

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 Hendricks
FROM: City Clerk's Office
DATE: July 28, 2020
SUBJECT: Petition for Voluntary Annexation
CC:

We have received a petition for Voluntary Annexation of Satellite Territory to the City of Winston-Salem for approximately 95 acres located on the east side of Wallburg Road. The petitioner is Front Street Wallburg, LLC at 206 W Fourth Street, Winston-Salem, NC 27101. The agent for the owner is Scott Frye at Stimmel Assoc. located at 601 N. Trade Street, Suite 200, Winston-Salem, NC 27101. Mr. Frye can be reached at 336-409-2429.

Please have the necessary investigations conducted on this petition.

Thank you.

A handwritten signature in cursive script that reads "Sandra Keeney".

Sandra Keeney, City Clerk

CityLink311

Call 311 or 336-727-8000
citylink@cityofws.org

City Council: Mayor Allen Joines; Denise D. Adams, Mayor Pro Tempore, North Ward; Dan Besse, Southwest Ward; Robert C. Clark, West Ward; John C. Larson, South Ward; Jeff MacIntosh, Northwest Ward; Morticia "Tee-Tee" Parmon, Northeast Ward; Annette Scippio, East Ward; James Taylor, Jr., Southeast Ward; **City Manager:** Lee D. Garrity



601 N. TRADE STREET, SUITE 200
WINSTON-SALEM, NC 27101
www.stimmelpa.com 336.723.1067

July 22, 2020

Sandra Keeney
City Secretary Office
101 N. Main Street
Winston-Salem, NC 27101

RE: Voluntary Annexation Petition – East Side of Wallburg Road

Dear Sandra:

Attached is Petition for Voluntary Annexation of Satellite Territory to the City of Winston-Salem for approximately 95 acres located on the east side of Wallburg Road. Please review and let us know if you need any additional information.

Sincerely,

A handwritten signature in blue ink that reads 'Luke A. Dickey'.

Luke A. Dickey, PLA
Vice President
Stimmel Associates, PA

NORTH CAROLINA)
FORSYTH COUNTY)

PETITION FOR VOLUNTARY ANNEXATION
OF SATELLITE TERRITORY TO THE CITY
OF WINSTON-SALEM

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 set 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 metes and bounds.)
3. Title of development or area WALLBURG ROAD EAST
4. Name/address/phone number of petitioner(s) AGENT FOR OWNER:
SCOTT FRYE / 601 N. TRADE ST. / (336) 409-2429
6863-45-6988
5. Number of acres 94.99 Tax Block(s) 6863-55-3241 Tax Lot(s) _____
6. Developer's projection of number/type of units to be developed by end of:
Year 1 0 Year 2 1
Year 3 2+ Buildout 4
7. Developer's estimated value at the end of:
Year 1 _____ Year 2 \$4.2 MM Year 3 \$8 MM Buildout \$30 MM
8. Map Attached: Forsyth County Tax Map _____ OR Official Survey Map
9. The boundaries of such territory to be annexed are as follows: SEE ATTACHED.
10. Attached hereto is a map showing the real property proposed for annexation with relation to 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 20 day of JULY, 2020.

OWNERS/PETITIONERS

FRONT STREET WALLBURG, LLC
Name

Name

206 W. FOURTH ST. / WINSTON-SALEM, NC 27101
Address

Address

Name

Name

Address

Address

Name

Name

Address

Address

Attest:

Secretary


By: _____
President

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. Return form with attachments to the City Secretary, Suite 140, City Hall, Telephone: (336) 727-2224.)

Lying and being situate in Abbotts Creek Township, Forsyth County, North Carolina, and being all the property referenced as Tax Pin: 6863-45-6988.00 and Tax Pin: 6863-55-3241.00 and being more particularly described as follows:

COMMENCING at an existing 5/8" pipe at or near a power pole and being the northwest corner of Front Street Wallburg, LLC (Tax Pin: 6863-45-6988.00) and being in the common line of Leinwood VII, LLC (Tax Pin: 6863-56-3553.00) and said existing 5/8" pipe being the **POINT OF BEGINNING**:

