

CITY ORDINANCE - SPECIAL USE LIMITED DISTRICT

Zoning Petition of VNC - Land Company, LLC, Docket W-3658

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 IP to HB-L (Academic Biomedical Research Facility; Academic Medical Center; Arts and Crafts Studio; Banking and Financial Services; Car Wash; Child Care, Drop-In; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Club or Lodge; College or University; Convenience Store; Food or Drug Store; Funeral Home; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Habilitation Facility A; Habilitation Facility B; Habilitation Facility C; Hospital or Health Center; Hotel or Motel; Institutional Vocational Training Facility; Kennel, Indoor; Library, Public; Micro-Brewery or Micro-Distillery; Motor Vehicle, Body or Paint Shop; Motor Vehicle, Rental and Leasing; Motor Vehicle, Repair and Maintenance; Motorcycle Dealer; Museum or Art Gallery; Nursery, Lawn and Garden Supply Store, Retail; Offices; Outdoor Display Retail; Parking, Commercial; Police or Fire Station; Recreation Facility, Public; Recreation Services, Indoor; Restaurant (with drive-through service); Restaurant (without drive-through service); Retail Store; School, Vocational or Professional; Services, A; Services, B; Shopping Center; Shopping Center, Small; Special Events Center; Storage Services, Retail; Testing and Research Lab; Transmission Tower; Veterinary Services; Warehousing; Adult Day Care Center; Child Care, Sick Children; Child Day Care Center; School, Private; School, Public; Access Easement, Private Off-Site) the zoning classification of the following described property:

The property described for case W-3658, by the survey for 3.50 ACRES UNIVERSITY PARKWAY & SHATTALON DRIVE, as submitted this day, 07/23/2025, is correct and further action toward the rezoning of this property may continue. Rezoning exhibit survey is attached.

3.50 ACRES UNIVERSITY PARKWAY & SHATTALON DRIVE LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND LYING AND BEING SITUATE IN FORSYTH COUNTY, STATE OF NORTH CAROLINA CONTAINING 3.500 ACRES WITH THE FOLLOWING METES AND BOUNDS TO WIT:

BEGINNING AT AN OLD CONCRETE MONUMENT LOCATED AT THE INTERSECTION OF THE WESTERN RIGHT OF WAY OF UNIVERSITY PARKWAY (SR 1725) AND THE NORTHERN RIGHT OF WAY OF SHATTALON DRIVE (SR 1686); THENCE LEAVING SAID EASTERN RIGHT OF WAY OF UNIVERSITY PARKWAY (SR 1725) AND RUNNING ALONG SAID NORTHERN RIGHT OF WAY OF SHATTALON DRIVE (SR 1686) S65°36'46"W 363.41' TO AN IRON PIN SET 1/2" REBAR LOCATED N75°44'43"E 25,337.01' FROM NGS MONUMENT FZ0239; THENCE LEAVING SAID RIGHT OF WAY AND RUNNING N02°24'47"E 535.11' TO AN IRON PIN SET 1/2" REBAR LOCATED ON THE SOUTHERN RIGHT OF WAY OF STURMER PARK CIRCLE (SR 1713); THENCE RUNNING ALONG SAID RIGHT OF WAY S87°46'14"E 136.50' TO AN IRON PIN SET 1/2" REBAR; THENCE S02°53'16"W 5.00' TO AN IRON PIN SET 1/2" REBAR; THENCE S87°06'44"E 176.34' TO AN IRON PIN OLD 3/4" OPEN TOP LOCATED ON THE NORTHERN END OF A SITE FLARE AT THE INTERSECTION OF THE SOUTHERN RIGHT OF WAY OF STURMER PARK CIRCLE (SR 1713) AND THE WESTERN RIGHT OF WAY OF UNIVERSITY PARKWAY (SR 1725); THENCE LEAVING SAID SOUTHERN RIGHT OF WAY OF STURMER PARK CIRCLE (SR 1713) AND RUNNING ALONG SAID SITE FLARE S39°38'13"E 84.99' TO AN OLD CONCRETE MONUMENT; THENCE RUNNING ALONG SAID WESTERN RIGHT OF WAY OF UNIVERSITY PARKWAY (SR 1725) ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 77.53', A RADIUS OF 1652.31' AND A CHORD BEARING AND DISTANCE OF S14°02'47"W 77.53' TO AN IRON PIN OLD 3/4" OPEN TOP; THENCE ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 228.46' AND RADIUS OF 1243.16' AND A CHORD BEARING AND DISTANCE OF S09°53'35"W 228.13' TO THE POINT OF BEGINNING.

Section 2. This Ordinance is adopted after approval of the Special Use Limited District Permit issued by the City Council the _____ day of _____, 20__ to VNC - Land Company, LLC.

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.