



**Winston-Salem**

**City Council  
City Secretary'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](http://www.cityofws.org)

## MEMORANDUM

DATE: January 8, 2020  
TO: Charles Hendrick, Engineering Department  
FROM: Sandra Keeney, City Secretary  
SUBJECT: Petition for Voluntary Annexation

We have received a petition for voluntary annexation on the development of area Front Street Capital-UCIC, Lot 4. The petitioner is Mr. UCIC, LLC, 206 West 4<sup>th</sup> Street, Winston-Salem, NC 27101, and he can be reached at 336-243-2600. Please call Mr. Scott Fry with Stimmel Associates with any questions or concerns. He can be reached at 336-723-1067 ext. 139.

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.

  
Sandra Keeney, City Secretary

Attachments



Call 311 or 336-727-8000  
[citylink@cityofws.org](mailto:citylink@cityofws.org)

City Council: Mayor Allen Jones; Vivian H. Burke, Mayor Pro Tempore, Northeast Ward; Denise D. Adams, North Ward; Dan Besse, Southwest Ward; Robert C. Clark, West Ward; Jolun 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 Front Street Capital-UCIC Lot 4

3. Name/address/phone number of petitioner UCIC LLC : (336) 243-2600  
206 W Fourth Street  
Winston-Salem, NC 27101

4. Number of acres 2.98 Tax Block (s) 5622 Tax Lot (s) 025A

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

Year 1 One industrial facility, 100,000sf +/- Year 2 \_\_\_\_\_  
Year 3 Build out

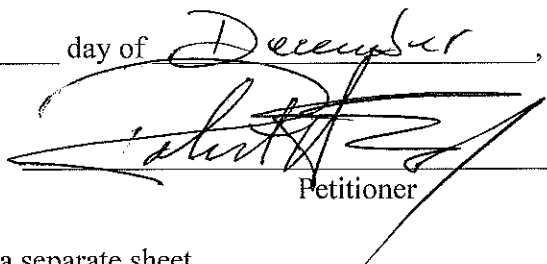
6. Developer's estimated value at the end of:

Year 1 \$6.5m + contents Year 2 \_\_\_\_\_ Year 3 \_\_\_\_\_ Build out \_\_\_\_\_

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:

Respectfully submitted this 19<sup>th</sup> day of December, 2019.

  
Petitioner

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

print, complete and submit form and attachments to:	City Secretary 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
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## What happens next?

Once the application for Petition for Voluntary Annexation of Contiguous Property is received in the City Secretary's Office the documents will be forwarded to the Engineering 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.

# UCIC Lot 4 - Forsyth County Tax Map



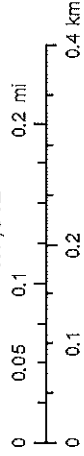
12/17/2019, 10:29:40 AM

Forsyth County Boundary Tax Municipal Polygon

Streets Winston-Salem

Parcels - Mailing Labels

1:7,312



MapForsyth, Forsyth County Tax Administration  
 Sources: Esri, HERE, Garmin, Intermap, increment P Corp, GEBCO, USGS,

Forsyth County Tax Administration  
 Forsyth County Tax Administration

Longworth, Rodney L

PIN # 6864-42-8429

3101 Cumbie Rd

Winston Salem NC 27107

Lot 025A Block 5622

Beginning at a 1" iron pipe in the north line of Elizabeth Tucker, as recorded in D.B. 476 PG.66, and also being in the west line of UCIC-II LLC, as recorded in D.B.3076 PG. 963, thence leaving UCIC-II, long the north line of Tucker, N 79°49'35" W a distance of 524.97' to a 1" iron pipe in the eastern line of Kenneth Parrish as recorded in D.B.1779 pg. 3374; thence along Parrish, N 03°46'49" E a distance of 165.53', to a 1" iron pipe in the south line of UCIC-II LLC, as recorded in D.B.3076 PG. 963; thence continuing along UCIC-II LLC, the following 6 calls:

1. S 79°45'33" E a distance of 404.16', to a 1" iron pipe;
2. N 28°57'33" W a distance of 151.63', to a 1" iron pipe;
3. N 84°39'37" E a distance of 296.13' to a 1" iron pipe;
4. S 00°53'42" E a distance of 200.02', to a 1" iron pipe;
5. N 79°53'38" W a distance of 98.01' , to a 1" iron pipe;
6. S 06°58'09" W a distance of 164.69' to s 1" iron pipe

which is the point of beginning, having an area of 129937.09 square feet, 2.983 acres more or less. And being all of **PIN # 6864-42-8429**.