

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.

print, complete and submit form and attachments to:	City Clerk 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 for Petition for Voluntary Annexation of Contiguous Property is received in the City Clerk's Office, the documents will be forwarded to the Planning and Development Services 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.

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.)

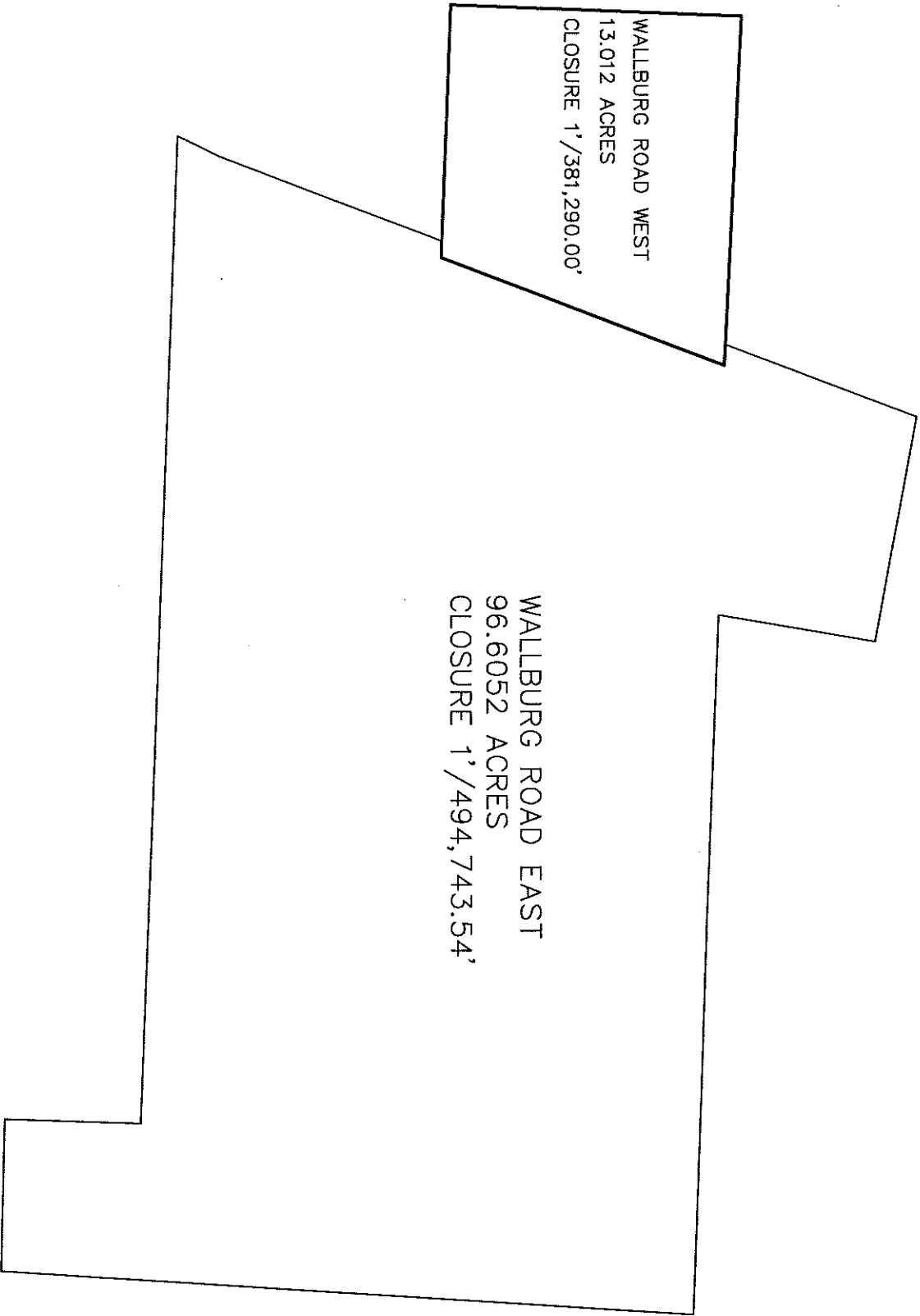
## II. ENGINEERING

1. CW Ownership Verified
2. CW Property Description Verified
3. CW Acreage Map Attached
4. CW Property Description Verified for Closure
5. Date Received 9/3/20 Date Completed 9/8/20 Signature: Chris Wall

NOTE: WOULD LIKE TO SEE COORDINATES FOR P.O.B. ON THE EAST SIDE IN THE DESCRIPTION.

