

Ordinance #20-0292  
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CITY ORDINANCE - SPECIAL USE LIMITED DISTRICT

Zoning Petition of W.R. Vernon Produce Company, IH-850 Trade LLC, and Industry Hill Properties LLC, Docket W-3441

AN ORDINANCE AMENDING THE  
WINSTON-SALEM CITY  
ZONING ORDINANCE AND THE  
OFFICIAL ZONING MAP OF  
THE CITY OF WINSTON-SALEM, N.C.

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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 PB-L(Arts and Crafts Studio; Banking and Financial Services; Bed and Breakfast; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Combined Use; Food or Drug Store; Funeral Home; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Hotel or Motel; Institutional Vocational Training Facility; Library, Public; Micro-Brewery or Micro-Distillery; Museum or Art Gallery; Nursing Care Institution; Offices; Parking, Commercial; Police or Fire Station; Postal Processing Facility; Recreation Facility, Public; Recreation Services, Indoor; Residential Building, Duplex; Residential Building, Single Family; Residential Building, Twin Home; Restaurant (without drive-through service); Retail Store; School, Vocational or Professional; Services, A; Shopping Center; Shopping Center, Small; Special Events Center; Swimming Pool, Private; Testing and Research Lab; Theater, Indoor; Transmission Tower; Urban Agriculture; Utilities; Veterinary Services; Warehousing; Adult Day Care Center; Child Care Institution; Child Care, Sick Children; Child Day Care Center; Family Group Home B; Family Group Home C; Life Care Community; Residential Building, Multifamily; Residential Building, Townhouse; School, Private; School, Public; and Access Easement, Private Off-Site) the zoning classification of the following described property:

BEGINNING AT AN IRON PIN AT THE SOUTHWEST CORNER OF TRADE STREET AND TENTH STREET, SAID IRON PIN HAVING NC GRID COORDINATES N859909.45 AND E1631747.22 AND BEING THE NORTHEAST CORNER OF PIN: 6835-19-5759; THENCE ALONG THE WESTERN LINE OF TRADE STREET THE FOLLOWING FIVE (5) COURSES AND DISTANCES: 1) S 01° 51' 33" W 74.51' TO AN IRON PIN; 2) S 86° 35' 17" E 11.24' TO AN IRON PIN; 3) S 01° 05' 14" W 199.73' TO AN IRON PIN AT THE NORTHEAST CORNER OF PIN 6835-19-5549; 4) S 01° 00' 07" W 117.67' TO A POINT AND 5) S 01° 00' 07" W 56.00' TO A POINT IN THE EASTERN LINE OF PIN 6835-19-5455; THENCE CROSSING PIN 6835-19-5455 N 88° 52' 59" W 391.62' TO A POINT AT THE EASTERN RIGHT-OF-WAY OF OAK STREET; THENCE ALONG THE EASTERN LINE OF OAK STREET THE FOLLOWING SIX (6) COURSES AND DISTANCES: 1) N 00° 34' 35" E 18.88' TO AN IRON PIN; 2) N 00° 43' 37" E 37.12' TO A POINT; 3) N 00° 43' 37" E 17.64' TO A RAILROAD SPIKE AT THE SOUTHWEST CORNER OF PIN 6835-19-5549; 4) N 00° 56' 23" E 100.03' TO AN IRON PIN AT THE SOUTHWEST CORNER OF PIN 6835-19-5759; 5) N 00° 31' 47" E 12.00' TO A POINT AND 6) N 00° 54' 05" E 261.99' TO A NAIL AT THE SOUTHEAST CORNER OF OAK STREET AND TENTH STREET; THENCE ALONG THE SOUTHERN LINE OF TENTH STREET S 89° 00' 34" E 249.91' AND S 88° 55' 09" E 132.96' TO THE POINT AND PLACE OF BEGINNING AND CONTAINING 4.01791 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 6 day of July, 2020 to W.R. Vernon Produce Company, IH-850 Trade LLC, and Industry Hill Properties 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.