

# PETITION ANNEXATION SUMMARY DATA SHEET

## I. CITY SECRETARY'S OFFICE

\*Information to be provided by the Petitioner

\*1. Title of Development Area: Long Creek Village

\*2. Name/Address/Phone No. of Petitioner: BHR Land Holdings, LLC; 4389 Indian Trail Fairview Road  
Indian Trail, NC 28079

\*3. Tax Lot and Block Numbers: 6809966493000

\*4. Number of Acres: 150.6 5. Ward: Northeast

\*6. Developer's projection of number/type of units to be developed by the end of:

Year 1 2020 - No Build Year 2 2021 - 30 SFD / 66 Apartments

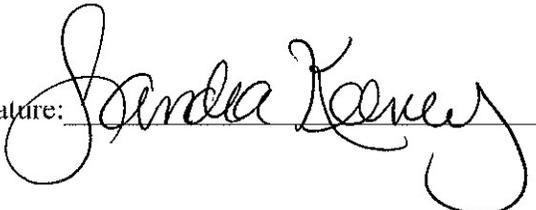
Year 3 2022 - 30 SFD / 66 Apartments Build Out 349 SFD / 115 Townhomes / 66 Apts.

\*7. Developer's estimated value at the end of:

Year 1 1.0 Year 2 6.0 Year 3 11.0 Build Out 16.0

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: 1/27/2020 Date Completed: 1/27/2020 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: 1/27/20 Completed: 1/27/20 Signature: 

### III. PLANNING DEPARTMENT

1. Zoning Designation: MU-S 2. Zoning Conditions: See attached

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3. Is there an approved Development Plan for this property? Explain. Yes. Property is zoned MU-S Two PHASE and will require Final Development Plan approval

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 \$1,194,300 8. Projected Population: N/A

9. Impact on overall Annexation Plan: N/A

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10. Date Received: 2/5/20 Date Completed: 2/6/20 Signature: Dwight E Reed

COUNTY, SPECIAL USE DISTRICT PERMIT

SPECIAL USE DISTRICT PERMIT

Issued by the Forsyth County  
Board of Commissioners

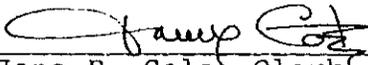
The Forsyth County Board of Commissioners issues a Special Use District Permit for the site shown on the site plan map included in this zoning petition of Isenhour & Hubbard Inc. for property owned by William Henry Piatt; Nanette Piatt Long; Margaret G. Piatt; Franklin D. Long & Carole Long; Ben J. Stamey, Jr.; and Hubbard Realty of Winston-Salem, Inc. (Zoning Docket F-1309). 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 MU-S (Planned Residential Development; Residential Building, Single Family; Residential Building, Duplex; Residential Building, Twin Home; and Residential Building, Multifamily - TWO PHASE), approved by the Forsyth County Board of Commissioners the 10 day of July, 2000" and signed, provided the property is developed in accordance with requirements of the MU-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. The developer shall permit a qualified archaeologist to conduct a cursory archaeological investigation of documented archaeological site # 31FS218 and surrounding areas. The petitioner shall not be responsible for the cost of said investigation. The scope of on-site field work shall consist of limited sampling that would not exceed one week in duration. Any archaeological resources recovered shall become the property of an educational institution for research purposes.

- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS**
  - a. Developer shall record a final plat in the Office of the Register of Deeds. Final Plat shall show lots, common areas, private access easements and public utilities.
  
- **PRIOR TO THE SIGNING OF FINAL PLATS**
  - a. Negative access easements shall be recorded for all lots contiguous to Turfwood Drive. Eagle Crest Drive will remain closed to development within the Long Creek Village.
  - b. All documents including covenants, restrictions, and homeowners association agreements shall be recorded in the office of the Register of Deeds.
  - c. All streets shall be constructed with a minimum of eight (8) inches of stone and two (2) inches of bituminous pavement or other combination equivalent to the materials standards of the Public Works Department of the City of Winston-Salem for public street construction. A Professional Engineer (PE) shall verify in writing the construction materials of the streets.
  - d. The developer or the Long Creek Village Homeowners Association shall be responsible for the maintenance and upkeep of the grounds within the traffic circle.
  
