

Ordinance #20-0146
Ordinance Book, Volume 2, Page 44

CITY ORDINANCE - SPECIAL USE

Zoning Petition of Eberlee Farms, LLC; Bill Ebert; and Janet Ebert, Docket W-3430

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 RM12-S (Residential Building, Townhouse; Residential Building, Single Family; Residential Building, Duplex; and Residential Building, Twin Home) the zoning classification of the following described property:

Commencing at an existing property corner having NC Grid Coordinates (NAD 83/2011) of Northing: 847,176.68 feet, Easting: 1,623,429.93 feet, said corner being the common property corner of PIN 6824-37-3151.00 and PIN 6824-37-4195.00 and being the Point of Beginning; THENCE with said common line of PIN 6824-37-3151.00 S 88°26'41" W, 260.02 feet to a point being a common corner of PIN 6824-37-3151.00 and PIN 6824-37-1113.00; THENCE with said common line of PIN 6824-37-3151.00 S 09°46'17" E, 139.01 feet to a point being a common corner of PIN 6824-37-3151.00 and PIN 6824-36-2934.00; THENCE with said common line of PIN 6824-36-2934.00 S 87°56'42" W, 123.05 feet to a point being a common corner of PIN 6824-36-2934.00 and PIN 6824-27-7176.00; THENCE with said common line of PIN 6824-36-2934.00 N 88°13'26" W, 64.53 feet to a point being a common corner of PIN 6824-36-2934.00 and PIN 6824-27-7176.00; THENCE continuing with said common line of PIN 6824-36-2934.00 S 01°09'45" W, 221.80 feet to a point being in the Northern right-of-way of Silas Creek Parkway; THENCE continuing along the Northern right-of-way of Silas Creek Parkway the following five calls: S 87°46'19" W, 23.15 feet, S 88°05'12" W, 86.71 feet, S 88°39'22" W, 111.49 feet, S 89°11'34" W, 74.33 feet, S 89°54'50" W, 173.43 feet to a point being in the Northern right-of-way of Silas Creek Parkway and the Eastern right-of-way of Ebert Street; THENCE continuing along the Eastern right-of-way of Ebert Street the following five calls: N 01°25'55" W, 69.99 feet, N 12°00'32" W, 116.55 feet, N 00°00'00" E, 30.00 feet, S 83°59'28" W, 9.55 feet, N 02°50'53" W, 312.18 feet to a point being in the Eastern right-of-way of Ebert Street and common corner of PIN 6824-27-6337.00; THENCE with said common line of PIN 6824-27-6337.00 S 84°57'42" E, 299.42 feet to a point being a common corner of PIN 6824-27-7176.00 and PIN 6824-27-6337.00; THENCE with said common line of PIN 6824-27-6337.00 and 6824-27-7772.00 N 03°33'52" W, 153.76 feet to a point being a common corner of PIN 6824-27-7772.00 and PIN 6824-27-7176.00; THENCE with said common line of 6824-27-7772.00 S 84°54'49" E, 322.52 feet to a point being a common corner of PIN 6824-27-7772.00 and PIN 6824-37-3457.00; THENCE with common line of PIN 6824-37-3457.00, PIN 6824-37-3450.00, PIN 6824-37-2314.00 and PIN 6824-37-2208.00 the following two calls: S 03°01'40" W, 69.47 feet and S 03°01'39" W, 117.41 feet to a point being a common corner of PIN 6824-37-2208.00 and PIN 6824-

27-7176.00; THENCE with common line of PIN 6824-37-2208.00, PIN 6824-37-4228.00 the following three calls: N 87°54'18" E, 62.82 feet, N 87°54'18" E, 188.99 feet and N 87°54'18" E, 129.54 feet to a point being a common corner of PIN 6824-37-4228.00 and PIN 6824-37-3242.00; THENCE along a new line of PIN 6824-37-3242.00 S 02°24'21" W, 74.01 feet to a point being the common corner of PIN 6824-37-3151.00 and PIN 6824-37-4195.00; THENCE with the common line of PIN 6824-37-3151.00 and PIN 6824-37-4195.00 S 88°29'07" W, 29.75 feet to a point a, common corner of PIN 6824-37-3242.00 and PIN 6824-37-4195.00 and being the POINT OF BEGINNING HAVING AN AREA OF 8.22 ACRES MORE OR LESS.

Section 2. This Ordinance is adopted after approval of the site plan entitled Ardmore Commons and identified as Attachment "A" of the Special Use District Permit issued by the City Council the 1st day of June, 2020 to Eberlee Farms, LLC; Bill Ebert; and Janet Ebert.

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 Ardmore Commons. 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.