

CITY ORDINANCE - SPECIAL USE LIMITED DISTRICT

Zoning Petition of Industry Hill Properties, LLC and IH850 Trade, LLC, Docket W-3444

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 LI to E-L (Arts and Crafts Studio; Banking and Financial Services; Club or Lodge; Combined Use; Convenience Store; Entertainment Facility, Large; Food or Drug Store; Furniture and Home Furnishings Store; Hotel or Motel; Manufacturing A; Micro-Brewery or Micro-Distillery; Museum or Art Gallery; Offices; Police or Fire Station; Recreation Facility, Public; Recreation Services, Indoor; Recreation Services, Outdoor; Restaurant (without drive-through service); Restaurant (with drive-through service); Retail Store; Services, A; Shopping Center; Special Events Center; Storage Services, Retail; Theater, Indoor; Utilities; Veterinary Services; Warehousing; Wholesale Trade A; Residential Building, Multifamily; Residential Building, Townhouse; Residential Building, Twin Home; and Residential Building, Duplex) the zoning classification of the following described property:

Beginning at a point at the western right-of-way of Trade Street, said point being the northeast corner of PIN 6835-19-5350 as currently owned by Industry Hill Properties, LLC as recorded in deed book 3442 at pages 711-715 (tract 1), Forsyth County registry and also being the southeast corner of PIN 6835-19-5455 as currently owned by IH - 850 Trade, LLC as recorded in deed book 3507 at pages 4047-405, Forsyth County registry, and having N.C. grid coordinates of N 859436.57 and E 1631748.77; thence along the western right-of-way line of Trade Street S 00° 39' 33" W 100.05' to an iron pin and S 00° 37' 49" W 38.56' to a point; thence S 56° 08' 59" W 27.78' to a point at the northern right-of-way line of Martin Luther King, Jr. Drive; thence along the northern right-of-way line of Martin Luther King, Jr. Drive the following four (4) courses and distances: 1) N 89° 13' 57" W 74.24' to a point; 2) S 89° 38' 08" W 138.00' to a point; 3) S 87° 58' 19" W 141.02' and 4) N 40° 23' 11" W 23.23' to a point at the eastern right-of-way line of Oak Street; thence along the eastern right-of-way line of Oak Street N 00° 34' 35" E 175.36' to a point; thence on a new line, crossing PIN 6835-19-5350 and PIN 6835-19-5455, S 88° 52' 29" E 391.62'

to a point at the western right-of-way line of Trade Street; thence along the western right-of-way line of Trade Street S 01° 00' 07" W 26.40' to the point and place of beginning and containing 1.65572 acres, more or less.

Section 2. This Ordinance is adopted after approval of the Special Use Limited District Permit issued by the City Council the 3rd day of August, 2020 to Industry Hill Properties, LLC and IH850 Trade, 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.