

CITY ORDINANCE - SPECIAL USE

Zoning Petition of City of Winston-Salem, Docket W-3661

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 County LI-S to City LI-S the zoning classification of the following described property:

The property described for case W-3661, by the survey for PIN 6863-56-3853.000, as submitted this day, 07/21/2025, is correct and further action toward the rezoning of this property may continue. Rezoning exhibit survey is attached.

Northern Tract Description (North of Hayes Drive)

BEING A PARCEL OF LAND LOCATED WINSTON-SALEM, ABBOTTS CREEK TOWNSHIP, FORSYTH COUNTY, NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE R/W MONUMENT FOUND IN THE SOUTHERN RIGHT OF WAY OF UNION CROSS ROAD (VARIABLE WIDTH PUBLIC RIGHT OF WAY) HAVING A NC GRID COORDINATE OF N:837,407.44 E:1,665,690.69 AND BEING LOCATED S 38°13'46" EA DISTANCE OF 176.93 FEET FROM A CONCRETE R/W MONUMENT FOUND; THENCE ALONG SAID SOUTHERN RIGHT OF WAY OF UNION CROSS ROAD A CURVE TO THE RIGHT HAVING A RADIUS OF 1400.99 FEET AN ARC LENGTH OF 44.60 FEET AND A CHORD BEARING AND DISTANCE OF N 70°04'59" E, 44.60 FEET TO A 3/4" IRON PIPE SET AT THE NORTHWESTERN CORNER OF THE EARL RICHARD SMITH, CAROLYN ANN SMITH GOIN HEIRS, SHARON LYNN S. JACOBS, PEARL SMITH, JUDY SHUPE AND DEBBIE RITCHIE PARCEL AS RECORDED IN DEED BOOK 2017E, PAGE 49, AND DEED BOOK 1210, PAGE 981, FORSYTH COUNTY REGISTRY; THENCE LEAVING SAID SOUTHERN RIGHT OF WAY OF UNION CROSS ROAD AND ALONG THE WESTERN BOUNDARY OF SAID EARL RICHARD SMITH, CAROLYN ANN SMITH GOIN HEIRS, SHARON LYNN S. JACOBS, PEARL SMITH, JUDY SHUPE AND DEBBIE RITCHIE PARCEL THE FOLLOWING TWO (2) COURSES; 1) S 25°52'36" EA DISTANCE OF 30.35 FEET TO A 3/4" IRON PIPE FOUND (BENT); THENCE 2) S 00°50'40" WA DISTANCE OF 76.19 FEET TO A 3/4" IRON PIPE SET IN HAYES DRIVE (SR #4232) NORTHERN RIGHT OF WAY PER NORTH CAROLINA TRANSPORTATION PROJECT T.I.P. No. U4909; THENCE ALONG SAID NORTHERN RIGHT OF WAY OF HAYES DRIVE THE FOLLOWING TWO (2) COURSES; 1) A CURVE TO THE RIGHT HAVING A RADIUS OF 448.56 FEET, AN ARC LENGTH OF 65.90 FEET AND A CHORD BEARING AND

DISTANCE OF N 63°41'58" W, 65.84 FEET TO A CONCRETE R/W MONUMENT FOUND; THENCE 3) N 04°48'00" EA DISTANCE OF 59.33 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.107 ACRES (4,658 SF)

Southern Tract Description (South of Hayes Drive)

