

Ordinance #22-0430
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CITY ORDINANCE - SPECIAL USE LIMITED DISTRICT

Zoning Petition of Nottingham Forest, LLC, Docket W-3534

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 to HB-L (Residential Building, Multifamily; Residential Building, Townhouse; Arts and Crafts Studio; Banking and Financial Services; Building Contractors, General; Building Materials Supply; Car Wash; Child Care, Drop-In; Food or Drug Store; Funeral Home; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Hotel or Motel; Library, Public; Micro-Brewery or Micro-Distillery; Motor Vehicle, Rental and Leasing; Motorcycle Dealer; Museum or Art Gallery; Nursery, Lawn and Garden Supply Store, Retail; Offices; Police or Fire Station; Recreation Facility, Public; Recreation Services, Indoor; Restaurant (without drive-through service); Retail Store; School, Vocational or Professional; Services, A; Services, B; Shopping Center, Small; Special Events Center; Storage Services, Retail; Testing and Research Lab; Theater, Indoor; Utilities; Veterinary Services; Warehousing; Adult Day Care Center; Child Care, Sick Children; Child Day Care Center; and Access Easement, Private Off-Site) the zoning classification of the following described property:

BEGINNING at a magnetic nail set in the southerly right-of-way line of Lee Street at the easterly terminus thereof, said nail being the northeasterly corner of property owned, now or formerly by Vincent and Gail Patella (Deed Book 1929, Page 759, Forsyth County Register of Deeds), thence with the easterly terminus of Lee Street North 12°16'17" East 50.38 feet to a magnetic nail set at the southeasterly corner of property owned, now or formerly by Larry and Shirley Sult (Deed Book 1229, Page 1255, Forsyth County Register of Deeds); thence with the easterly line of Sult North 37°54'31" East 174.40 feet to an iron

pipe found in the southerly line of property owned, now or formerly by Westgate Apartments, Inc. (Deed Book 931, Page 92, Forsyth County Register of Deeds); thence with the line of said Westgate Apartments the following two (2) courses and distances: 1) South 50°17'24" East 68.02 feet to an iron pipe found; and 2) South 00°34'02" West 143.50 feet to a point; thence along the northerly limits of that portion of Tax Parcel #6816-14-2679 presently zoned HB South 80°58'01" West 183.69 feet to a point in the easterly line of the aforementioned Patella property; thence with the line of said Patella property North 23°34'51" East 31.60 feet to the point and place of BEGINNING, containing 0.549 acres [23,903 Sq.Ft.], more or less, BEING all of the northerly portion of Forsyth County Tax Parcel #6816-14-2679 which is presently zoned HB-S.

Section 2. This Ordinance is adopted after approval of the Special Use Limited District Permit issued by the City Council the 2nd day of August 2022 to Nottingham Forest, LLC.

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.