

Ordinance #25-0439
2025 Ordinance Book, Page 85

CITY ORDINANCE - SPECIAL USE

Zoning Petition of City of Winston-Salem, Docket W-3662

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

Survey Description Phase 13:

Lying and being in the City of Winston-Salem, Winston-Salem Township, Forsyth County, North Carolina, and more particularly described as follows:

Beginning at a 3/4 Inch Iron Pipe Found at the southeastern corner of Lot 1040 of Plat Book 79, Page 130 as recorded in the Forsyth County Register of Deeds having NC Grid NAD83(2011) coordinates of **Northing 859,804.55 feet, Easting 1,592,332.73 feet**, also being a 3/4 Inch Iron Pipe Found at the northern right-of-way line of Charolais Drive; thence along the eastern line of said Lot 1040, **North 41° 37' 16" East 152.55 feet** to a 3/4 Inch Iron Pipe Found at the southern property line of Lot 596 of Plat Book 74, Pages 174 to 176; thence along the southern property lines of said Lot 596 and Lots 593 to 595 of said Plat Book 74, Pages 174 to 176, the following five (5) courses:

- 1) along the arc of a curve to the left having a radius of **835.00 feet** with a chord bearing and distance of **South 44° 53' 39" East 60.18 feet** to a 1 Inch Iron Pipe Found at the southwestern corner of said Lot 595;
- 2) along the arc of a curve to the left having a radius of **835.00 feet** with a chord bearing and distance of **South 50° 53' 13" East 114.38 feet** to a 1 Inch Iron Pipe Found at the southwestern corner of said Lot 594;

3) along the arc of a curve to the left having a radius of **835.00 feet** with a chord bearing and distance of **South 56° 57' 41" East 62.57 feet** to a 1 Inch Iron Pipe Found;

4) along the arc of a curve to the left having a radius of **1,037.63 feet** with a chord bearing and distance of **South 60° 30' 06" East 50.45 feet** to a 1 Inch Iron Pipe Found at the southwestern corner of said Lot 593;

5) along the arc of a curve to the left having a radius of **1,037.63 feet** with a chord bearing and distance of **South 64° 05' 41" East 79.66 feet** to a 3/4 Inch Iron Pipe Set; thence through the property of now or formerly Brookberry Farm, LLC as recorded in Deed Book 3559, Page 3235; Deed Book 3164, Page 4189; and Deed Book 3169, Page 865, the following sixteen (16) courses:

- 1) **South 22° 06' 03" West 160.07 feet** to a 3/4 Inch Iron Pipe Set;
- 2) along the arc of a curve to the left having a radius of **775.00 feet** with a chord bearing and distance of **South 68° 16' 08" East 10.00 feet** to a 3/4 Inch Iron Pipe Set;
- 3) **South 21° 21' 41" West 50.00 feet** to a 3/4 Inch Iron Pipe Set;
- 4) along the arc of a curve to the right having a radius of **825.00 feet** with a chord bearing and distance of **North 67° 41' 05" West 27.46 feet** to a 3/4 Inch Iron Pipe Set;
- 5) **South 23° 16' 08" West 150.89 feet** to a 3/4 Inch Iron Pipe Set;
- 6) **North 74° 19' 36" West 4.76 feet** to a 3/4 Inch Iron Pipe Set;
- 7) **South 46° 56' 34" West 125.34 feet** to a 3/4 Inch Iron Pipe Set;
- 8) **South 23° 54' 15" West 171.97 feet** to a 3/4 Inch Iron Pipe Set;
- 9) **South 11° 03' 21" West 129.78 feet** to a 3/4 Inch Iron Pipe Set;
- 10) **South 03° 53' 43" West 190.50 feet** to a 3/4 Inch Iron Pipe Set;
- 11) **South 03° 05' 49" East 25.22 feet** to a 3/4 Inch Iron Pipe Set;
- 12) **South 01° 07' 26" West 138.62 feet** to a 3/4 Inch Iron Pipe Set;
- 13) along the arc of a curve to the right with a radius of **3,902.66 feet** with a chord bearing and distance of **South 89° 12' 17" East 12.70 feet** to a 3/4 Inch Iron Pipe Set;
- 14) **South 00° 53' 18" West 50.00 feet** to a 3/4 Inch Iron Pipe Set;
- 15) along the arc of a curve to the left having a radius of **3,852.66 feet** with a chord bearing and distance of **North 89° 08' 54" West 4.94 feet** to a 3/4 Inch Iron Pipe Set;
- 16) **South 00° 48' 54" West 198.09 feet** to a 3/4 Inch Iron Pipe Set at the northern property line of now or formerly Shihua Wang and wife, Lingyi Lu as recorded in Deed Book 3127, Page 1741 and being Lot 38 of Plat Book 52, Pages 146 to 148; thence along the northern property line of said Lot 38, **North 89° 43' 06" West 40.47 feet** to a 3/4 Inch Iron Pipe Set at the

