

Ordinance #19-0224
Ordinance Book 1, Volume 1

CITY ORDINANCE - SPECIAL USE

Zoning Petition of Grand at Union Cross, LLC, Docket W-3404

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 RM12-S to RM18-S (Residential Building, Multifamily; Residential Building, Townhouse; Residential Building, Twin Home; Residential Building, Duplex; and Residential Building, Single Family) the zoning classification of the following described property:

BEGINNING at a ½” iron pipe in the northern right of way of Pecan Lane, having North Carolina State Plane Coordinates of North – 848888.12, East – 1671244.82, and being the southwest corner of PIN #: 6874-19-6243.00; thence leaving said right of way along the western line of the herein described tract, being also the eastern line of Jane D. Angell, William S. Davis and Mark H. David (D.B. 646 Pg. 437), N 01°09'15" W a distance of 219.55', to a 1” iron pipe; thence continuing along said line, N 01°08'33" W a distance of 294.14', to a ¾” iron pipe in the northern line of the herein described tract and being the in the southern line of Mark Carter (D.B. 2059 Pg. 1258); thence along said line, S 86°01'22" E a distance of 187.90', to a ¾” iron pipe the southeast corner of Carter; thence along the western line of the herein described tract and the eastern line of Carter, N 03°39'13" E a distance of 139.94', to a ¾” iron pipe in the northern line of the herein described tract and being the southwest corner of Jerry Whittum, (D.B. 1905 Pg. 3257); thence along said line, S 86°27'27" E a distance of 165.18', to a ¾” iron pipe the common corner of Whittum and Glenn Harris (D.B. 902 Pg. 166); thence continuing along said northern line and the southern line of Harris, S 86°22'06" E a distance of 199.92', a ½” iron pipe, Harris southeast corner; thence along the eastern line of Harris and the western line of the herein described tract, N 03°38'41" E a distance of 181.31', to 5/8” rebar in the southern right of way of Solomon Drive; thence along the southern line of Solomon, S 86°30'53" E a distance of 169.51', to a point in a new line; thence with said new line, S 24°51'17" W a distance of 882.37', to a point in the northern right of way of Pecan Lane; thence with said right of way, S 89°20'09" W a distance of 261.27', to a 1” iron pipe; thence N 80°59'51" W a distance of 100.30'; which is the point of **BEGINNING**, having an area of 329707.65 square feet, 7.569 acres.

Section 2. This Ordinance is adopted after approval of the site plan entitled The Grand at Union Cross and identified as Attachment "A" of the Special Use District Permit issued by the City Council the 6th day of May, 2019 to Grand at Union Cross, 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 The Grand at Union Cross. 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.