

Ordinance #21-0276  
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CITY ORDINANCE - SPECIAL USE LIMITED DISTRICT

Zoning Petition of City of Winston-Salem, Docket W-3466

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 Forsyth County LI-L to Winston-Salem LI-L the zoning classification of the following described property:

**BEGINNING** at an existing 1” iron pipe having localized NC Grid NAD 83/2011 coordinates of Northing 835,051.33 feet, Easting 1,663,987.63 feet on the westerly Right-of-Way line of SR 2691 Wallburg Road (Public R/W, width varies) and being the southeast corner of the within described tract and being a common corner of Forsyth County Development Corporation (Tax Pin: 6863-34-6824.00) and Front Street Wallburg, LLC (Tax Pin: 6863-35-6281.00); **THENCE N 87°41'57" W, a total distance of 313.05 feet (crossing an existing 5/8” iron pipe at 10.54 feet)** to an existing 5/8” iron pipe being a common corner of said Front Street Wallburg, LLC (Tax Pin: 6863-35-6281.00) and Forsyth County Development Corporation (Tax Pin: 6863-34-6824.00); **THENCE N 87°45'37" W, 297.90 feet** to an existing angle iron pipe being a common corner of said property, said Front Street Wallburg, LLC (Tax Pin: 6863-35-6281.00) and Forsyth County Development Corporation (Tax Pin: 6863-34-6824.00) and Liberty Hardware Mfg. Corp (Tax Pin: 6863-25-6574.00); **THENCE N 02°17'04" E, 438.03 feet** to an existing 1” iron pipe being a common corner of said property and said Liberty Hardware Mfg. Corp (Tax Pin: 6863-25-6574.00) and Front Street Wallburg, LLC (Tax Pin: 6863-35-6676.00); **THENCE N 02°19'01" E, 307.00 feet** to an existing 1” iron pipe being a common corner of Front Street Wallburg, LLC (Tax Pin: 6863-35-6676.00) and Liberty Hardware Mfg. Corp (Tax Pin: 6863-25-6574.00) and Union Cross Park Association (Tax Pin: 6863-35-4834.00); **THENCE S 87°06'52" E, 36.27 feet** to an existing 3/4” iron pipe being a common corner of Front Street Wallburg, LLC (Tax Pin: 6863-35-6676.00) and Union Cross Park Association (Tax Pin: 6863-35-4834.00); **THENCE S 87°03'28" E, 46.87 feet** to an existing 3/4” iron pipe being a common corner of Front Street Wallburg, LLC (Tax Pin: 6863-35-6676.00) and said Union Cross Business Park Association (Tax Pin: 6863-35-6884.00); **THENCE S 87°05'19" E, 314.58 feet** to an existing 3/4" iron pipe being a common corner of said Union Cross Park Association (Tax Pin: 6863-35-6884.00) and Front Street Wallburg, LLC (Tax Pin: 6863-35-6676.00); **THENCE S 87°00'59" E, 34.14 feet** to an existing 3/4" iron pipe being a common corner of said Union Cross Business Park Association (Tax Pin: 6863-35-0805.00) and Front Street Wallburg, LLC (Tax Pin: 6863-35-6676.00); **THENCE S 87°07'43" E, 117.53 feet** to an existing 3/4” iron pipe being a common corner of said Union Cross Business Park Association (Tax Pin: 6863-35-0805.00) and Front Street Wallburg, LLC (Tax Pin: 6863-35-6676.00) and Front Street Wallburg, LLC (Tax Pin: 6863-45-0702.00); **THENCE S 87°04'55" E, 338.41 feet (crossing an existing 3/4” iron pipe at 306.91 feet)** to a point at or near the centerline of Wallburg Road; **THENCE** with the centerline of Wallburg Road **S 20°45'05" W, 775.09 feet** to a point at or near the centerline of Wallburg Road; **THENCE N 87°41'57" W, 31.45 feet to the POINT OF BEGINNING containing 13.012 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 7 day of June, 2021 to City of Winston-Salem.

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.