northwestern corner of said Lot 38, also being a 3/4 Inch Iron Pipe Set at the northeastern terminus of the Hilly Creek Lane right-of-way; thence along the eastern right-of-way line of said Hilly Creek Lane, **South 09° 41' 35" East 24.42 feet** to a point; thence through said Hilly Creek Lane right-of-way, **South 82° 10' 49" West 50.03 feet** to a point at the western right-of-way line of said Hilly Creek Lane, also being a point at the eastern property line of now or formerly Prashant Dixit and wife, Seema Dixit as recorded in Deed Book 2915, Page 3708 and being Lot 39 of said Plat Book 52, Pages 146 to 148; thence along said the western right-of-way line of Hilly Creek Lane, **North 09° 41' 35" West 31.58 feet** to a point at the northeastern corner of said Lot 39 (a 1/2 Inch Iron Pipe Found South 51° 48' 35" East 0.55 feet off said point); thence along the northern property lines of said Lot 39 and now or formerly Todd V. Ferguson and Trisha M. Ferguson as recorded in Deed Book 3457, Page 3453 and being Lot 42 of said Plat Book 52, Pages 146 to 148; now or formerly Brian Barkley Peacock and wife, Mary Elizabeth Peacock as recorded in Deed Book 3388, Page 1688 and being Lot 43 of said Plat Book 52, Pages 146 to 148; now or formerly Jayesh Dadhanian and wife, Rupal Dadhanian as recorded in Deed Book 3375, Page 1046 and being Lot 44 of said Plat Book 52, Pages 146 to 148; and now or formerly John M. Edwards and wife, Martha M. Edwards as recorded in Deed Book 2935, Page 1308 and being Lot 45 of said Plat Book 52, Pages 146 to 148; **North 89° 43' 06" West 500.93 feet** to a Stone Found at the eastern property line of now or formerly North Carolina Department of Transportation as recorded in Deed Book 2045, Page 2551 (crossing a 1/2 Inch Iron Pipe Found at **150.00 feet** at the northeastern corner of said Lot 44, a 3/4 Inch Iron Pipe Found at **324.99 feet** at the northeastern corner of Lot 45); thence along said eastern property line, **North 00° 30' 40" West 229.61 feet** to a 3/4 Inch Iron Pipe Found at the southwestern corner of Common Open Space, Tract 3 of said Plat Book 79, Page 130; thence along the southern property line of said Common Open Space, Tract 3, **North 89° 29' 20" East 201.26 feet** to a 3/4 Inch Iron Pipe Found at the southeastern corner of Lot 1028 of said Plat Book 79 Page 158; thence along the eastern property lines of said Lot 1028, Lot 1029 of said Plat Book 79, Page 130, Lots 1030 to 1039 of said Plat Book 79, Page 130, and the eastern terminus of said Charolais Drive, the following eleven (11) courses:

1) **North 13° 28' 06" East 519.05 feet** to a 3/4 Inch Iron Pipe Found (crossing a 3/4 Inch Iron Pipe Found at **342.99 feet** at southeastern corner of said Lot 1029; a 3/4 Inch Iron Pipe Found at **448.30 feet** at the southeastern corner of said Lot 1030; a 3/4 Inch Iron Pipe Found, **508.86 feet** at the southeastern corner of said Lot 1031);

- 2) **North 14° 22' 07" East 60.55 feet** to a 3/4 Inch Iron Pipe Found (crossing a 3/4 Inch Iron Pipe Found at **50.38 feet** at the southeastern corner of said Lot 1032);
- 3) **North 17° 10' 43" East 60.26 feet** to a 3/4 Inch Iron Pipe Found (crossing a 3/4 Inch Iron Pipe Found at **50.15 feet** at the southeastern corner of said Lot 1033);
- 4) **North 20° 02' 22" East 60.04 feet** to a 3/4 Inch Iron Pipe Found (crossing a 3/4 Inch Iron Pipe Found at **49.99 feet** at the southeastern corner of said Lot 1034);
- 5) **North 22° 53' 29" East 59.89 feet** to a 3/4 Inch Iron Pipe Found (crossing a 3/4 Inch Iron Pipe Found at **54.88 feet** at the southeastern corner of said Lot 1035);
- 6) **North 25° 44' 18" East 59.82 feet** to a 3/4 Inch Iron Pipe Found at the southeastern corner of said Lot 1036;
- 7) **North 28° 35' 00" East 59.82 feet** to a 3/4 Inch Iron Pipe Found at the southeastern corner of said Lot 1037;
- 8) **North 31° 25' 47" East 59.89 feet** to a 3/4 Inch Iron Pipe Found;
- 9) **North 34° 06' 59" East 58.15 feet** to a 3/4 Inch Iron Pipe Found at the northeastern corner of said Lot 1038 (crossing a 3/4 Inch Iron Pipe Found at **5.03 feet** at the southeastern corner of said Lot 1038);
- 10) **North 48° 22' 44" West 56.15 feet** to a 3/4 Inch Iron Pipe Found at the southeastern corner of said Lot 1039;
- 11) **North 41° 37' 16" East 185.00 feet** to a 3/4 Inch Iron Pipe Found at the northeastern terminus of said Charolais Drive (crossing a 3/4 Inch Iron Pipe Found at **135.00 feet** at the southeastern terminus of said Charolais Drive); thence along the northern right-of-way line of said Charolais Drive, **North 48° 22' 44" West 66.25 feet** to the Point of Beginning containing **12.853 Acres**.

Section 2. This Ordinance is adopted after approval of the site plan entitled Brookberry Farm Phase 13 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 Brookberry Farm Phase 13 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.

Winston-Salem City Council

APPROVED

November 17, 2025