BEING A PARCEL OF LAND LOCATED WINSTON-SALEM, ABBOTTS CREEK TOWNSHIP, FORSYTH COUNTY, NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT A 3/4" IRON PIPE SET IN WALLBURG ROAD (NCSR #2691) SOUTHEASTERN RIGHT OF WAY (VARIABLE WIDTH PUBLIC R/W) HAVING A NC GRID NAD83 COORDINATE OF N:837,259.43, E:1,665,327.45; THENCE ALONG THE SOUTHEASTERN RIGHT OF WAY OF SAID WALLBURG ROAD THE FOLLOWING TWO (2) COURSES: 1) A CURVE TO THE RIGHT HAVING A RADIUS OF 1,445.00 FEET, AN ARC LENGTH OF 117.44 FEET AND A CHORD BEARING AND DISTANCE OF N 55°43'12" E, 117.41 FEET TO A CONCRETE R/W MONUMENT FOUND; THENCE 2) N 87°14'20" EA DISTANCE OF 88.50 FEET TO A CONCRETE R/W MONUMENT FOUND IN THE SOUTHERN RIGHT OF WAY OF HAYES DRIVE (NCSR 4232) (VARIABLE WIDTH PUBLIC R/W); THENCE ALONG THE SOUTHERN RIGHT OF WAY OF SAID HAYES DRIVE THE FOLLOWING TWO (2) COURSES: 1) S 53°13'31" EA DISTANCE OF 73.28 FEET TO A CONCRETE R/W MONUMENT FOUND; THENCE 2) A CURVE TO THE LEFT HAVING A RADIUS OF 600.79 FEET, AN ARC LENGTH OF 193.70 FEET AND A CHORD BEARING AND DISTANCE OF S 62°30'46" E, 192.86 FEET TO A 3/4" IRON PIPE SET AT THE NORTHWESTERN CORNER OF THE EARL RICHARD SMITH, CAROLYN ANN SMITH GOIN HEIRS, SHARON LYNN S. JACOBS, PEARL SMITH, JUDY SHUPE AND DEBBIE RITCHIE PARCEL AS RECORDED IN DEED BOOK 2017E, PAGE 49, AND DEED BOOK 1210, PAGE 981, FORSYTH COUNTY REGISTRY; THENCE LEAVING SAID HAYES DRIVE AND ALONG THE WESTERN BOUNDARY OF SAID EARL RICHARD SMITH, CAROLYN ANN SMITH GOIN HEIRS, SHARON LYNN S. JACOBS, PEARL SMITH, JUDY SHUPE AND DEBBIE RITCHIE PARCEL, S 00°55'31" WA DISTANCE OF 1,469.76 FEET TO A 1/2" IRON PIPE FOUND IN THE NORTHERN BOUNDARY OF THE FRONT STREET - WALLBURG, LLC PARCEL AS DESCRIBED IN DEED BOOK 3485, PAGE 2626, FORSYTH COUNTY REGISTRY; THENCE ALONG THE NORTHERN BOUNDARY OF SAID FRONT STREET - WALLBURG, LLC, PARCEL, N 87°42'38" WA DISTANCE OF 791.11 FEET TO A 1/2" IRON PIPE FOUND AT THE SOUTHEASTERN CORNER OF THE SAID FRONT STREET- WALLBURG, LLC, PARCEL AS DESCRIBED IN DEED BOOK 3485, PAGE 2626, FORSYTH COUNTY REGISTRY; THENCE ALONG THE EASTERN AND NORTH BOUNDARY OF SAID FRONT STREET - WALLBURG, LLC, PARCEL THE FOLLOWING TWO (2) COURSES: 1) N 09°40'54" EA DISTANCE OF 404.53 FEET TO A #5 REBAR FOUND; THENCE 2) N 79°20'55" W PASSING A 1" IRON PIPE FOUND AT 500.04 AND CONTINUING 31.94 FEET FOR A TOTAL DISTANCE OF 531.98 FEET TO A PK NAIL SET IN THE CENTERLINE OF SAID WALLBURG ROAD; THENCE ALONG THE CENTERLINE OF SAID WALLBURG ROAD THE FOLLOWING SIX (6) COURSES: 1) N 21°17'14" EA DISTANCE OF 5.83 FEET TO A PK NAIL SET; THENCE 2) N 21°17'49" EA DISTANCE OF 108.37 FEET TO A PK NAIL SET; THENCE 3) N 23°12'41" EA DISTANCE OF 112.23 FEET TO A PK NAIL SET; THENCE 4) N 31°39'44" EA DISTANCE OF 117.38 FEET TO A PK NAIL SET; THENCE 5) N 38°10'24" EA DISTANCE OF 110.30 FEET TO A PK NAIL SET; THENCE 6) N 40°19'28" EA DISTANCE OF 133.13' TO A PK NAIL SET; THENCE LEAVING THE CENTERLINE OF SAID WALLBURG ROAD, S 49°33'05" E A DISTANCE OF 54.27 FEET TO A 3/4" IRON PIPE SET IN THE NEW EASTERN

RIGHT OF WAY OF SAID WALLBURG ROAD; THENCE ALONG THE NEW RIGHT OF WAY OF SAID WALLBURG ROAD THE FOLLOWING TWO (2) COURSES: 1) N 40°36'00" EA DISTANCE OF 422.18 FEET TO A CONCRETE R/W MONUMENT FOUND; THENCE 2) A CURVE TO THE RIGHT HAVING A RADIUS OF 1445.00 FEET AN ARC LENGTH OF 323.64 AND A CHORD BEARING AND DISTANCE OF N 46°58'31" E, 322.97 FEET TO THE POINT OF BEGINNING CONTAINING 30.353 ACRES (1,322,193 SF)

Section 2. This Ordinance is adopted after approval of the site plan entitled 4015 Wallburg Road Zoning Conversion and identified as Attachment "A" of the Special Use District Permit issued by the City Council the _____ day of _____, 20___ to City of Winston-Salem.

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 4015 Wallburg Road Zoning Conversion. 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.