

CITY ORDINANCE - SPECIAL USE

Zoning Petition of City of Winston-Salem, Docket W-3677

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 to the zoning classification of the following described property:

The property described for case W-3677, by the legal property description below, as submitted this day, 02/03/2026, is correct and further action toward the rezoning of this property may continue.

SURVEY DESCRIPTION

Being a tract of land in the Vienna Township of Forsyth County, North Carolina, and also being referred to as Tax Lot 650 of Tax Block 6576 and a portion of Tax Lot 210K of Tax Block 4620, both lots being a portion of Deed Book 3559, Page 3235 in the Forsyth County Deed Registry, and being more particularly described as follows:

BEGINNING at a point, said point also being in the northwesterly corner of Maple Chase Lane as shown on the recorded plat for Brookberry Farm, Phase 9, recorded in Plat Book 78, Page 121 in the Forsyth County Deed Registry, the northeasterly corner of Lot 650 of the afore mentioned plat of Brookberry Farm, Phase 9, and the southeasterly corner of the herein described tract,

THENCE from said POINT OF BEGINNING with the northerly line of said Lot 650, South 67 degrees 08 minutes 43 seconds West for a distance of 216.11 feet to a point, the northwesterly corner of Lot 650 in the northeasterly line of Lot 649 of the afore mentioned plat of Brookberry Farm, Phase 9;

THENCE on a new line across the afore mentioned Tax Lot 210K, North 47 degrees 08 minutes 56 seconds East for a distance of 233.65 feet to a point, a new corner to the afore mentioned Tax Lot 210K;

THENCE along a new arc across the afore mentioned Tax Lot 210K, a curve to the left having a radius of 925.00 feet and an arc length of 80.00 feet, being subtended by a chord of South 20 degrees 22 minutes 37 seconds East for a distance of 79.98 feet to the POINT OF BEGINNING;

Together with and subject to covenants, easements, and restrictions of record, if any. Said property contains 0.20 acres more or less.

Section 2. This Ordinance is adopted after approval of the site plan entitled Brookberry Farm – Lot 650 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 – Lot 650. 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.