

Ordinance #26-0302
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CITY ORDINANCE - SPECIAL USE LIMITED DISTRICT

Zoning Petition of Goldwater Holding, LLC D/B/A Eagle Properties, Docket W-3689

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 RM8-S and LI-L to LI-L (Arts and Crafts Studio; Child Care, Drop-In; Church or Religious Institution, Neighborhood; Offices; Recreation Facility, Public; Signs, Off-Premises; School, Vocational or Professional; Urban Agriculture; Adult Day Care Center; Child Care, Sick Children; and Child Day Care Center) the zoning classification of the following described property:

DESCRIPTION OF PROPOSED LOT FOR REZONING

BEGINNING at an existing concrete Right of Way monument marking a point in the southern line of Arnold Avenue, a variable-width Public Right of Way, and marking the northeast corner of Goldwater Holdings, LLC (Deed Book 3679, page 3956, Forsyth County Registry), and marking a point in the western Right of Way line of Highway U.S. 52, a variable-width Public Right of Way (Highway Plans book 1, page 26, Forsyth County Registry), said concrete Right of Way monument having North Carolina Grid (NAD83/NSRS2011) coordinates of North 836,281.31 US Survey Feet, East 1,633,506.23 US Survey Feet; thence with said western right of way line of Highway U.W. 52 the following two (2) calls: (1) S 11°57'03" W, 25.97 feet to an existing concrete Right of Way monument; (2) S 11°38'00" W, 76.02 feet to a point; thence through the property of said Goldwater Holdings, LLC the following two (2) calls: (1) N 89°36'25" W, 90.04 feet to a point; (2) N 82°08'50" W, 169.90 feet to a point, the northeast corner of Martin Serrano-Saucedo and Ana Maria Badillo-Mendez (Deed Book 3302, page 3664, Forsyth County Registry); thence with the north line of Serrano-Saucedo and Badillo-Mendez, S 89°19'26" W, 155.70 feet to a point being the northwest corner of said Serrano-Saucedo and Badillo-Mendez, and being a point in the east right of way line of South Main Street, a 60-foot Public Right of Way; thence with said east line of South Main Street, N 30°56'53" E, 93.76 feet to an existing rebar, the intersection of said east right of way line of South Main Street and the south right of way line of aforesaid Arnold Avenue; thence with said Arnold Avenue south right of way line, S 89°37'21" E, 386.54 feet to a concrete Right of Way monument, the point and place of BEGINNING. The zoning parcel described herein contains 0.81 acres more or less.

Section 2. This Ordinance is adopted after approval of the Special Use Limited District Permit issued by the City Council the 17 day of August , 2026 to Goldwater Holding, LLC D/B/A Eagle Properties

Section 3. The City Council hereby directs the issuance of a Special Use Limited District Permit pursuant to the Zoning Ordinance of the *Unified Development Ordinances* for a development to be located on the property described in section one above. Said Special Use Limited District Permit with conditions is attached hereto and incorporated herein.

Section 4. This Ordinance shall be effective from and after its adoption.