

Ordinance #21-0154
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CITY ORDINANCE - SPECIAL USE

Zoning Petition of National Investors of the Triad LLC, United Metropolitan Baptist Church, First Calvary Baptist Church of Winston-Salem, and City of Winston-Salem, Docket W-3463

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 RM18 and RMU to PB-S (Combined Use; Food or Drug Store; Offices; Restaurant (without drive-through service); Retail Store; Services, A; Residential Building, Duplex; Residential Building, Multifamily; Residential Building, Townhouse; and Residential Building, Twin Home) the zoning classification of the following described property:

Tract 1

BEGINNING AT A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF 5TH STREET, THE SAID POINT BEING THE NORTHWEST CORNER OF ASSESSOR'S PARCEL NUMBER 6835-57-4589, ALSO BEING N857740.5286, E1635363.9405, COORDINATES AND BEARINGS DERIVED BY FIELD SURVEY FROM NORTH CAROLINA STATE PLANE COORDINATE MONUMENTS;

THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE AND CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE S88°08'39"E A DISTANCE OF 234.83';

THENCE WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 15.00', HAVING AN ARC LENGTH OF 23.62', WITH A CHORD BEARING OF S43°02'26"E, AND A CHORD LENGTH OF 21.25' TO THE WEST RIGHT-OF-WAY LINE OF HIGHLAND AVENUE;

THENCE ALONG SAID WEST RIGHT-OF-WAY LINE CONTINUING ALONG SAID ASSESSOR'S PARCEL NUMBER BOUNDARY LINE S02°03'47"W A DISTANCE OF 270.20';

THENCE WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 15.00', HAVING AN ARC LENGTH OF 23.56', WITH A CHORD BEARING OF S47°03'38"W, AND A CHORD LENGTH OF 21.21' TO THE NORTH RIGHT-OF-WAY LINE OF 4TH STREET;

THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE AND CONTINUING ALONG SAID ASSESSOR'S PARCEL NUMBER BOUNDARY LINE N87°56'31"W A DISTANCE OF 224.43' TO A FOUND 3/4" PIPE AT THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL NUMBER 6835-57-4589, ALSO BEING THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL NUMBER 6835-57-2519;

THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE AND CONTINUING ALONG SAID ASSESSOR'S PARCEL NUMBER BOUNDARY LINE N00°03'47"E A DISTANCE OF 299.55' TO THE POINT OF BEGINNING, HAVING AN AREA OF 73254.77 SQUARE FEET, 1.682 ACRES, MORE OR LESS.

Tract 2

BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF NORTHEAST WOODLAND AVENUE AND THE SOUTH RIGHT-OF-WAY LINE OF 5TH STREET, ALSO BEING THE NORTHEAST CORNER OF ASSESSOR'S PARCEL NUMBER 6835-57-8605; SAID POINT BEING N857721.7111, E1635944.0806, COORDINATES AND BEARINGS DERIVED BY FIELD SURVEY FROM NORTH CAROLINA STATE PLANE COORDINATE MONUMENTS;

THENCE ALONG SAID WEST RIGHT-OF-WAY LINE OF NORTHEAST WOODLAND AVENUE AND ALONG SAID ASSESSOR'S PARCEL NUMBER BOUNDARY LINE S02°00'30"W A DISTANCE OF 152.64' TO A FOUND 3/4" PIPE TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL NUMBER 6835-57-8605;

THENCE LEAVING SAID ASSESSOR'S PARCEL NUMBER BOUNDARY LINE AND CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE S02°00'30"W A DISTANCE OF 50.00' TO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL NUMBER 6835-57-8477;

THENCE ALONG SAID ASSESSOR'S PARCEL NUMBER BOUNDARY LINE AND CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE S02°00'30"W A DISTANCE OF 88.79' TO THE EAST CORNER CUT AT THE INTERSECTION OF SAID WEST RIGHT-OF-WAY LINE OF NORTHEAST WOODLAND AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF 4TH STREET;

THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE OF NORTHEAST WOODLAND AVENUE AND CONTINUING ALONG SAID ASSESSOR'S PARCEL NUMBER BOUNDARY LINE S47°03'29"W A DISTANCE OF 14.13' TO THE NORTH RIGHT-OF-WAY LINE OF 4TH STREET;

THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE N87°56'31"W A DISTANCE OF 245.83';

THENCE WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 15.00', HAVING AN ARC LENGTH OF 23.56', WITH A CHORD BEARING OF N42°56'22"W, AND A CHORD LENGTH OF 21.21' TO A FOUND 1/2" REBAR ON THE EAST RIGHT-OF-WAY LINE OF HIGHLAND AVENUE;

THENCE ALONG SAID EAST RIGHT-OF-WAY LINE AND CONTINUING ALONG SAID ASSESSOR'S PARCEL BOUNDARY LINE N02°03'47"E A DISTANCE OF 270.51';

THENCE WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 15.00', HAVING AN ARC LENGTH OF 23.53', WITH A CHORD BEARING OF N47°00'33"E, AND A CHORD LENGTH OF 21.19' TO A FOUND NAIL AT THE BASE OF A 3/4" PIPE IN THE SOUTH RIGHT-OF-WAY LINE OF 5TH STREET;

THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE AND CONTINUING ALONG SAID ASSESSOR'S PARCEL NUMBER BOUNDARY LINE S88°02'39"E A DISTANCE OF 235.03';

Winston-Salem City Council
APPROVED
April 5, 2021

THENCE S89°17'06"E A DISTANCE OF 20.55' TO THE POINT OF BEGINNING, HAVING AN AREA OF 78959.98 SQUARE FEET, 1.813 ACRES, MORE OR LESS.

Tract 3

BEGINNING AT A POINT ON SOUTH RIGHT-OF-WAY LINE OF 4TH STREET, BEING THE NORTHEAST CORNER OF PARCEL 174 OF EAST WINSTON URBAN RENEWAL PROJECT NO. 2, N.C. R-18, THE NORTHEAST CORNER OF ASSESSOR'S PARCEL NUMBER 6835-57-5247, AND THE NORTHWEST CORNER OF ASSESSOR'S PARCEL NUMBER 6835-57-8256, SAID POINT BEING N857365.6335, E1635789.0648, COORDINATES AND BEARINGS DERIVED BY FIELD SURVEY FROM NORTH CAROLINA STATE PLANE COORDINATE MONUMENTS;

THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE AND BOUNDARY LINE OF ASSESSOR'S PARCEL NUMBER 6835-57-8256, S87°56'31"E A DISTANCE OF 124.73' TO THE NORTH CORNER CUT AT THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE OF 4TH STREET, AND THE WEST RIGHT-OF-WAY LINE OF NORTHEAST WOODLAND AVENUE;

THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE AND CONTINUING ALONG SAID ASSESSOR'S PARCEL NUMBER BOUNDARY LINE S35°26'17"E A DISTANCE OF 29.13' TO THE WEST RIGHT-OF-WAY LINE OF NORTHEAST WOODLAND AVENUE;

THENCE ALONG SAID WEST RIGHT-OF-WAY LINE AND CONTINUING ALONG SAID ASSESSOR'S PARCEL NUMBER BOUNDARY LINE S02°00'30"W A DISTANCE OF 144.92' TO THE EAST CORNER CUT AT THE INTERSECTION OF SAID WEST RIGHT-OF-WAY LINE OF NORTHEAST WOODLAND AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF 3RD STREET;

THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE AND CONTINUING ALONG SAID ASSESSOR'S PARCEL NUMBER BOUNDARY LINE S42°28'40"W A DISTANCE OF 28.66' TO THE NORTH RIGHT-OF-WAY LINE OF 3RD STREET;

THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE AND CONTINUING ALONG SAID ASSESSOR'S PARCEL NUMBER BOUNDARY LINE N87°57'33"W A DISTANCE OF 123.97' TO THE SOUTHWEST CORNER OF SAID ASSESSOR'S PARCEL NUMBER 6835-57-8256, ALSO BEING THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL NUMBER 6835-57-5247;

THENCE ALONG THE BOUNDARY LINE OF SAID ASSESSOR'S PARCEL NUMBER 6835-57-5247 AND CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE N87°57'33"W A DISTANCE OF 430.97';

