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CITY ORDINANCE - SPECIAL USE

Zoning Petition of S.G. Atkins Community Development Corporation, Docket W-3674

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 RS9 to RM8-S (Residential Building, Single Family; Residential Building, Duplex; Residential Building, Twin Home; Residential Building, Townhouse; and Residential Building, Multifamily) the zoning classification of the following described property:

PROPERTY DESCRIPTION
THE ENTERPRISE CONFERENCE AND EVENT CENTER
REZONING AND SITE PLAN AMENDMENT
PIN # 6834-87-8420.000 AND A PORTION OF A 15' ALLEY (TO BE ABANDONED)
ADI PROJECT NO.: 24-025

Commencing at the southwest corner of subject Parcel No. 6834-87-8420.000, in Forsyth County Records, and identified on the Rezoning and Preliminary Site Plan entitled "The Enterprise Conference and Event Center"; said point also being in the eastern right of way line of Blumefield Drive and northern right of way line of Wilbur Street, and having North Carolina Grid Coordinates of N: 847,179.48 usft, E: 1,638,672.09 usft; thence continuing north along the western property line of subject Parcel No. 6834-87-8420.000 the following four calls: 1) thence N02°05'21"E 10.17'; thence N02°05'21"E 49.83'; thence N02°50'59"E 50.09'; thence N02°32'03"E 50.00' to a point, marking the northwest corner of subject Parcel No. 6834-87-8420.000, said point also being in the eastern right of way line of Blumefield Drive; thence, running from said point, east along the northern property line of subject Parcel No. 6834-87-8420.000, S87°24'33"E 97.52' to a point, said point being the northeast corner of subject Parcel No. 6834-87-8420.000 and a point in the western line of a 15' alley (to be abandoned); thence continuing east, through said 15' alley S87°24'33"E 15.00' to a point in the eastern line of 15' alley; thence continuing east S87°24'33"E 26.90',

with a new proposed zoning line, to a new corner within Parcel No. 6834-87-8420.000; thence, running from said new corner, south with a new proposed zoning line $S02^{\circ}30'00''W$ 159.00' to a point, said point being a new corner in the southern property line of Parcel No. 6834-87-8420.000, said point also being in the northern right of way line of Wilbur Street; thence, running from said point $N87^{\circ}22'36''W$ 26.90' west along southern property line of Parcel No. 6834-87-8420.000 to a point, said point being in the northern right of way line of Wilbur Street and the eastern corner of a 15' alley; thence, continuing west through said 15' alley $S88^{\circ}43'49''W$ 15.03' to a point, said point being the western corner of said 15' alley and the southeast corner of subject Parcel No. 6834-87-8420.000, said point also being in the northern right of way line of Wilbur Street; thence, running from said point, west along the northern right of way line of Wilbur Street and the southern property line of subject Parcel No. 6834-87-8420.000, $N87^{\circ}27'44''W$ 97.43' to the POINT AND PLACE OF BEGINNING, containing 0.511 acres more or less.

Section 2. This Ordinance is adopted after approval of the site plan entitled The Enterprise Conference and Event Center and identified as Attachment "A" of the Special Use District Permit issued by the City Council the 23 day of March, 2026 to S.G. Atkins Community Development Corporation.

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 The Enterprise Conference and Event Center. 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.