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CITY ORDINANCE - SPECIAL USE

Zoning Petition of David & Jan Properties, LLC, Docket W-3523

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 RS9 to RS20-S (Residential Building, Single Family; Church or Religious Institution, Neighborhood; and Special Events Center) the zoning classification of the following described property:

Commencing at the northeast corner of the subject parcel, identified as Parcel No. 5894-75-9316 in Forsyth County Records, said point also being in the western line of a public Right-of-Way known as South Peace Haven Road, and having North Carolina Grid Coordinates of N: 1598461.5959 usft, E: 845466.7321 usft; thence running, from said point, south along the eastern boundary line of subject property S5° 12' 25.50"W 25.46' to a point in the western line of the public right-of-way of South Peace Haven Road and the southeast corner of subject Parcel No. 5894-75-9316; thence, running south, from said point, along eastern boundary line of subject Parcel No. 5894-75-4355, S5° 16' 15.12"W 34.48' to a point, said point being in the western line of the public right-of-way of South Peace Haven Road and being in the eastern boundary line of subject Parcel No. 5894-75-4355; thence running from said point west with a new line in Parcel No. 5894-75-4355, N86° 15' 52.15"W 290.87' to a point marking a new corner in subject Parcel No. 5894-75-4355; thence, from new corner, continuing southwest with a new line in Parcel No. 5894-75-4355, S27° 13' 47.72"W 468.28' to a point marking a new corner in the southern boundary line of subject Parcel No. 5894-75-4355; thence, from new corner and along the southern boundary line of subject property N89° 31' 23.36"W 781.87' to a point marking a new corner in subject Parcel No. 5894-75-4355; thence, from new corner, continuing north with a new line in Parcel No. 5894-75-4355, N0° 33' 23.48"E 467.60' to a point marking a new corner in the northern boundary line of subject Parcel No. 5894-75-4355, said point also being in the southern property line of Parcel No. 5894-65-9845; thence, continuing east from new corner and along the northern boundary line of subject Parcel No. 5894-75-4355, S89° 07' 42.21"E 552.92' to a point in the northern boundary line of subject parcel, also being the southwest property corner of Parcel No. 5894-75-7673, thence, from said point, continuing along northern boundary line of subject parcel, the next seven calls N89° 49' 29.37"E 90.18'; thence, S89° 02' 55.36"E 25.80'; thence, N89° 20' 16.23"E 105.21'; thence, S87° 40' 39.87"E 104.39'; thence, S89° 13' 40.49"E 104.54';

thence, S89° 09' 26.53"E 104.98'; thence, S89° 18' 06.31"E 199.49' to the POINT AND PLACE OF BEGINNING, containing 9.94 acres more or less.

Section 2. This Ordinance is adopted after approval of the site plan entitled Bradford Farm and identified as Attachment "A" of the Special Use District Permit issued by the City Council the 6<sup>th</sup> day of June, 2022 to David & Jan Properties, LLC.

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 Bradford Farm. 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.