THENCE WITH A CURVE TURNING TO THE LEFT WITH A RADIUS OF 602.96', HAVING AN ARC LENGTH OF 52.73', WITH A CHORD BEARING OF S89°32'07"W, AND A CHORD LENGTH OF 52.71' TO THE SOUTHWEST CORNER OF SAID ASSESSOR'S PARCEL NUMBER 6835-57-5247;

THENCE LEAVING SAID BOUNDARY LINE OF ASSESSOR'S PARCEL NUMBER AND CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE S87°05'03"W A DISTANCE OF 14.97' TO A FOUND 1" PIPE AT THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL NUMBER 6835-57-1297.00;

THENCE ALONG THE BOUNDARY LINE OF SAID ASSESSOR'S PARCEL NUMBER 6835-57-1297.00 AND CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE WITH A CURVE TURNING TO THE LEFT WITH A RADIUS OF 465.55', HAVING AN ARC LENGTH OF 33.72', WITH A CHORD BEARING OF S84°02'51"W, AND A CHORD LENGTH OF 33.71';

THENCE S82°22'30"W A DISTANCE OF 146.09' TO THE SOUTH CORNER CUT AT THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE OF 3RD STREET AND THE EAST RIGHT-OF-WAY LINE OF METROPOLITAN DRIVE;

THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE CONTINUING ALONG SAID ASSESSOR'S PARCEL NUMBER BOUNDARY LINE N66°19'50"W A DISTANCE OF 11.27' TO A FOUND 3/4" PIPE;

THENCE N30°26'50"W A DISTANCE OF 15.37';

THENCE N09°08'21"W A DISTANCE OF 23.93' TO A FOUND 3/4" PIPE ON THE EAST RIGHT-OF-WAY LINE OF METROPOLITAN DRIVE;

THENCE ALONG SAID EAST RIGHT-OF-WAY LINE AND CONTINUING ALONG SAID ASSESSOR'S PARCEL NUMBER BOUNDARY LINE N01°23'56"W A DISTANCE OF 110.14' TO THE WEST CORNER CUT AT THE INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE OF METROPOLITAN DRIVE AND THE SOUTH RIGHT-OF-WAY LINE 4TH STREET;

THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE AND CONTINUING ALONG SAID ASSESSOR'S PARCEL NUMBER BOUNDARY LINE N08°48'45"E A DISTANCE OF 22.62';

THENCE N38°14'20"E A DISTANCE OF 17.30';

THENCE N70°37'43"E A DISTANCE OF 20.50' TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID 4TH STREET;

THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE AND CONTINUING ALONG SAID ASSESSOR'S PARCEL NUMBER BOUNDARY LINE N82°42'34"E A DISTANCE OF 132.25';

THENCE WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1829.72', HAVING AN ARC LENGTH OF 41.36', WITH A CHORD BEARING OF N84°08'12"E, AND A CHORD LENGTH OF 41.36' TO THE NORTHEAST CORNER OF SAID ASSESSOR'S PARCEL NUMBER 6835-57-1297.00;

THENCE LEAVING SAID ASSESSOR'S PARCEL NUMBER BOUNDARY LINE AND CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE S89°08'43"E A DISTANCE OF 14.94' TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL NUMBER 6835-57-5247;

THENCE ALONG THE BOUNDARY LINE OF SAID ASSESSORS' PARCEL NUMBER 6835-57-5247 AND CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 542.99', HAVING AN ARC LENGTH OF 33.04', WITH A CHORD BEARING OF S89°37'05"E, AND A CHORD LENGTH OF 33.03';

THENCE S87°56'31"E A DISTANCE OF 454.56' TO THE POINT OF BEGINNING, HAVING AN AREA OF 160396.23 SQUARE FEET, 3.682 ACRES, MORE OR LESS.

Section 2. This Ordinance is adopted after approval of the site plan entitled Metropolitan Village and identified as Attachment "A" of the Special Use District Permit issued by the City Council the _____ day of _____, 20__ to National Investors of the Triad LLC,

United Metropolitan Baptist Church, First Calvary Baptist Church of Winston-Salem, and 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 Metropolitan Village. 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.