

Ordinance #24-0497
2024 Ordinance Book, Page 92

CITY ORDINANCE - SPECIAL USE

Zoning Petition of City of Winston-Salem, Docket W-3628

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 County MU-S to City MU-S to the zoning classification of the following described property:

Beginning at a 3/4 Inch Iron Pipe Found at the northwestern corner of Lot 581 of Plat Book 76, Page 129 as recorded in the Forsyth County Register of Deeds having NC Grid NAD83(2011) coordinates of Northing 860,192.16 feet, Easting 1,593,945.14 feet; thence along the northern and western property lines of said Lot 581, the western property lines of Lots 580, 579, and 578 of said Plat Book 76, Page 129 in the Forsyth County, North Carolina Register of Deeds, the western property lines of Lots 577, 576 and 575 of Plat Book 74, Pages 174 to 176, the following twelve (12) courses:

- 1) South 42° 51' 14" West 135.03 feet to a 3/4 Inch Iron Pipe Found;
- 2) along the arc of a curve to the right having a radius of 165.69 feet with a chord bearing and distance of South 32° 04' 34" East 79.93 feet to a 3/4 Inch Iron Pipe Found at the northwestern corner of Lot 580;
- 3) along the arc of a curve to the right having a radius of 165.69 feet with a chord bearing and distance of South 05° 26' 25" East 72.73 feet to a 3/4 Inch Iron Pipe Found at the northwestern corner of Lot 579;
- 4) along the arc of a curve to the right having a radius of 165.69 feet with a chord bearing and distance of South 10° 54' 20" West 21.20 feet to a 3/4 Inch Iron Pipe Set at a western corner of Lot 579;
- 5) along the arc of a curve to the left having a radius of 377.03 feet with a chord bearing and distance of South 21° 08' 29" West 98.41 feet to a 3/4 Inch Iron Pipe Found at the northwestern corner of Lot 578;
- 6) along the arc of a curve to the left having a radius of 377.03 feet with a chord bearing and distance of South 10° 11' 52" West 45.31 feet to a 3/4 Inch Iron Pipe Found at a western corner of Lot 578;

7) along the arc of a curve to the left having a radius of 867.57 feet with a chord bearing and distance of South 05° 11' 31" East 76.35 feet to a 3/4 Inch Iron Pipe Found at the northwestern corner of Lot 577;

8) along the arc of a curve to the left having a radius of 867.57 feet with a chord bearing and distance of South 10° 03' 13" East 70.83 feet to a 3/4 Inch Iron Pipe Found at a western corner of Lot 577;

9) along the arc of a curve to the right having a radius of 382.46 feet with a chord bearing and distance of South 09° 28' 25" East 38.96 feet to a 3/4 Inch Iron Pipe Found at the northwestern corner of Lot 576;

10) along the arc of a curve to the right having a radius of 382.46 feet with a chord bearing and distance of South 00° 57' 17" East 74.64 feet to a 3/4 Inch Iron Pipe Found;

11) South 87° 52' 44" East 115.04 feet to a 3/4 Inch Iron Pipe Found at the northwestern corner of Lot 575;

12) South 42° 38' 31" East 143.14 feet to a 3/4 Inch Iron Pipe Found at the southern right-of-way terminus of Scarlet Tanager Drive as recorded in said Plat Book 74, Pages 174 to 176; thence along said southern right-of-way terminus of Scarlet Tanager Drive, South 63° 10' 15" East 50.17 feet to a 3/4 Inch Iron Pipe Found at the southwestern corner of Lot 574 of said Plat Book 74, Pages 174 to 176; thence along the southern property line of said Lot 574, South 65° 19' 17" East 176.31 feet to a 3/4 Inch Iron Pipe Found; thence a new line through the property of now or formerly Brookberry Farm, LLC as recorded in Deed Book 3164, Page 4189, the following fourteen (14) courses:

1) South 31° 30' 30" West 174.76 feet to a 3/4 Inch Iron Pipe Set;

2) along the arc of a curve to the left having a radius of 25.00 feet with a chord bearing and distance of South 12° 09' 26" East 34.52 feet to a 3/4 Inch Iron Pipe Set;

3) along the arc of a curve to the right having a radius of 425.00 feet with a chord bearing and distance of South 24° 49' 03" East 437.85 feet to a 3/4 Inch Iron Pipe Set;

4) North 83° 48' 43" West 175.00 feet to a 3/4 Inch Iron Pipe Set;

5) along the arc of a curve to the right having a radius of 250.00 feet with a chord bearing and distance of South 10° 04' 05" West 33.83 feet to a 3/4 Inch Iron Pipe Set;

6) North 76° 03' 08" West 177.84 feet to a 3/4 Inch Iron Pipe Set;

7) South 74° 24' 29" West 27.63 feet to a 3/4 Inch Iron Pipe Set;

8) South 28° 33' 57" West 50.91 feet to a 3/4 Inch Iron Pipe Set;

9) North 78° 42' 01" West 117.16 feet to a 3/4 Inch Iron Pipe Set;

10) along the arc of a curve to the right having a radius of 340.00 feet with a chord bearing and distance of North 52° 17' 14" West 302.49 feet to a 3/4 Inch Iron Pipe Set;

11) North 26° 37' 14" West 155.23 feet to a 3/4 Inch Iron Pipe Set;

12) along the arc of a curve to the right having a radius of 1,125.77 feet with a chord bearing and distance of North 12° 58' 19" West 536.88 feet to a 3/4 Inch Iron Pipe Set;

13) North 19° 25' 40" West 93.37 feet to a 3/4 Inch Iron Pipe Set;

14) North 17° 50' 46" West 95.96 feet to a 3/4 Inch Iron Pipe Found at the southeastern corner of Lot 587 of said Plat Book 74, Page 174 to 176; thence along the eastern and northern property lines of said Lot 587, the following three (3) courses:

1) North 11° 39' 07" East 180.90 feet to a 3/4 Inch Iron Pipe Found;

2) North 53° 20' 00" West 48.48 feet to a 3/4 Inch Iron Pipe Found;

3) North 85° 40' 22" West 103.84 feet to a 3/4 Inch Iron Pipe Found in the southern right-of-way line of Brookberry Farm Circle; thence along said southern right-of-way line of Brookberry Farm Circle, the following five (5) courses:

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APPROVED
October 21, 2024

- 1) North 22° 01' 29" East 54.48 feet to a 3/4 Inch Iron Pipe Found;
- 2) along the arc of a curve to the right having a radius of 125.00 feet with a chord bearing and distance of North 46° 27' 22" East 103.40 feet to a 3/4 Inch Iron Pipe Found;
- 3) along the arc of a curve to the right having a radius of 4,741.82 feet with a chord bearing and distance of North 72° 19' 31" East 237.97 feet to a 3/4 Inch Iron Pipe Found;
- 4) along the arc of a curve to the right having a radius of 930.76 feet with a chord bearing and distance of North 80° 52' 17" East 230.36 feet to a 3/4 Inch Iron Pipe Found;
- 5) along the arc of a curve to the right having a radius of 200.00 feet with a chord bearing and distance of South 75° 21' 10" East 114.73 feet to the Point of Beginning, containing 19.765 acres.

Section 2. This Ordinance is adopted with the certification that the previous site plan and conditions are not changed by this zoning jurisdiction change and remain in effect.

Section 3. The City Council hereby directs the issuance of a Special Use District Permit identical to the permit issued by Forsyth County Board of Commissioners pursuant to the Zoning Ordinance of the *Unified Development Ordinances*. Said Special Use District Permit and site plan with associated documents are incorporated herein.

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