WALLBURG ROAD WEST  
13.012 ACRES  
CLOSURE 1'/381,290.00'

WALLBURG ROAD EAST  
96.6052 ACRES  
CLOSURE 1'/494,743.54'



### III. PLANNING DEPARTMENT

1. Zoning Designation: \_\_\_\_\_ 2. Zoning Conditions: \_\_\_\_\_

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3. Is there an approved Development Plan for this property? Explain. \_\_\_\_\_

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4. Public Streets: Yes  No  5. Number of Linear Feet \_\_\_\_\_

6. Average market value per unit \$ \_\_\_\_\_

7. Current tax value of land \$ \_\_\_\_\_ 8. Projected Population: \_\_\_\_\_

9. Impact on overall Annexation Plan: \_\_\_\_\_

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10. Date Received: \_\_\_\_\_ Date Completed: \_\_\_\_\_ Signature: David Reed

## 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 Raeford Kirkman, Lynn Hayes, and Inez Motsinger (Zoning Docket F-1583). 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 (Building Materials Supply; Wholesale Trade A; Wholesale Trade B; Building Contractors, General; Offices; Services, A; Services, B; Storage Services, Retail; Testing and Research Lab; Warehousing; School, Vocational or Professional; Manufacturing A; Manufacturing B; Park and Shuttle Lot; Parking, Commercial; Transmission Tower; and Utilities) and a Special Intense Development Allocation (SIDA), approved by the Forsyth County Board of Commissioners the 24th day of January, 20 19 " 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 obtain a Watershed Permit from the Erosion Control Officer.
  - b. Developer shall obtain all necessary permits (including stormwater and wetlands impacts) from the NC Division of the Environment and Natural Resources (DENR) and/or the US Army Corp of Engineers.
  - c. Developer shall obtain a driveway permit from NCDOT. Improvements shall include:
    - Dedication of ten (10) feet of additional right-of-way along Wallburg Road and as necessary along SherlieWeavil Road.
    - Dedication of right-of-way for the extension of Business Park Drive to the eastern property line.
    - Modification of the traffic signal at the intersection of Wallburg Road and Business Park Drive to add a fourth leg and provide a two-lane approach consisting of an exclusive left turn lane and a shared through/right lane.

- Widen Wallburg Road 18 feet from center beginning 200 feet north of Business Park Drive with curb and gutter and sidewalk along the entire frontage.
  - Provide an exclusive southbound left turn and northbound right turn lanes on Wallburg Road at Business Park Drive and provide a minimum of 200 feet of full left turn storage and 100 feet of full right turn storage in addition to appropriate taper lengths.
  - Realign Sherlie Weavil Road to intersect opposite Enterprise Park Boulevard and widen the western portion of Sherlie Weavil Road between Wallburg Road and the easternmost truck entrance to three lanes.
- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
    - a. An engineered lighting plan shall be submitted to Inspections for the proposed lighting demonstrating the use of full-cut off fixtures, light height of 25' or less and no more than 0.5 foot-candles along the Wallburg Road and the Sherlie Weavil Road frontages.
    - b. The proposed building plans shall be in substantial conformance with the submitted elevations as shown on "Elevation A" as verified by Planning staff.
    - c. All utilities on the site shall be underground.
- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
    - a. Lighting shall be installed per approved lighting plan and certified by an engineer.
    - b. Developer shall complete all requirements of the driveway permit.
    - c. All NCDENR requirements shall be completed.
    - d. Freestanding signage along Wallburg Road shall be limited to two (2) monument signs with a maximum height of eight (8) feet and a maximum copy area of seventy five (75) square feet.
    - e. Any chain link fencing shall not be visible from any public right-of-way.
    - f. Building shall be constructed in substantial conformance with the approved building elevations as approved by Planning staff.
- **OTHER REQUIREMENTS:**
    - a. Developer shall install 14 Primary Evergreens per 100 linear feet along all street frontage berms.
    - b. Developer shall continue the berm and street frontage plantings east along Sherlie Weavil Road to tie into the required bufferyard too fully screen the site from Sherlie Weavil Road.