- **PRIOR TO OCCUPANCY PERMITS**
  - a. Public water and sewer shall be installed in accordance with the City-County Utilities Commission.
  - b. Fire hydrants shall be installed in accordance with the Forsyth County Fire Department.
  - c. Developer shall complete all roadway improvements as required and agreed to between the developer and the North Carolina Department of Transportation and the Winston-Salem Department of Transportation.
  - d. Developer shall install a traffic circle to North Carolina Department of Transportation standards at the main project entrance off Turfwood Drive. Said traffic circle shall be substantially in accordance with the traffic circle design as submitted and agreed to by the developer.
  - e. Developer shall design and construct signage for both Long Creek Village and Wedgewood at the traffic circle, to meet NC DOT requirements, and will design and install appropriate signage for both neighborhoods at the Turfwood/Bethania-Rural Hall Road intersection.
  - f. Developer shall install a left turn lane or approved alternative on Turfwood Drive at the intersection of Bethania-Rural Hall Road and construct a southbound right turn lane on Bethania-Rural Hall Road at Turfwood Drive.
  - g. Developer shall resurface Turfwood Drive between the developments's main entrance and Bethania-Rural Hall Road to provide a minimum of one and one-half inch wearing surface. Developer shall also widen Turfwood Drive, where necessary, to a minimum 22 feet wide from edge to edge.

**OTHER REQUIREMENTS**

- a. In addition to sign(s) located at the main project entrance off Turfwood Drive, the developer may have one additional sign at the secondary entrance to Turfwood Drive not to exceed a maximum height of five (5) feet and a maximum copy area of eighteen (18) square feet.
- b. Developer shall install a traffic signal at the intersection of Turfwood Drive and Bethania-Rural Hall Road if, and when, warranted according to NCDOT.
- c. This is TWO PHASE Special Use District zoning whereby subsequent phases of development will be subject to conditions cited above as well as any additional site plan conditions as warranted in new phases of development.
- d. As a condition for future phases of development, the developer must meet all requirements of the North Carolina Department of Transportation and the Winston-Salem Department of Transportation.

  
\_\_\_\_\_  
Jane F. Cole, Clerk  
Forsyth County Board of Commissioners

## IV. FIRE DEPARTMENT

1. Estimated Response Time 1.867 minutes

2. "First-in" Engine Company Engine 20, 5991 Koger Lane, 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 20 is not available, the second- and third-due suppression apparatus will be Engine 14 (5 minutes away) and Engine 15 (6 minutes away). Arrival time of an effective response force is estimated to be 8.590 minutes from call receipt.

