

**Ordinance #23-0375**  
**Ordinance Book, Page 105**

**CITY ORDINANCE - SPECIAL USE**

Zoning Petition of City of Winston-Salem, Docket W-3588

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 Forsyth County MU-S to Winston-Salem MU-S the zoning classification of the following described property:

**Survey Description:**

Lying and being in the City of Winston-Salem, Winston-Salem Township, Forsyth County, North Carolina, and more particularly described as follows:

Commencing at a P-K Nail Found having NC Grid NAD83 (2011) coordinates of Northing 859,674.97 feet, Easting 1,594,600.75 feet, also being a P-K Nail Found west of the intersection of Brookberry Farm Circle and Walnut Park Lane as recorded in Plat Book 53, Page 109 in the Forsyth County Register of Deeds; thence North 40°24'55" East 38.46 feet to a 1 Inch Iron Pipe Found being the True Point of Beginning; thence through the property of now or formerly Brookberry Farm, LLC as recorded in Deed Book 3559, Page 3235 and Deed Book 3164, Page 4189; thence the following sixty-three (63) courses:

- 1) along the arc of a curve to the right having a radius of 195.00 feet with a chord bearing and distance of South 60° 15' 19" West 121.25 feet to a point;
- 2) South 11 ° 37' 50" East 60.00 feet to a point;
- 3) along the arc of a curve to the left having a radius of 255.00 feet with a chord bearing and distance of North 70° 42' 44" East 67.96 feet to a point;
- 4) along the arc of a curve to the right having a radius of 13.50 feet with a chord bearing and distance of South 68° 41' 11" East 20.15 feet to a point; 5) South 63° 11' 24" West 192.62 feet to a 1 Inch Iron Pipe Found;
- 6) along the arc of a curve to the right having a radius of 255.00 feet with a chord bearing and distance of South 68° 08' 03" West 43.96 feet to a 1 Inch Iron Pipe Found;
- 7) North 17° 35' 43" West 20.00 feet to a 1 Inch Iron Pipe Found;
- 8) along the arc of a curve to the right having a radius of 235.00 feet with a chord bearing and distance of South 82° 01' 23" West 72.61 feet to a 1 Inch Iron Pipe Found;

- 9) South 08° 23' 50" West 176.84 feet to a 1 Inch Iron Pipe Found;
- 10) North 65° 19' 17" West 176.31 feet to a 1 Inch Iron Pipe Found;
- 11) North 63° 10' 15" West 50.17 feet to a 1 Inch Iron Pipe Found;
- 12) North 42° 38' 31" West 143.14 feet to a 1 Inch Iron Pipe Found;
- 13) North 87° 52' 44" West 115.04 feet to a 1 Inch Iron Pipe Found;
- 14) along the arc of a curve to the left having a radius of 382.46 feet with a chord bearing and distance of North 03° 52' 26" West 113.31 feet to a 1 Inch Iron Pipe Found;
- 15) along the arc of a curve to the right having a radius of 867.57 feet with a chord bearing and distance of North 07° 31' 53" West 147.05 feet to a 1 Inch Iron Pipe Found;
- 16) along the arc of a curve to the right having a radius of 377.03 feet with a chord bearing and distance of North 17° 41' 47" East 143.15 feet to a 1 Inch Iron Pipe Found;
- 17) along the arc of a curve to the left having a radius of 165.69 feet with a chord bearing and distance of North 15° 43' 50" West 167.21 feet to a 1 Inch Iron Pipe Found;
- 18) North 42° 51' 14" East 135.03 feet to a 1 Inch Iron Pipe Found;
- 19) along the arc of a curve to the left having a radius of 200.00 feet with a chord bearing and distance of North 75° 21' 10" West 114.73 feet to a 1 Inch Iron Pipe Found;
- 20) along the arc of a curve to the left having a radius of 930.76 feet with a chord bearing and distance of South 80° 52' 17" West 230.36 feet to a 1 Inch Iron Pipe Found;
- 21) along the arc of a curve to the left having a radius of 4,741.82 feet with a chord bearing and distance of South 72° 19' 31" West 237.97 feet to a 1 Inch Iron Pipe Found;
- 22) along the arc of a curve to the left having a radius of 125.00 feet with a chord bearing and distance of South 46° 27' 22" West 103.40 feet to a 1 Inch Iron Pipe Found;
- 23) South 22° 01' 29" West 54.48 feet to a 1 Inch Iron Pipe Found;
- 24) South 85° 40' 22" East 103.84 feet to a 1 Inch Iron Pipe Found;
- 25) South 53° 20' 00" East 48.48 feet to a 1 Inch Iron Pipe Found;
- 26) South 11° 39' 07" West 180.90 feet to a 1 Inch Iron Pipe Found;
- 27) South 72° 31' 36" West 57.52 feet to a 1 Inch Iron Pipe Found;
- 28) South 77° 15' 57" West 452.84 feet to a 1 Inch Iron Pipe Found;
- 29) along the arc of a curve to the right having a radius of 554.77 feet with a chord bearing and distance of North 75° 14' 19" West 106.61 feet to a 1 Inch Iron Pipe Found;
- 30) along the arc of a curve to the right having a radius of 1037.63 feet with a chord bearing and distance of North 64° 25' 00" West 191.99 feet to a 1 Inch Iron Pipe Found;
- 31) along the arc of a curve to the right having a radius of 835.00 feet with a chord bearing and distance of North 46° 54' 33" West 352.90 feet to a 1 Inch Iron Pipe Found;
- 32) along the arc of a curve to the right having a radius of 455.00 feet with a chord bearing and distance of South 36° 19' 30" West 6.13 feet to a point;
- 33) North 53° 17' 22" West 50.00 feet to a 1 Inch Iron Pipe Found;
- 34) North 88° 42' 38" West 40.16 feet to a 1 Inch Iron Pipe Found;
- 35) along the arc of a curve to the right having a radius of 1,167.92 feet with a chord bearing and distance of North 83° 54' 36" West 195.48 feet to a 1 Inch Iron Pipe Found;
- 36) North 79° 06' 33" West 205.62 feet to a 1 Inch Iron Pipe Found;
- 37) along the arc of a curve to the left having a radius of 5,835.13 feet with a chord bearing and distance of South 02° 35' 45" West 16.11 feet to a point;
- 38) North 87° 29' 00" West 50.00 feet to a 1 Inch Iron Pipe Found;
- 39) North 90° 00' 00" West 178.39 feet to a 1 Inch Iron Pipe Found;
- 40) North 01° 38' 04" East 148.75 feet to a 1 Inch Iron Pipe Found;
- 41) North 06° 13' 43" East 33.37 feet to a 1 Inch Iron Pipe Found;
- 42) along the arc of a curve to the left having a radius of 445.16 feet with a chord bearing and distance of North 81° 58' 23" West 92.28 feet to a 1 Inch Iron Pipe Found;

