

Ordinance #25-0055
2023 Ordinance Book, Page 22

CITY ORDINANCE - SPECIAL USE

Zoning Petition of Jemsite Development, LLC, Docket W-3641

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 GB-S to GB-S (Residential Building, Townhouse; Residential Building, Multifamily; Combined Use; Life Care Community; Arts and Crafts Studio; Convenience Store; Food or Drug Store; Furniture and Home Furnishings Store; Nursery, Lawn and Garden Supply Store, Retail; Restaurant (without drive-through service); Restaurant (with drive-through service); Retail Store; Shopping Center; Shopping Center, Small; Bank and Financial Services; Bed and Breakfast; Car Wash; Funeral Home; Hotel or Motel; Motor Vehicle, Rental and Leasing; Motor Vehicle, Repair and Maintenance; Motor Vehicle, Body or Paint Shop; Offices; Services, A; Testing and Research Lab; Veterinary Services; Recreation Services, Indoor; Recreation Facility, Public; Swimming Pool, Private; Theater, Indoor; Academic Biomedical Research Facility; Academic Medical Center; Adult Day Care Center; Child Care, Drop-In; Child Care Institution; Child Care, Sick Children; Child Day Care Center; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; College or University; Government Offices, Neighborhood Organization, or Post Office; Hospital or Health Center; Institutional Vocational Training Facility; Library, Public; Museum or Art Gallery; Nursing Care Institution; Police or Fire Station; School, Private; School, Public; School, Vocational or Professional; Park and Shuttle Lot; Parking Commercial; Utilities) the zoning classification of the following described property:

Beginning at a 5/8" rebar being on the southern public right of way of Fairlawn Drive, having SPC NC NAD83/2011 Coordinates of : (Northing: 873303.94 (sft) , Easting: 1618123.33 (sft), said rebar also being the northwestern corner Square Properties Winston Salem, LLC, either now or formerly known as in instrument recorded in Deed Book 3569, Page 2182, thence following the western line of said property for the following three bearings and distances: (I) South 10°02'30" West a distance of 301.38 feet to a 5/8" rebar. (II) North 76°53'08" East a distance of 48.44 feet to an iron set, (III) South 13°00'31" East a distance of 141.36 feet to a 5/8" rebar, said rebar being located on the northern property line of Wachovia Bank NA, either now or formerly known as in instrument recorded in Deed Book 2055, Page 923, thence following said line for the following two bearings and distances: (I) South 77°35'17" West a distance of 68.60 feet to a 5/8" rebar, (II) South 65°30'14" West a distance of 183.45 feet to a 5/8" rebar, said rebar being located on the northern property line of Micheal Reece, either now or formerly known as in instrument recorded in Plat Book 21, Page 15, thence along the northern line of said plat and Lots 13-10 for the following four bearings and distances: (I) North 24°47'33" West a distance of 87.25 feet to a ¾" iron pipe, (II) North 24°34'39" West a distance of 100.17 feet to a ½" iron pipe, (III) North 24°50'55" West a distance of 99.73 feet to a ¾" iron pipe, (IV) North 24°47'12" West a distance of 147.99 feet to a ½" iron pipe, said iron being the northeastern corner of the City of Winston Salem, either now or formerly known as in instrument recorded in Deed Book 1115, Page 123, thence leaving the eastern property line of said property, North 67°58'31" East a distance of 152.66 feet to a calculated point, thence North 10°00'39" East a distance of 114.32 feet to a calculated point thence along the southern public right of way of Fairlawn Drive for the following three bearings and distances: (I) South 79°54'08" East a distance of 121.15 feet to an iron set, (II) South 04°09'11" West a distance of 10.05 feet to a railroad spike, (III) South 79°58'15" East a distance of 111.45 feet to a 5/8" rebar being the place and point of beginning.

The metes and bounds description above contains 3.25 acres more or less as shown of that certain survey for Jemsite Development, LLC, being prepared by Sgroi Geomatics, PLLC dated November 18, 2024. Being a rezoning metes and bounds description.

Section 2. This Ordinance is adopted after approval of the site plan entitled Caliber Collision and identified as Attachment "A" of the Special Use District Permit issued by the City Council the 17th day of March, 2025 to Jemsite Development, LLC.

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 Caliber Collision. 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.