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

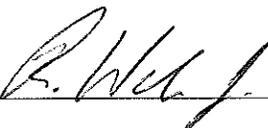
9. Date

Date

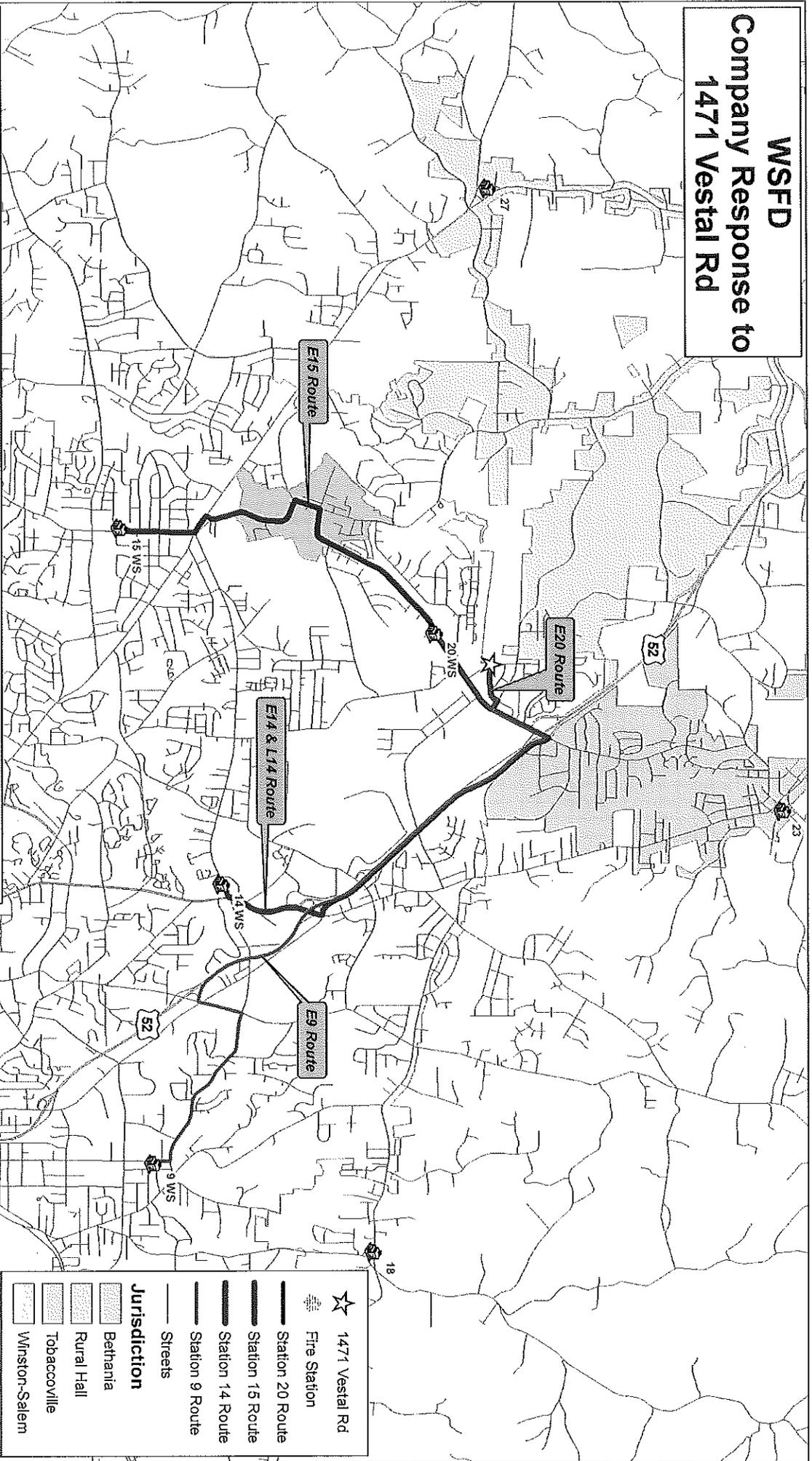
Received: 2/10/20

Completed: 2/17/20

Signature: \_\_\_\_\_



# WSFD Company Response to 1471 Vestal Rd



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.

Map Date: Feb 10, 2020  
Data Source: MapForsyth

	Drive Time (minutes)	Distance (miles)
E9 to 1471 Vestal Rd	8,590	6,948
E14 & L14 to 1471 Vestal Rd	5,392	4,518
E15 to 1471 Vestal Rd	6,455	4,889
E20 to 1471 Vestal Rd	1,867	1,275

- ★ 1471 Vestal Rd
  - ★ Fire Station
  - Station 20 Route
  - Station 15 Route
  - Station 14 Route
  - Station 9 Route
  - Streets
- Jurisdiction**
- Bethania
  - Rural Hall
  - Tobaccoville
  - Winston-Salem

## V. POLICE DEPARTMENT

1. Response Time LESS THAN 6 MINUTES FOR CODE 1 RESPONSE. SAME AS THE REST OF THE CITY.

2. Potential traffic problems? ALREADY TRAFFIC CONCERNS REGARDING TURFWOOD DRIVE. RESIDENTS HAVE REQUESTED TRAFFIC CALMING DEVICES.

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: IT WILL BE INCORPORATED INTO BEAT 124 AND POSSIBLY INTO BEAT 123.

5. Impact on existing resources? THERE WILL BE AN INCREASE FOR CALLS FOR SERVICE BUT SHOULD NOT HAVE A DETRIMENTAL IMPACT ON RESOURCES.

6. Additional Comments: NONE.

7. Date Received: 2/6/2020 Date Completed: 2/6/2020 Signature:   
CAPTAIN DISTRICT 1

## VI. SANITATION DIVISION

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

Comments: After construction / y.e.s.

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: 2/5/2020

Date

Completed: 2/12/2020

Signature:

Danell 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

2-11-20

Date