

PETITION ANNEXATION SUMMARY DATA SHEET

I. CITY SECRETARY'S OFFICE

*Information to be provided by the Petitioner

*1. Title of Development Area: Front Street Capital-UCIC Lot 4

*2. Name/Address/Phone No. of Petitioner: UCIC LLC: (336) 243-2600
206 W Fourth Street, Winston-Salem, NC 27101

*3. Tax Lot and Block Numbers: 5622 025A

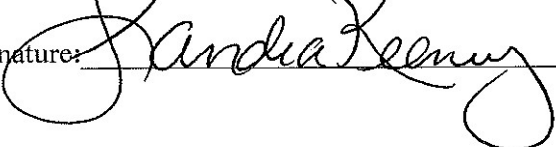
*4. Number of Acres: 2.98 5. Ward: Southeast

*6. Developer's projection of number/type of units to be developed by the end of:
Year 1 One industrial facility, 100,000sf +/- Year 2 _____
Year 3 _____ Build Out _____

*7. Developer's estimated value at the end of:
Year 1 \$6.5m+contents Year 2 _____ Year 3 _____ Build Out _____

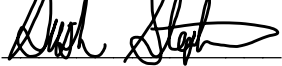
8. Narrative Description of Location: See Attached

*9. Is Map Attached: Tax Map (from Forsyth County Tax Office)
Or
 Official Survey Map

10. Date Received: 1/8/2020 Date Completed: 1/8/2020 Signature: 

II. ENGINEERING RECORDS

1. Ownership verified.
2. Property Description Verified.
3. Acreage map attached.
4. Property description verified for closure.
5. Date _____ Date _____

Received: 1/08/20 Completed: 1/08/20 Signature: 

III. PLANNING DEPARTMENT

1. Zoning Designation: LI-5 2. Zoning Conditions: See attached sheets

3. Is there an approved Development Plan for this property? Explain. Yes. Property was rezoned as part of a development plan for an 80,000 sq. ft. building on Millennium Drive

4. Public Streets: Yes No 5. Number of Linear Feet N/A

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

7. Current tax value of land \$ * 8. Projected Population: N/A

9. Impact on overall Annexation Plan: N/A

10. Date Received: 1/23/2020 Date Completed: 1/23/2020 Signature: Dwight E Reed

* current tax value under review. Recent sale price on 9/27/2019 was \$475,000.

COUNTY, SPECIAL USE DISTRICT PERMIT

SPECIAL USE DISTRICT PERMIT

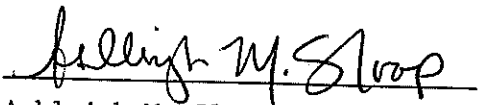
Issued by the Forsyth County
Board of Commissioners

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 Rodney Longworth (Zoning Docket F-1585). 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 LI-S (Arts & Crafts Studio; Building Materials Supply; Wholesale Trade A; Wholesale Trade B; Banking & Financial Services; Building Contractors, General; Offices; Services, A; Services, B; Storage Services, Retail; Testing & Research Laboratory; Warehousing; Recreation Services, Public; Adult Day Care Center; Child Care, Drop-In; Child Care, Sick Children; Child Day Care Center; College or University; Hospital or Health Center; Police or Fire Station; Government Offices, Neighborhood Organization, or Post Office; Postal Processing Facility; Schools, Vocational or Professional; Manufacturing A; Manufacturing B; Helistop; Park and Shuttle Lot; Parking, Commercial; Transmission Tower), approved by the Forsyth County Board of Commissioners the 27 day of June, 2019" and signed, provided the property is developed in accordance with requirements of the LI-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 ensure that existing stormwater management devices for the Union Cross Industrial Center are adequately sized to accommodate the increase in impervious surface associated with this parcel. If the existing stormwater management devices will not adequately accommodate the increased impervious surface, the developer shall enlarge the existing device(s) to accommodate the increase.

- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
 - a. The proposed building plans shall ensure that no exposed concrete block or prefabricated metal shall be used and all HVAC equipment shall be screened from view of Millennium Drive as verified by Planning staff.
 - b. All utilities on the site and along Millennium Drive shall be underground.

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
 - a. Buildings shall be constructed in substantial conformance with the approved building elevations as verified by Planning staff.
 - b. Freestanding signage shall be limited to one (1) monument sign with a maximum height of twelve (12) feet and a maximum copy area of sixty (60) square feet.
 - c. Large Variety trees of the same species shall be planted along both sides of Millennium Drive and spaced fifty (50) feet apart.
 - d. Any chain link fencing shall be black vinyl coated.


Ashleigh M. Sloop
Clerk to the Board

IV. FIRE DEPARTMENT

1. Estimated Response Time 3.777

2. "First-in" Engine Company: E-19, 4430 Glenn Hi Road, Winston-Salem, NC

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 Engine 19 is not available, the second and third due suppression apparatus will be Engine 11 (5 minutes response) and E-5 (8 minute response). The arrival time of an effective response force is estimated to 8.828 minutes from the call receipt.

8. Additional Comments: Kernersville Fire Department has proposed an automatic aide agreement that would assist with a quicker effective response force to this area.

