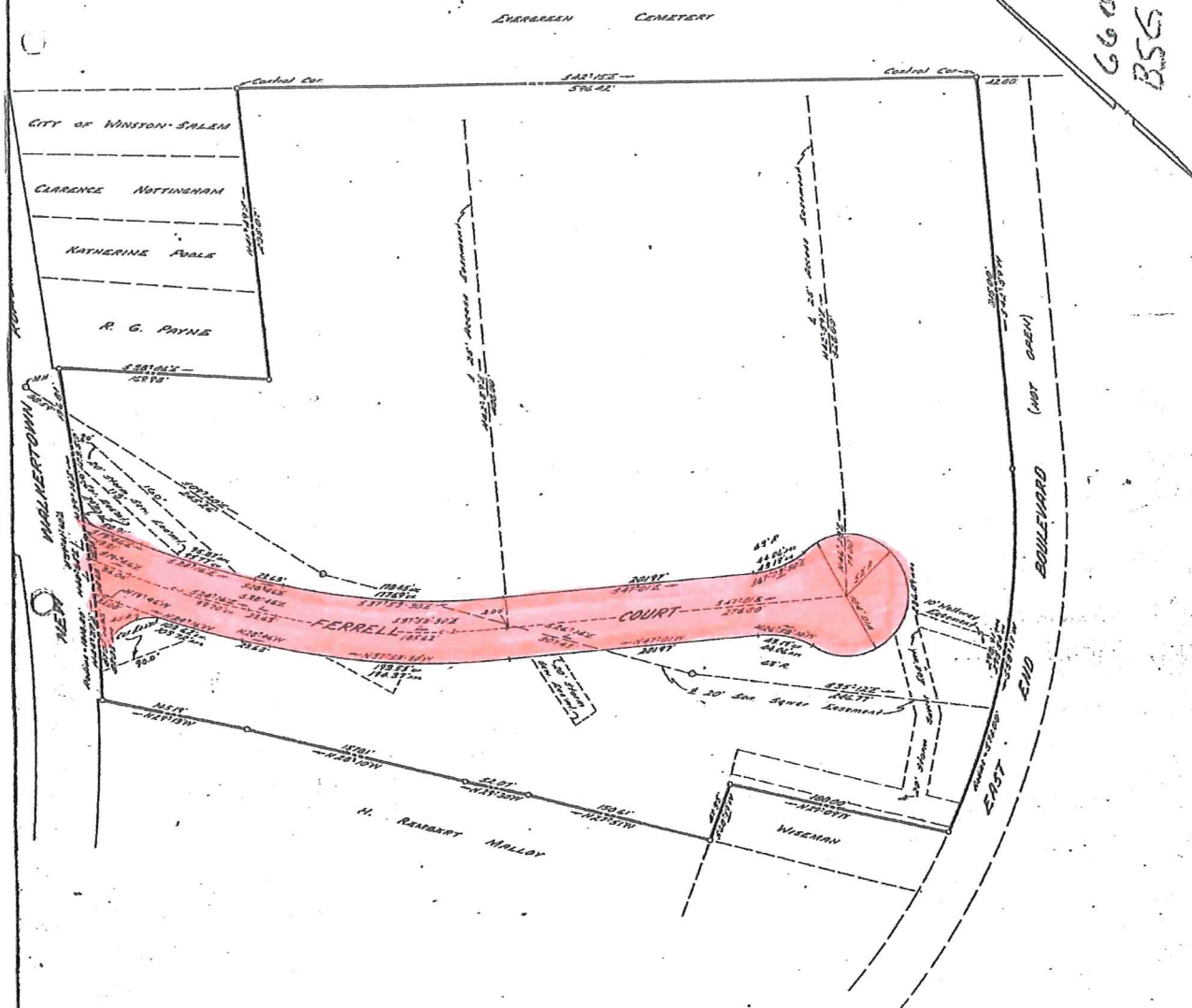
SCALE: 1" = 60'

ROBERT E. WILSON, INC. - REGISTERED

GREENSBORO, NORTH CAROLINA

Carlson Plate Print & Supply Co., Greensboro, N. C. 27403 20 743

DATE
C-2
10-15
1900
1882-83



66017
 11097
 B55204

SURVEY FOR

NEW BETHEL BAPTIST CHURCH APARTMENTS, INC.

WINSTON TOWNSHIP - FORSYTH COUNTY

WINSTON-SALEM - NORTH CAROLINA

SCALE: 1" = 60' OCTOBER, 1970

ROBERT E. WILSON, INC. — REGISTERED LAND SURVEYOR

GREENSBORO, NORTH CAROLINA