

Ordinance #19-0605
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CITY ORDINANCE - SPECIAL USE LIMITED DISTRICT

Zoning Petition of Covington Wilson, Inc., Docket W-3421

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 HB to GB-L (Animal Shelter, Public; Arts and Crafts Studio; Banking and Financial Services; Bed and Breakfast; Building Contractors, General; Building Materials Supply; Car Wash; Child Care, Drop-In; Club or Lodge; Combined Use; Convenience Store; Food or Drug Store; Fuel Dealer; Funeral Home; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Habilitation Facility A; Habilitation Facility B; Habilitation Facility C; Hotel or Motel; Institutional Vocational Training Facility; Library, Public; Manufacturing A; 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; Nursing Care Institution; Offices; Outdoor Display Retail; Police or Fire Station; Recreation Facility, Public; Recreation Services, Indoor; Recreation Services, Outdoor; 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; Theater, Indoor; Urban Agriculture; Utilities; Veterinary Services; Warehousing; Wholesale

Trade A; Adult Day Care Center; Child Care Institution; Child Care, Sick Children; Child Day Care Center; Family Group Home B; Family Group Home C; Group Care Facility A; Group Care Facility B; Residential Building, Multifamily; Residential Building, Townhouse; Residential Building, Twin Home; and Residential Building, Duplex) the zoning classification of the following described property:

Beginning at a concrete monument, said monument being the southeastern corner of PIN 6817-63-1454 at the northern right-of-way of Fairlawn Drive, near the western right-of-way of Reynolda Road, having (NAD1983) coordinates N 873350.90 and E 1616636.00; thence along the northern right-of-way of Fairlawn Drive S 61° 56' 33" W 131.71' to an iron PIN; thence N 32° 20' 56" W 99.16' to an iron PIN; thence N 52° 23' 26" E 146.16' to an iron PIN at the western right-of-way of Reynolda Road thence along the western right-of-way of Reynolda Road S 35° 22' 00" E 23.66' to a point; thence continuing along the western right-of-way of Reynolda Road S 32°29' 12" E 88.45' to a concrete monument; thence S 24° 13' 49" W 18.77' to the point and place of **Beginning** and containing 0.37355 acre more or less, and being the southeast portion of portion of tax lot 204b of tax block 3463 and also being the southeast portion of PIN 6817-63-1454.

Section 2. This Ordinance is adopted after approval of the Special Use Limited District Permit issued by the City Council the 4th day of November, 2019 to Covington Wilson, Inc.

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.