9. Date

Received: 1/28/20

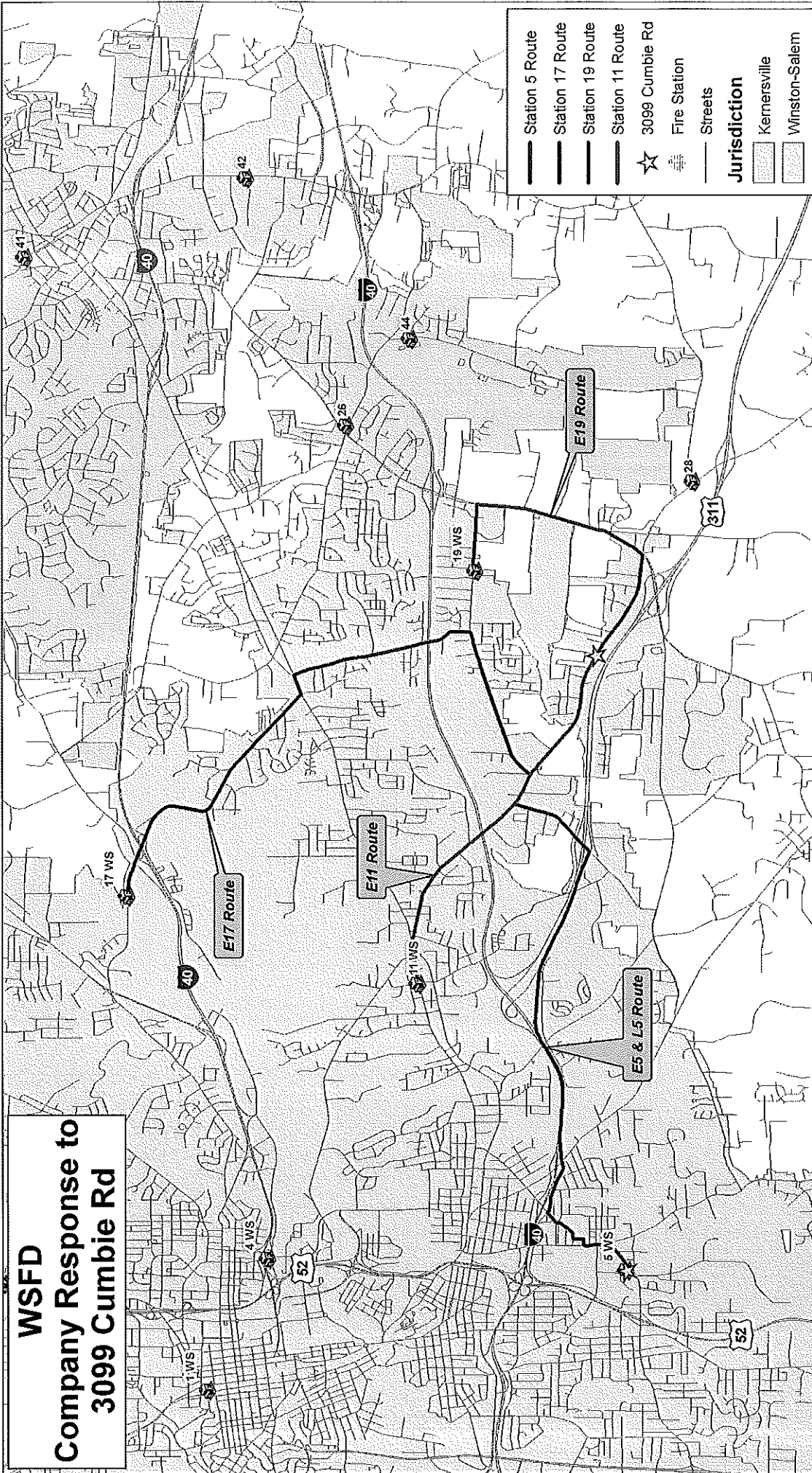
Date

Completed: 1/30/20

Signature: _____

Robert J. Walsh, Jr.

WSFD Company Response to 3099 Cumbie Rd



- Station 5 Route
 - Station 17 Route
 - Station 19 Route
 - Station 11 Route
 - 3099 Cumbie Rd
 - Fire Station
 - Streets
- Jurisdiction**
- Kernersville
 - Winston-Salem

	Drive Time (minutes)	Distance (miles)
E19 to 3099 Cumbie Rd	3.777	3.089
E11 to 3099 Cumbie Rd	4.592	3.410
E17 to 3099 Cumbie Rd	8.828	6.871
E5 & L5 to 3099 Cumbie Rd	8.264	6.644

Data Source: MapForsyth

This map and analysis are provided "As Is" without warranty of any kind, either express or implied. The information contained in this map is for informational purposes only and was not prepared for, and is not suitable for legal, engineering, or surveying purposes. Use of these materials constitutes acceptance of this disclaimer of liability.



V. POLICE DEPARTMENT

1. Response Time IF CLASSIFIED AS AN EMERGENCY / THE OVERALL RESPONSE
CALL WITHIN 6 MINUTES DEPENDS ON THE CALL
2. Potential traffic problems? CODE CLASSIFICATION

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 214

5. Impact on existing resources? MINIMAL

6. Additional Comments: _____

7. Date

Date

Received: 01/23/2020 Completed: 01/28/2020 Signature: _____

C. J. Foulger

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: _____

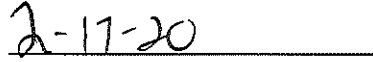
7. Date Received: 1-23-2020 Date Completed: 1-24-2020 Signature: Daniel Moody

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 "Sherry Tong", is written over a horizontal line.

Budget & Evaluation Director

A handwritten date "2-17-20" is written in black ink over a horizontal line.

Date