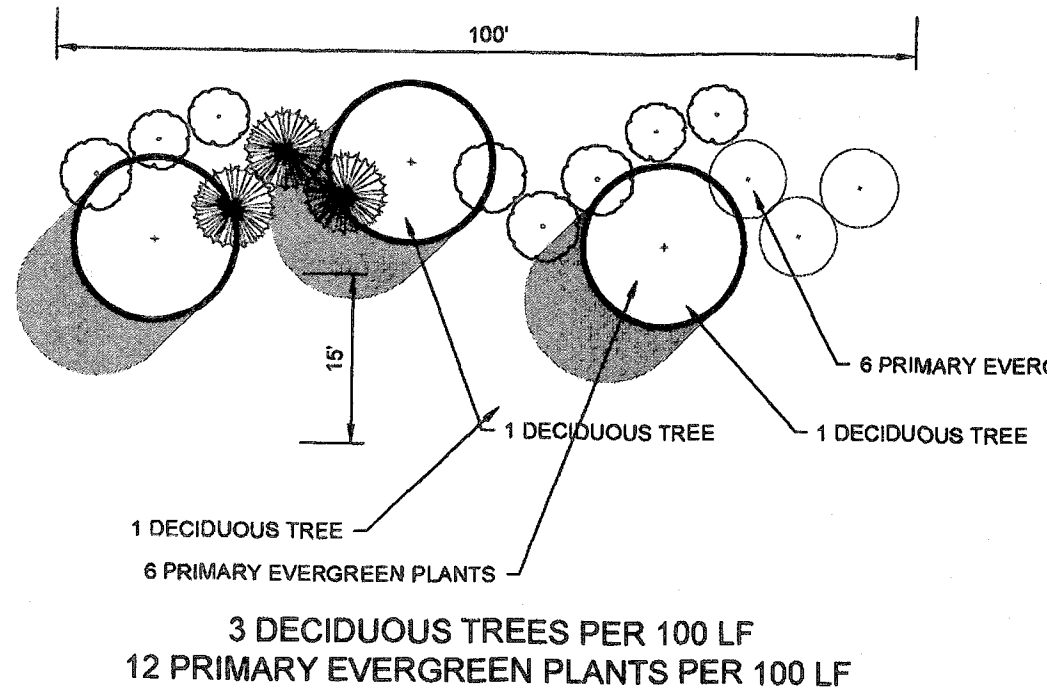
Ashleigh M. Sloop  
Clerk to the Board



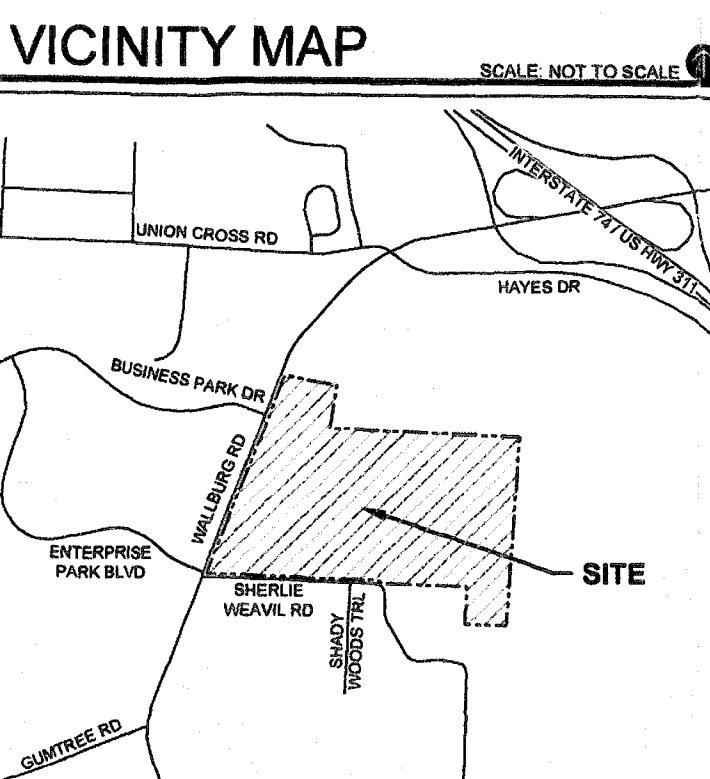
FINAL ROAD IMPROVEMENTS AND LANE CONFIGURATIONS WILL BE DETERMINED UPON APPROVAL OF TRAFFIC IMPACT ANALYSIS

