

Ordinance #24-0498
2024 Ordinance Book, Page 93

CITY ORDINANCE - SPECIAL USE LIMITED DISTRICT

Zoning Petition of Richard Dillard, Docket W-3629

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 RS9 to HB-L (Animal Shelter, Public; Arts and Crafts Studio; Banking and Financial Services; Building Contractors, General; Building Materials Supply; Car Wash; Child Care, Drop-In; Club or Lodge; Convenience Store; Food or Drug Store; Fuel Dealer; Funeral Home; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Hotel or Motel; Institutional Vocational Training Facility; Kennel, Indoor; Library, Public; Micro-Brewery or Micro-Distillery; Motor Vehicle, Body or Paint Shop; Motor Vehicle, Rental and Leasing; Motor Vehicle, Repair and Maintenance; Motor Vehicle, Storage Yard; Motorcycle Dealer; Museum or Art Gallery; Nursery, Lawn and Garden Supply Store, Retail; Offices; Outdoor Display Retail; Police or Fire Station; Recreation Facility, Public; Recreation Services, Indoor; Recreation Services, Outdoor; Restaurant (with drive-through service); Restaurant (without drive-through service); Retail Store; School, Vocational or Professional; Services, A; Services, B; Signs, Off-Premises; Special Events Center; Storage Services, Retail; Testing and Research Lab; Theater, Indoor; Transmission Tower; Urban Agriculture; Utilities; Veterinary Services; Warehousing; Adult Day Care Center; Child Care, Sick Children; and Child Day Care Center) the zoning classification of the following described property:

Winston-Salem City Council
APPROVED
October 21, 2024

BEGINNING at a 0.75" iron pipe found in the southern right of way of S. Main Street (100' R/W), said 0.75" iron pipe found also being the northwest corner Herbert Wayne Dillard (Deed Book 3130, Page 3677, PIN 6832-37-9154) and having NC Grid NAD 83 Coordinates of (N: 827,480.67 FT., E: 1,633,782.07 FT.); thence leaving the southern right of way of S. Main Street (100' R/W) and running along and with the western boundary line of Herbert Wayne Dillard (Deed Book 3130, Page 3677, PIN 6832-37-9154), the following two (2) courses and distances: (1) S 00°17'45" W, 406.24' to a 0.75" iron pipe; and (2) S 00°17'45" W, 30.02' to a point in the center of Soakas Creek, said point also being the southwest corner of Herbert Wayne Dillard (Deed Book 3130, Page 3677, PIN 6832-37-9154); thence along and with the centerline of Soakas Creek the following four (4) courses and distances: (1) N 63°54'39" W, 39.21' to a point; (2) N 66°59'54" W, 131.98' to a point; (3) N 55°40'41" W, 37.58' to a point; and (4) N 63°52'28" W, 51.72' to a point in the center of Soakas Creek, said point also being the northeast corner of Wade C. Shikoski (Deed Book 3688 Page 4452, PIN 6832-36-4512) and the southeast corner of Edinson Manual Delgado-Alvarado (Deed Book 3543 Page 2972, PIN 6832-37-4520); thence leaving the center of Soakas Creek and running along and with the eastern boundary line of Edinson Manual Delgado-Alvarado (Deed Book 3543 Page 2972, PIN 6832-37-4520) the following two (2) courses and distances: (1) N 00°05'20" W, 30.00' to a #5 rebar set; and (2) N 00°05'20" W, 511.42' to a #5 rebar set in the southern right of way of S. Main Street (100' R/W), said #5 rebar set also being the northeast corner of Edinson Manual Delgado-Alvarado (Deed Book 3543 Page 2972, PIN 6832-37-4520); thence along and with the southern right of way line of S. Main Street (100' R/W), S 47°25'50"E, 322.18' to a 0.75" iron pipe found being the point of beginning; containing 2.66 acres according to a survey prepared for Bilco Enterprises, by Brad K. Curry (PLS #L-3989) dated July 22, 2024 and being part of Richard Lee Dillard (Deed Book 3130 Page 3749, PIN 6832-36-8532).

Section 2. This Ordinance is adopted after approval of the Special Use Limited District Permit issued by the City Council the 21st day of October, 2024 to Richard Dillard.

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.