THENCE with the common line of Leinwood VII, LLC (Tax Pin: 6863-56-3553.00) the following three (3) calls: (1) **S 79°20'41" E, 499.98 feet** to an Iron Rebar Set; (2) **S 09°40'27" W, 404.93 feet** to an Existing 7/8" pipe; (3) **S 87°43'07" E, 791.11 feet** to an Existing 1" pipe being a common corner with Earl Richard Smith and Carolyn Ann Smith Goins (Tax Pin: 6863-56-9418.00); **THENCE** along the common line of Earl Richard Smith and Carolyn Ann Smith Goins **S 88°01'59" E, 377.63 feet** to an Existing 7/8" pipe being a common corner with Padmaja Vasireddy and Kiran R. Merugu (Tax Pin: 6863-66-3413.00); **THENCE** with the common line of Padmaja Vasireddy and Kiran R. Merugu **S 87°52'19" E, 418.64 feet** to an Existing 3/4" pipe being a common corner with the Katsis Living Trust (Tax Pin: 6863-66-7404.00) **THENCE** with the common line of the Katsis Living Trust **S 87°56'52" E, 191.70 feet** to an Existing planted stone being a common corner with Zane Dale Sells (Tax Pin: 6863-85-1083.00); **THENCE** with the common line of Zane Dale Sells **S 03°40'47" W, 1068.18 feet** to an Existing axle being a common corner with William Wesley and Nancy M. Bodenheimer (Tax Pin: 6863-74-9164.00); **THENCE** with the common line of William Wesley and Nancy M. Bodenheimer **S 03°40'47" W, 702.53 feet** to an Existing 7/8" pipe being in the common line of Ivey D. Smith (Tax Pin: 6863-63-4557.00); **THENCE** with said line the following three (3) calls: (1) **N 88°34'13" W, 386.10 feet** to an Iron Rebar Set (5/8"); (2) **N 01°55'47" E, 345.52 feet** to an Iron Rebar Set (5/8") in or near the creek; (3) **N 87°47'45" W, 751.89 feet** to an Existing 3/4" pipe being a common corner with Elizabeth S. Weavil (Tax Pin: 6863-54-3191.00); **THENCE** along the common lines of Elizabeth S. Weavil, Norma R. Merrell (Tax Pin: 6863-54-2173.00), Norma M. Robbins (Tax Pin: 6863-53-2930.00) and Ivey D. Smith (Tax Pin: 6863-43-6992.00 and Tax Pin: 6863-33-9954.00) and said line being within the right-of-way of the Sherlie Weavil Road **N 87°47'45" W, 1758.00 feet** to a point in the western right-of-way of Wallburg Road; **THENCE** with western right-of-way of Wallburg Road the following two (2) calls: (1) **N 25°42'25" E, 117.10 feet to a point**; (2) **N 20°45'32" E, 609.67 feet** to an existing 5/8" pipe being a common corner with Front Street Wallburg, LLC (Tax Pin: 6863-35-6281.00) and Forsyth County Development Corporation (Tax Pin: 6863-34-6824.00); **THENCE** with the common line of Front Street Wallburg, LLC (Tax Pin: 6863-35-6281.00) **S 87°41'57" E, 10.54 feet** to an existing 1" pipe being a common corner of Front Street Wallburg, LLC (Tax Pin: 6863-35-6281.00) and being in the western right-of-way of Wallburg Road; **THENCE** with a new line **S 87°41'57" E, 31.45 feet** to a point at or near the centerline of Wallburg Road; **THENCE** with Wallburg Road **N 20°45'05" E, 775.09 feet** to a point at or near the centerline of Wallburg Road; **THENCE** with a new line **N 87°04'55" W, 52.39 feet** to a point in the western right-of-way of Wallburg Road; **THENCE** with the western right-of-way of Wallburg Road the following

two (2) calls: (1) N 20°45'46" E, 64.67 feet to a point; (2) N 20°38'56" E, 456.52 feet to a point; **THENCE** with a new line S 79°20'41" E, 81.24 feet to the **POINT AND PLACE OF BEGINNING CONTAINING 96.606 ACRES MORE OR LESS.**

For reference see survey by Allied Associates, PA, Job # PA181105, Dated: 11/19/18