THERE WILL BE A 10' RIGHT-OF-WAY DEDICATION ALONG THE ENTIRE FRONTAGE OF WALLBURG RD

STREETYARD REQUIREMENTS PLANTINGS BASED ON A 40' WIDTH TYPE III BUFFERYARD WIDTH OF ACTUAL BUFFERYARD VARIES (SEE PLANS)



Lot #	APN	Owner	Address	Zoning
1	0883-34-1100-00	Clayton Properties LLC	3302 Old Leighton Rd	LL U/S
2	0883-34-4824-00	Forsyth County Development Corp	1080 W 4th St	LL U/S
3	0883-35-8122-00	Kearney, William C & Virginia B	4230 Sherlie Weavil Rd	RS40, AG
4	0883-34-4304-00	Kearney, Virginia Sloan & William C	4230 Wallburg Rd	LL U/S
5	0883-35-7319-00	Slone, Sindy V & Tracy M	4070 Wallburg Rd	AG
6	0883-34-4304-01	Slone, Sindy V & Tracy M	4088 Wallburg Rd	LL U/S
7	0883-35-7319-00	Wallburg Property Group LLC	2132 Stone Ridge Pl	LL U/S
8	0883-45-0987-00	Hodge, John W Jr	1484 Hampton Plaza Dr	Kernersville, NC 27284
9	0883-45-0773-00	Wallburg Property Group LLC	2132 Stone Ridge Pl	LL U/S
10	0883-45-0805-00	Union Cross Business Park Assoc	1080 W 4th St	LL U/S
11	0883-46-0228-00	OCPI 15 Business Park LLC	1801 5th Ave, Site 300	Birmingham, AL 35203
12	0883-56-3853-00	Limewood V LLC	1506 Runes St	Winston-Salem, NC 27101
13	0883-56-9418-00	Smith, Edw Richard & Pearl Gail, Carolyn Ann Smith heirs, Jackie, Sharon Lynn S, Shugs, Judy, Richie, Debbie	2981 Old Thomasville Rd	Winston-Salem, NC 27107
14	0883-96-3413-00	Vasreddy, Padman Manoj, Kiran R	1356 Plaza Dale Parkway	Boynton Beach, FL 33426
15	0883-87-2981-00	Kalish Living Trust, Kalish, Bill D Trustee; Kalish, Dina P Trustee	7400 Watson Ford Rd	Kernersville, NC 27284
16	0883-87-2981-00	Salz, Zane Dan	5950 Lorand Farm Rd	Kernersville, NC 27284
17	0883-74-2164-00	Robderhaver, William Vestby & Nancy M	3500 Redwood Rd	Winston-Salem, NC 27107
18	0883-43-4587-00	Smith, Key D Heirs	4121 Wallburg Rd	Winston-Salem, NC 27107
19	0883-45-3119-00	Smith, Key D Heirs	1702 W 15th Hwy	Winston-Salem, NC 27107
20	0883-54-2173-00	Morrell, Norma R	4152 Sherlie Weavil Rd	Winston-Salem, NC 27107
21	0883-33-2940-00	Robbins, Norma M	4152 Sherlie Weavil Rd	Winston-Salem, NC 27107
22	0883-43-8992-00	Smith, Key D Heirs	4201 Sherlie Weavil Rd	AG
23	0883-33-9844-00	Smith, Key D Heirs	4121 Wallburg Rd	Winston-Salem, NC 27107



**SITE DATA**

**Location**  
Forsyth County, NC  
**Purpose Statement**  
The purpose of the request is for a Site Plan Amendment to the previously approved plan to modify the site layout.

