

Ordinance #24-0306
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CITY ORDINANCE - GENERAL USE

Zoning Petition of Hubbard Realty of Winston-Salem, Inc, Docket W-3617

AN ORDINANCE AMENDING THE WINSTON-SALEM
CITY ZONING ORDINANCE AND THE
OFFICIAL ZONING MAP OF THE CITY OF
WINSTON-SALEM, N.C.

BE IT ORDAINED by the City Council of the City of Winston-Salem as follows:

Section 1. The Winston-Salem City Zoning Ordinance and the Official Zoning Map of the City of Winston-Salem, N.C. are hereby amended by changing from RS9 to HB the zoning classification of the following described property:

Being a portion of that parcel of land presently owned by Hubbard Realty of Winston-Salem, Inc. (hereinafter "GRANTOR") informally identified as Tax Parcel Identification Number 5895-46-9120.000 (Deed Book 3488, page 1392, Forsyth County Registry) adjoining a parcel of CCRD5649, LLC having a present Tax Parcel Identification Number of 5895-45-6862.000 (Deed Book 3333, page 1544, Forsyth County Registry) and being more particularly described as follows:

BEGINNING at an existing iron pipe marking the northwest corner of CCRD5649, LLC, said existing iron pipe having North Carolina Grid (NAD83/NSRS2011) coordinates of North 855,928.55 US Survey Feet, East 1,594,578.79 US Survey Feet, marking a point in the east line of a second parcel of Hubbard Realty of Winston-Salem, Inc. (Deed Book 3796, page 3210, Forsyth County Registry; Tax P.I.N. 5895-46-4391.000, Forsyth County Tax Records as presently constituted) and marking the southwest corner of GRANTOR; thence with the east line of said Hubbard Realty second parcel, N 08°53'07" E, 105.48 feet to a point; thence through the property of GRANTOR the following two (2) calls: 1) S 86°35'36" E, 190.07 feet to a point; 2) S 03°29'06" W, 105.00 feet to an existing rebar marking the northwest corner of Falcon Developing, LLC (Deed Book 2382, page 1706, Forsyth County Registry) and marking the northeast corner of aforesaid CCRD5649, LLC; thence with the north line of CCRD5649, LLC, N 86°35'36" W, 199.99 feet to an existing iron pipe, the point and place of BEGINNING. The portion of land described herein contains 0.4701 acres more or less.

Section 2. This ordinance shall become effective upon adoption.