- 43) North 87° 45' 33" West 9.98 feet to a 1 Inch Iron Pipe Found;
- 44) North 01° 59' 26" East 50.00 feet to a 1 Inch Iron Pipe Found;
- 45) South 87° 48' 52" East 12.68 feet to a 1 Inch Iron Pipe Found;
- 46) along the arc of a curve to the left having a radius of 366.00 feet with a chord bearing and distance of North 87° 09' 30" East 61.58 feet to a 1 Inch Iron Pipe Found;
- 47) along the arc of a curve to the right having a radius of 376.15 feet with a chord bearing and distance of North 84° 51' 11" East 33.08 feet to a 1 Inch Iron Pipe Found;
- 48) North 06° 13' 43" East 141.98 feet to a 1 Inch Iron Pipe Found;
- 49) along the arc of a curve to the right having a radius of 4,328.93 feet with a chord bearing and distance of South 84° 29' 26" East 97.97 feet to a 1 Inch Iron Pipe Found;
- 50) South 83° 25' 29" East 82.04 feet to a 1 Inch Iron Pipe Found;
- 51) South 83° 46' 17" East 50.00 feet to a point;
- 52) South 06° 13' 43" West 0.98 feet to a 1 Inch Iron Pipe Found;
- 53) along the arc of a curve to the right having a radius of 4,839.39 feet with a chord bearing and distance of South 81° 50' 35" East 85.13 feet to a 1 Inch Iron Pipe Found;
- 54) along the arc of a curve to the right having a radius of 3,064.04 feet with a chord bearing and distance of South 81° 05' 06" East 42.92 feet to a 1 Inch Iron Pipe Found;
- 55) along the arc of a curve to the right having a radius of 5,098.13 feet with a chord bearing and distance of South 81° 13' 07" East 47.13 feet to a 1 Inch Iron Pipe Found;
- 56) along the arc of a curve to the left having a radius of 3,180.57 feet with a chord bearing and distance of South 82° 20' 46" East 90.01 feet to a 1 Inch Iron Pipe Found;
- 57) along the arc of a curve to the left having a radius of 3,249.23 feet with a chord bearing and distance of South 83° 48' 21" East 87.50 feet to a 1 Inch Iron Pipe Found;
- 58) along the arc of a curve to the left having a radius of 1,286.12 feet with a chord bearing and distance of North 03° 55' 21" West 263.84 feet to a 1 Inch Iron Pipe Found;
- 59) North 71° 34' 40" East 147.58 feet to a 1 Inch Iron Pipe Found;
- 60) along the arc of a curve to the left having a radius of 306.21 feet with a chord bearing and distance of North 19° 46' 12" West 10.00 feet to a 1 Inch Iron Pipe Found;
- 61) North 71° 09' 57" East 50.02 feet to a 1 Inch Iron Pipe Found;
- 62) along the arc of a curve to the right having a radius of 356.21 feet with a chord bearing and distance of South 16° 58' 38" East 43.07 feet to a 1 Inch Iron Pipe Found;
- 63) North 73° 24' 32" East 156.98 feet to a 1/2 Inch Iron Pipe Found at the northwestern corner of now or formerly Heribett von Feilitzsch and wife, Berkley von Feilitzsch as recorded in Deed Book 3506, Page 1725; Deed Book 3333, Page 138 and Plat Book 71, Page 44; thence along the western, southern and eastern property lines of said Plat Book 71, Page 44, the following fourteen (14) courses:
  - 1) South 01° 43' 59" East 366.00 feet to a 1 Inch Iron Pipe Found;
  - 2) South 42° 27' 30" West 143.91 feet to a 1/2 Inch Iron Pipe Found;
  - 3) South 40° 01' 43" East 122.77 feet to a 1/2 Inch Iron Pipe Found;
  - 4) South 56° 37' 05" East 125.04 feet to a 1/2 Inch Iron Pipe Found;
  - 5) South 63° 23' 26" East 205.75 feet to a 1/2 Inch Iron Pipe Found;
  - 6) South 72° 01' 18" East 83.85 feet to a 1/2 Inch Iron Pipe Found;
  - 7) along the arc of a curve to the left having a radius of 175.00 feet with a chord bearing and distance of South 89° 31' 16" East 117.53 feet to a 1/2 Inch Iron Pipe Found;
  - 8) North 58° 03' 36" East 94.63 feet to a 1/2 Inch Iron Pipe Found;
  - 9) North 47° 39' 05" East 51.67 feet to a 1/2 Inch Iron Pipe Found;
  - 10) North 28° 31' 21" East 72.32 feet to a 1/2 Inch Iron Pipe Found;
  - 11) North 13° 51' 19" East 80.83 feet to a 1/2 Inch Iron Pipe Found;
  - 12) North 10° 30' 15" East 127.89 feet to a 1/2 Inch Iron Pipe Found;

