



City of Winston-Salem City Secretary

Suite 140, City Hall, 101 N. Main Street

APPLICATION FOR PETITION FOR VOLUNTARY ANNEXATION OF SATELLITE TERRITORY TO THE CITY OF WINSTON-SALEM, NORTH CAROLINA

NORTH CAROLINA) PETITION FOR VOLUNTARY ANNEXATION OF SATELLITE TERRITORY TO THE CITY OF WINSTON-SALEM FORSYTH COUNTY)

TO THE CITY COUNCIL OF THE CITY OF WINSTON-SALEM, NORTH CAROLINA:

- 1. We the undersigned, being all of the owners of the real property respectfully request that the area described below be annexed to the City of Winston-Salem in accordance with G.S. 160A-58.6, "Annexation of Noncontiguous Areas."
2. The real property to be annexed is not contiguous with the City of Winston-Salem; it meets the statutory standards set forth in G.S. 160A-58.1(b)(1), (2), (3), (4), and (5); and a metes and bounds description of its boundaries is et forth below. (If part of the subject real property is owned by a railroad company, a public utility, an electric or telephone membership corporation, or if the real property is wholly exempt from property taxation, then that portion must be separately described by by metes and bounds.)
3. Title of development or area The Grove at Fishel Road
4. Name/address/phone number of petitioner(s) Fishel Road Partners, 3608 W. Friendly Ave. Ste 202, Greensboro, NC 27410 Formally a Portion of
5. Number of acres 37 30.613 Tax Block(s) 3877 Tax Lot(s) 006
6. Developer's projection of number/type of units to be developed by end of:
Year 1 38 Single Family Year 2 38 Single Family
Year 3 37 Single Family Buildout 113 Single Family
7. Developer's estimated value at the end of:
Year 1 \$9,500,00 Year 2 \$19,000,000 Year 3 \$28,250,000 Buildout \$28,250,000
8. Map Attached: Forsyth County Tax Map OR Official Survey Map Yes
9. The boundaries of such territory to be annexed are as follows: See map referenced above.
10. Attached hereto is a map showing the real property proposed for annexation with relation to the the primary corporate limits of the City of Winston-Salem and the primary corporate limits of any other city within three (3) miles of the subject property.

Respectfully submitted this day of , 20 .

OWNERS/PETITIONERS

Fishel Road Partners, LLC
Name

Name

3608 W. Friendly Ave. Suite 202
Address Greensboro, NC 27410

Address

Name

Name

Address

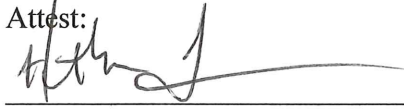
Address

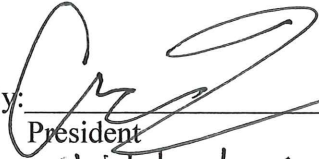
Name

Name

Address

Address

Attest:

Secretary

By: 
President
Christopher Lyons - Managing Member

Attest:

Secretary

By: _____
President

*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.

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

What happens next?

Once the application and attachments for Petition for Voluntary Annexation of Satellite Territory 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

PETITION ANNEXATION SUMMARY DATA SHEET

I. CITY SECRETARY'S OFFICE

*Information to be provided by the Petitioner

- *1. Title of Development Area: **The Grove at Fishel Road**
2. Name/Address/Phone of Petitioner: **Fishel Road Partners, 3608 Friendly Ave. Ste. 202, Greensboro, NC 27410**
3. Tax Lot and Block Numbers: 3877 Tax Lot 006
4. Number of Acres: 37 5: Ward: _____
6. Developer's projection of number/type of units to be developed by the end of:
Year 1 38 Single Family Year 2 38 Single Family
Year 3 37 Single Family Build Out 113 Single Family
- *7. Developer's estimated value at the end of:
Year 1 \$9,500,00 Year 2 \$19,000,000 Year 3 \$28,250,000 Build Out \$28,250,000
8. Narrative Description of Location: _____

9. Is Map Attached? **YES**

Tax Map (from Forsyth county Tax Office)

Or

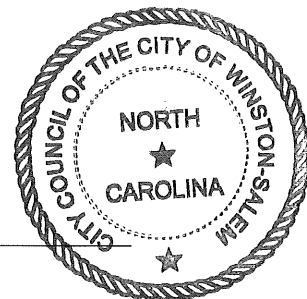
Official Survey Map

10. Date Received: 5/16/2019

Date Completed: 5/16/2019

Signature: _____

Sandra Leeue



II. ENGINEERING RECORDS

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

Received: 4/18/19

Completed: 4/18/19

Signature: _____

A handwritten signature in black ink, appearing to be 'Derek Steph', written over a horizontal line.

III. PLANNING DEPARTMENT

1. Zoning Designation: RS9 2. Zoning Conditions: N/A

3. Is there an approved Development Plan for this property? Explain. Yes. PBR 2018-04
Approved for a 116 lot Planned Residential Development

4. Public Streets: Yes No 5. Number of Linear Feet 4,438

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

7. Current tax value of land \$NOT AVAILABLE 8. Projected Population: 284

9. Impact on overall Annexation Plan: Does not conflict with any
existing annexation agreements.

10. Date Received: 5/8/15 Date Completed: 5/15/19 Signature: David E Reed

IV. FIRE DEPARTMENT

1. Estimated Response Time 9 minutes

2. "First-in" Engine Company Engine 16, 1701 Pope Rd

3. Are hydrant distribution and available water adequate for fire suppression? Yes No

Comments: There are fire hydrants located along Fishel Road ranging from a distance apart of 500' to 1000'. The hydrants are supplied by a 6' water main.

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: There are two bridges on Fishel Road. One over Highway US 52 and the second over Leak Creek which is list as LGW (Legal Gross Weight) signifies that the structure is not posted by NCDOT, built in 1979.

6. Is proposed or existing land-use suitable for existing fire -department capabilities? Yes No

Comments: _____

7. Impact on existing resources? This annexation will create additional risk in an area without adequate fire protection. If Engine 16 is not available, the second- and third-due suppression apparatus will be Engine 5 (11 minutes away) and Engine 6 (15 minutes away). Arrival time of an effective response force is estimated to be 20 minutes from call receipt. The Griffith Fire Department cannot guarantee a level of service sufficient to take the place of a city response.

8. Additional Comments: Fire Station 22 has been proposed on the west side of the NC 150 corridor, one air mile north of the Davidson County line.

9. Date Received: _____ Date Completed: _____ Signature: _____

V. POLICE DEPARTMENT

1. Response Time IF CLASSIFIED AS AN EMERGENCY / THE OVERALL RESPONSE
CALL WITHIN 6 MINUTES DEPENDS ON THE CALL
RESPONSE CODE
CLASSIFICATION
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: THE PROPERTY IS VISIBLE AND

ACCESSIBLE FROM FISHEL ROAD

4. Can this area be incorporated into the existing beat structure? Yes No

Comments: IN EITHER DISTRICT 3 / BEAT 314 OR

DISTRICT 2 / BEAT 212

5. Impact on existing resources? MINIMAL

6. Additional Comments: _____

7. Date Received: 05-08-2019 Date Completed: 05-08-2019 Signature: [Signature]

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: 5-8-2019

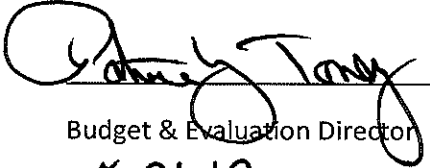
Date

Completed: 5-10-2019

Signature: *David 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.



Budget & Evaluation Director

5-21-19

Date