**Zoning**  
Existing Zoning: LI-S  
**Site Coverage**  
Maximum Impervious Area Permitted: 70.00 %  
(70.00% with approved SIDA)  
Building to Land: 15.14 Acres +/- 18.53 %  
Pavement to Land: 13.23 Acres +/- 14.45 %  
Open Space: 63.20 Acres +/- 69.02 %  
Parcel Total: 91.57 Acres +/- 100.00 %

**Building Data**  
Max. Building Height: 70' / Unlimited  
Warehouse 1: 30,500 SF +/-  
Warehouse 2: 93,000 SF +/-  
Warehouse 3: 50,000 SF +/-  
Distribution Warehouse: 500,000 SF +/-  
Total Building Size: 659,500 SF +/-

**Parking Calculations**  
**Vehicular Parking**  
Warehousing (10 spaces + 1 space per employee on largest shift + 1 space per vehicle used in the operation):  
10 + (1 \* 270) + (1 \* 20) = 300 spaces  
Parking Required: 300 Spaces  
Parking Provided: 315 Spaces +/-

**Building Setbacks**  
Front: 20'  
Rear: 20'  
Side: 0.5' / 12'  
Street: 20'  
Other: 40' adjacent to AG zoning

**NOTES**  
1. Architectural footprints may change per final architectural design. Modifications to the building footprint and any subsequent site layout modifications shall require review by Planning Staff.  
2. Landscaping within buffers, setbacks, and parking lots are conceptual. Final landscape plans shall be required to meet ordinance requirements and any additional conditions as part of the zoning approval.  
3. Proposed stormwater management devices, storm drainage, and utility layouts are schematic. Final layout may change per final engineering documents. Modifications to the proposed location of stormwater devices shall require review by Planning Staff.  
4. Lot allocations may be assigned per end user.

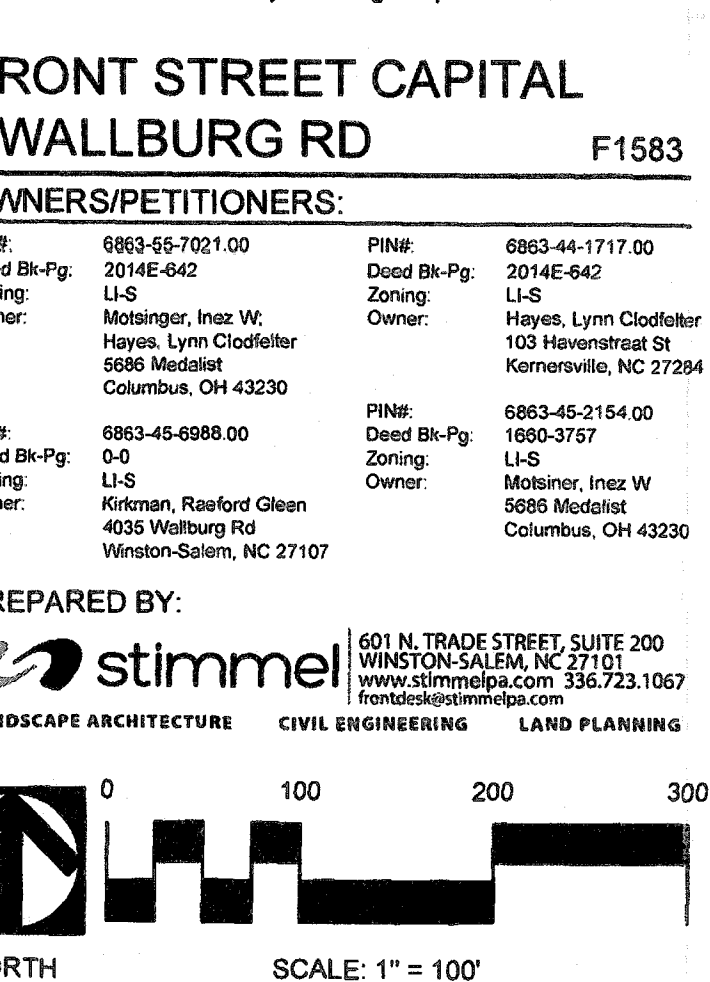
**FRONT STREET CAPITAL - WALLBURG RD**  
F1583