13) North 22° 07' 15" East 63.75 feet to a 1/2 Inch Iron Pipe Found;  
14) North 68° 14' 37" East 208.39 feet to a 1/2 Inch Iron Pipe Found at a eastern property line of said Brookberry Farm, LLC as recorded in Deed Book 3164, Page 4189; thence through the properties of said Brookberry Farm, LLC as recorded in Deed Book 3559, Page 3235 and Deed Book 3164, Page 4189 and now or formerly Brookberry Farm Residential Owners Master Association as recorded in Deed Book 2868, Page 2587 and Plat Book 55, Page 63, the following seventeen (17) courses:

- 1) North 68° 14' 37" East 76.03 feet to a 1 Inch Iron Pipe Found;
- 2) South 56° 19' 13" East 105.48 feet to a 1 Inch Iron Pipe Found;
- 3) South 81° 32' 35" East 65.46 feet to a 1 Inch Iron Pipe Found;
- 4) North 88° 46' 09" East 58.28 feet to a 1 Inch Iron Pipe Found;
- 5) South 31 ° 23' 08" East 7.58 feet to a 1 Inch Iron Pipe Found;
- 6) South 10° 18' 46" West 50.78 feet to a 1 Inch Iron Pipe Found;
- 7) South 34° 43' 34" East 133.14 feet to a 1 Inch Iron Pipe Found;
- 8) along the arc of a curve to the right having a radius of 250.00 feet with a chord bearing and distance of South 71 ° 19' 23" East 176. 71 feet to a 1 Inch Iron Pipe Found;
- 9) along the arc of a curve to the right having a radius of 285.15 feet with a chord bearing and distance of South 20° 55' 16" East 283.09 feet to a 1 Inch Iron Pipe Found;
- 10) along the arc of a curve to the left having a radius of 395.00 feet with a chord bearing and distance of South 09° 02' 00" East 242.46 feet to a 1 Inch Iron Pipe Found;
- 11) along the arc of a curve to the right having a radius of 605.00 feet with a chord bearing and distance of South 24° 46' 42" East 44.93 feet to a 1 Inch Iron Pipe Found;
- 12) along the arc of a curve to the left having a radius of 185.00 feet with a chord bearing and distance of South 62° 07' 04" East 235.19 feet to a 1 Inch Iron Pipe Found;
- 13) North 11 ° 35' 07" West 20.00 feet to a 1 Inch Iron Pipe Found;
- 14) along the arc of a curve to the left having a radius of 165.00 feet with a chord bearing and distance of North 70° 48' 09" East 43.72 feet to a 1 Inch Iron Pipe Found;
- 15) North 63° 11' 24" East 179.21 feet to a 1 Inch Iron Pipe Found;
- 16) along the arc of a curve to the left having a radius of 180.00 feet with a chord bearing and distance of North 52° 30' 12" East 65.51 feet to a 1 Inch Iron Pipe Found;
- 17) South 46° 23' 22" East 15.00 feet to the True Point of Beginning, containing 26.118 acres.

Section 2. This Ordinance is adopted after approval of the site plan entitled Brookberry Farm Phase 8 Zoning Conversion and identified as Attachment "A" of the Special Use District Permit issued by the City Council the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ to City of Winston-Salem.

Section 3. The City Council hereby directs the issuance of a Special Use District Permit pursuant to the Zoning Ordinance of the *Unified Development Ordinances* for a development to be known as Brookberry Farm Phase 8 Zoning Conversion. Said Special Use District Permit and site plan with associated documents are attached hereto and incorporated herein.

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

**Winston-Salem City Council**  
**APPROVED**  
**October 2, 2023**