

Ordinance #20-0149
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CITY ORDINANCE - SPECIAL USE

Zoning Petition of Ray and Sallie Edwards Investments, LLC, Docket W-3434

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 HB-S and LB to GB-S (Storage Services, Retail) the zoning classification of the following described property:

BEGINNING AT A NEW IRON PIPE, SAID IRON PIPE HAVING NAD 83 (2011) COORDINATES OF N: 827,975.53 AND E: 1,627,199.16; SAID IRON PIPE BEING THE SOUTHWEST CORNER OF RAY & SALLIE EDWARDS INVESTMENTS, LLC, (PARCEL# 6822-78-3147, D.B. 3312, PG. 1885, TRACT "D") BEING ON THE EASTERN RIGHT-OF-WAY OF PETERS CREEK PARKWAY – NC HWY 150 AND BEING A NORTHWESTERN CORNER OF WILSHIRE GOLF CLUB, INC. (PARCEL# 6822-77-7063); THENCE LEAVING THE SAID WILSHIRE GOLF CLUB AND ALONG SAID PETERS CREEK PARKWAY EASTERN RIGHT-OF-WAY NORTH 05°07'24" EAST 176.40 FEET TO A NEW IRON ROD, SAID IRON ROD BEING THE SOUTHWEST CORNER OF RAY & SALLIE EDWARDS INVESTMENTS, LLC, (PARCEL# 6822-78-3147, D.B. 3312, PG. 1885, TRACT "C"); THENCE LEAVING SAID PETERS CREEK PARKWAY RIGHT-OF-WAY AND ALONG SAID TRACT "C" SOUTHERN PROPERTY LINE SOUTH 84°36'40" EAST 165.46 FEET TO A NEW IRON ROD, SAID IRON ROD BEING THE SOUTHEAST CORNER OF SAID TRACT "C" AND ON A WESTERN LINE OF RAY & SALLIE EDWARDS INVESTMENTS, LLC, (PARCEL# 6822-78-3147, D.B. 3312, PG. 1885, TRACT "A"); THENCE LEAVING SAID TRACT "D" AND ALONG SAID TRACT "C" EASTERN PROPERTY LINE NORTH 05°23'00" EAST 200.00 FEET TO A NEW NAIL, SAID NAIL BEING THE SOUTHEAST CORNER OF JAY T. PROPERTIES, LLC (PARCEL# 6822-78-3401, TRACT "B"); THENCE LEAVING TRACT "C" AND ALONG SAID JAY T. PROPERTIES, LLC EASTERN PROPERTY LINE NORTH 05°23'00" EAST 139.00 FEET TO A COMPUTED POINT, SAID COMPUTED POINT BEING ON THE SOUTHERN LINE OF WILSHIRE DEVELOPMENT CO. INC, (PARCEL# 6822-78-5621) AND BEING THE SOUTHEASTERN CORNER OF JAY T. PROPERTIES, LLC; THENCE LEAVING SAID JAY T. PROPERTIES, LLC AND ALONG A SOUTHERN AND WESTERN PROPERTY LINE OF SAID WILSHIRE DEVELOPMENT CO. INC. THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) SOUTH 84°36'40" EAST 180.35 FEET TO A NEW IRON PIPE: 2) SOUTH 05°25'21" WEST 522.72 FEET TO A NEW IRON PIPE, SAID IRON PIPE BEING THE SOUTHEAST CORNER OF SAID TRACT "A" AND ON A NORTHERN PROPERTY LINE OF SAID WILSHIRE GOLF CLUB; THENCE LEAVING SAID WILSHIRE DEVELOPMENT CO. INC. AND ALONG SAID WILSHIRE GOLF CLUB, INC. NORTHERN LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) NORTH 83°23'38" WEST 180.04 FEET TO A

NEW IRON ROD, BEING THE SOUTHEAST CORNER OF SAIS TRACT "D" AND BEING THE SOUTHWEST CORNER OF SAID TRACT "A": 2) NORTH 83°23'38 WEST 164.69 FEET TO THE POINT AND PLACE OF **BEGINNING**. 2.82± acres

Section 2. This Ordinance is adopted after approval of the site plan entitled Peters Creek Storage and identified as Attachment "A" of the Special Use District Permit issued by the City Council the 4th day of May, 2020 to Ray and Sallie Edwards Investment, 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 Peters Creek Storage. 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.