**OWNERS/PETITIONERS:**

File No: 693-66-101-00	File No: 693-44-117-00
Draft Bk-Pg: 214E-42	Draft Bk-Pg: 204E-42
LSE: 000	LSE: 000
Zoning: M-150	Zoning: LLS
Owner: Heise, Lynn Clifford	Owner: Heise, Lynn Clifford
6982 Moorefield	102 Hawthornest Pl
Columbus, OH 43220	Kernersville, NC 27284
File No: 693-45-0995-00	File No: 693-45-2154-00
Draft Bk-Pg: 0-0	Draft Bk-Pg: 180-3757
Zoning: O-0	Zoning: LLS
Owner: Kinman, Raaford Glen	Owner: Mosher, Inez W
4232 Wallburg Rd	6982 Moorefield
Winston-Salem, NC 27107	Columbus, OH 43220

**PREPARED BY:**  
stimmel  
LANDSCAPE ARCHITECTURE CIVIL ENGINEERING LAND PLANNING

601 N. TRADE STREET, SUITE 200  
WINSTON-SALEM, NC 27101  
P: 336.723.1067 F: 336.723.1069  
E: frontdesk@stimmelpa.com  
www.stimmelpa.com



**stimmel**  
LANDSCAPE ARCHITECTURE  
CIVIL ENGINEERING  
LAND PLANNING  
601 N. TRADE STREET, SUITE 200  
WINSTON-SALEM, NC 27101  
P: 336.723.1067 F: 336.723.1069  
E: frontdesk@stimmelpa.com  
www.stimmelpa.com

**PRELIMINARY DRAWING**  
NOT APPROVED FOR CONSTRUCTION  
PROJECT NAME & LOCATION:  
SEAL  
SBAL  
FORSYTH COUNTY BOARD OF COMMISSIONERS  
AUG 08 2019

**FRONT STREET CAPITAL - WALLBURG RD**  
FORSYTH COUNTY, NC

**FLANS FOR:**  
 PRE-SUBMITTAL  
 SUBMITTAL  
 REVISED SUBMITTAL

**CLIENT:**  
Mr. Coleman Team  
Front Street Capital  
206 W. Fourth St  
Winston-Salem, NC 27101  
(336) 724-1715  
coleman@frontstreetcapitalinc.com

07/03/19 Per City Comments

MARK	DATE	DESCRIPTION
	06/10/19	PROJECT NO.
	19-112	DRAWN BY:
	GH, BR	

**Site Plan Amendment**  
G-801

ATTACHMENT "A" F-1586  
Special Use District Permit for Site Plan Amendment for Warehouse approved by the Forsyth County Board of Commissioners  
the 8th day of August 2019  
Bellevue M. Stump  
Clerk, Forsyth County Commissioners

**ADOPTED**  
AUG 08 2019  
Forsyth County Board of Commissioners

**Conditions: F-1586**

- PRIOR TO THE ISSUANCE OF GRADING PERMITS:**
  - Developer shall obtain a Watershed Permit from the Erosion Control Officer.
  - Developer shall obtain all necessary permits (including stormwater and wetlands impacts) from the North Carolina Department of Environmental Quality (NCDEQ) and/or the US Army Corp of Engineers.
  - Developer shall obtain a driveway permit from NCDOT. Improvements shall include:
    - Dedication of right-of-way for the extension of Business Park Drive to the eastern property line. Dedicated right-of-way should align with the adjacent, existing right-of-way;
    - Dedication of additional right-of-way along the frontage of Wallburg Road, including widening Wallburg Road to three lanes beginning a minimum of 200 feet north of Business Park Drive, and installation of curb and gutter and sidewalks along Wallburg Road;
    - Modification of the existing traffic signal at Business Park Drive to add a fourth leg and provide a two-lane approach at the intersection consisting of an exclusive left turn lane and a shared through-right lane. The cross-section should directly align with the existing leg of Business Park Drive. NCDOT must approve signal design;
    - Striping of a southbound left turn lane into Site Access 1 with a minimum of 200 feet of storage. In addition, a northbound right turn lane with 100 feet of storage and appropriate taper will be required at Site Access 1;
    - Provision of an exclusive southbound left turn and northbound right turn lanes on Wallburg Road at Business Park Drive (Site Access 1), including a minimum of 200 feet of full left turn storage and 100 feet of full right turn storage in addition to appropriate taper lengths;
    - Striping of the center turn lane for a southbound left turn into Site Access 2 with 150 feet of storage. In addition, a northbound right turn-lane with 100 feet of storage and appropriate taper will be required at Site Access 2.
    - Realignment of Sherlie Weavil Road to intersect opposite Enterprise Park Boulevard and provision of a three-lane section on Sherlie Weavil Road from Wallburg Road to a minimum of 100 feet past the easternmost truck entrance;
    - Extension of the southbound left turn lane and provision of an exclusive right turn lane on Wallburg Road at Sherlie Weavil Road, as well as provision of a minimum of 150 feet of full left turn storage and 100 feet of full right turn storage with appropriate taper lengths; and
    - An internal connection with a minimum 150-foot throat to provide a secondary point of egress to the traffic signal.

- PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
  - The exterior materials for buildings may be architectural CMU, brick, stone, concrete and/or glass. Metal siding shall only be allowed on one side and only where a future phase/expansion is proposed. Any metal siding visible from a public way shall be screened. Exposed standard concrete blocks shall be prohibited. Any accessory building shall be of similar materials and designed to complement the principal structure(s).
  - All exterior HVAC equipment shall be screened from view of public streets.
  - All utilities on the site shall be underground.

- PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
  - Developer shall complete all requirements of the driveway permit.
  - All NCDEQ requirements shall be completed.
  - Freestanding signage shall be limited to two (2) monument signs along Wallburg Road with a maximum height of eight (8) feet and a maximum copy area of seventy five (75) square feet.
  - Chain link fencing shall not be visible from any public right-of-way.
  - Buildings shall be constructed in substantial conformance with approved building elevations.

- OTHER REQUIREMENTS:**
  - Developer shall install fourteen (14) Primary Evergreens per 100 linear feet along all street frontage berms.
  - Developer shall continue the berm and street frontage plantings east along Sherlie Weavil Road to tie into the required bufferyard to fully screen the site from Sherlie Weavil Road.

**Notice of Vested Rights:**  
The site plan approval establishes a vested right for two years, as defined, and subject to the conditions and limitations stated in UDO section B.1-5.2 (b), to undertake and complete the development and use of the property under the terms and conditions of the approval. Permittees are advised to educate themselves with respect to the law and regulations affecting vested rights and consult with an attorney when necessary.

**Notice of Site Plan Compliance**  
All development that occurs on the subject property shall be in conformance with this elected body approved site plan. Deviations from this site plan are not allowed without prior, proper approval. Any changes or modifications to this site plan must be reviewed in advance by the Planning Department to determine if it requires an amendment to the plan previously approved by the elected body.

# IV. FIRE DEPARTMENT

1. Estimated Response Time \_\_\_\_\_ 2. "First-in" Engine Company \_\_\_\_\_

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? \_\_\_\_\_  
\_\_\_\_\_

8. Additional Comments: \_\_\_\_\_  
\_\_\_\_\_

9. Date Received: \_\_\_\_\_ Date Completed: \_\_\_\_\_ Signature: *Trey Mayo* \_\_\_\_\_

# V. POLICE DEPARTMENT

1. Response Time \_\_\_\_\_

2. Potential traffic problems? \_\_\_\_\_

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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: \_\_\_\_\_

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4. Can this area be incorporated into the existing beat structure?

Yes  No

Comments: \_\_\_\_\_

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5. Impact on existing resources? \_\_\_\_\_

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6. Additional Comments: \_\_\_\_\_

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7. Date Received: \_\_\_\_\_ Date Completed: \_\_\_\_\_ Signature: *Renee Melly* \_\_\_\_\_

## VI. SANITATION DIVISION

1. Do the streets in the area exceed the grade requirement (less than 12%) for collection?  Yes  No

Comments: Yes, all area's are on flat land.

2. Will bulk container service be required  Yes  No

Comments: \_\_\_\_\_

3. Will containers be accessible according to the City Code requirements?  Yes  No

Comments: Yes, once the curb lines have been put in place.

4. Can we incorporate this area into our existing route structure?  Yes  No

Comments: Yes,

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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Optional: Brush Collection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

6. Additional Comments: None

7. Date Received: 9/18/20

Date Completed: 9/18/20

Signature: Tobias Mack

Digitally signed by Tobias Mack  
Date: 2020.09.18 12:30:33  
+04'00'

VII. BUDGET OFFICE

This voluntary annexation for Wallburg Road East and Wallburg Road West 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.

*Patrice G. Toney*

Budget & Evaluation Director

9/18/2020

Date