

Ordinance #19-0227  
Ordinance Book 1, Volume 1

CITY ORDINANCE - SPECIAL USE LIMITED DISTRICT

Zoning Petition of WPDA, Inc., Docket W-3407

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 GO and GI to GB-L (Academic Biomedical Research Facility; Academic Medical Center; Animal Shelter, Public; Arts and Crafts Studio; Banking and Financial Services; Bed and Breakfast; Boarding or Rooming House; Building Contractors, General; Building Materials Supply; Child Care, Drop-In; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Club or Lodge; College or University; Combined Use; Convenience Store; Food or Drug Store; Fraternity or Sorority; 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; Hospital or Health Center; Hotel or Motel; Institutional Vocational Training Facility; Library, Public; Manufacturing A; Micro-Brewery or Micro-Distillery; Motor Vehicle, Rental and Leasing; Museum or Art Gallery; Nursing Care Institution; Offices; Park and Shuttle Lot; Parking, Commercial; 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; Stadium, Coliseum, or Exhibition Building; Storage Services, Retail; Swimming Pool, Private; Terminal, Bus or Taxi; 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; Family Group Home B; Family Group Home C; Group Care Facility A; Group Care Facility, B; Life Care Community; Residential Building, Multifamily; Residential Building, Townhouse; Residential Building, Twin Home; Residential Building; Duplex; School, Private; School, Public; Access Easement, Private Off-Site; Entertainment Facility, Large) the zoning classification of the following described property:

**BEGINNING** at an existing 5/8" rebar in the northern right-of-way of Reynolds Blvd. and the western right-of-way of Southern Railroad and being the southeastern corner of Lot 2 (PIN 6837-10-9441) as shown on Plat Book 67, Page 69 recorded in the Forsyth County Register of Deeds and also being the southeastern corner of the herein described tract and having North Carolina North NAD83(2011) Grid Coordinates: North 870,265.81; East 1,632,231.04; thence with said northern right-of-way, being the southern line of the herein described tract South 86° 19'31" West 381.10 feet to a 7/8" iron placed, the southwestern corner of said Lot 2, the herein described tract, and the southeastern corner of Lot 1 (PIN 6837-10-3471) as shown on said Plat Book 67, Page 69 in said Registry; thence continuing with said northern right-of-way, being the southern line of the herein described tract the following seven (7) courses and distances: 1) South 86°19'31" West 73.93 feet to an existing concrete monument; thence 2) South 88°06'35" West 127.26 feet to an existing concrete monument; thence 3) South 89°42'43" West 123.05 feet to an existing concrete monument; thence 4) South 01°44'25" East 2.94 feet to an existing concrete monument; thence 5) South 89°41'46" West 384.38 feet to an existing concrete monument; thence 6) South 02°22'02" East 1.10 feet to an existing concrete monument; thence 7) South 88°19'22" West 80.67 feet to a 7/8" iron placed, the southwestern corner of said PIN 6837-10-3471 and a southern corner of WPDA, Inc. (PIN 6837-01-5045) as recorded in Deed Book 3340, Page 3252 in said registry; thence continuing with said northern right-of-way, being the southern line of the herein described tract South 88°19'22" West 335.23 feet to a 5/8" rebar placed; thence on a new line crossing said PIN 6837-01-5045 the following ten (10) courses and distances: 1) North 87°24'54" West 149.07 feet to a 5/8" rebar placed; thence 2) South 89°11'37" West 66.07 feet to a 5/8" rebar placed; thence 3) on a curve to the right, having a radius of 45.00 feet a chord bearing and distance of North 45°24'37" West 63.77 feet to a 5/8" rebar placed; thence 4) North 00°17'38" West 39.07 feet to a 5/8" rebar placed; thence 5) on a curve to the right, having a radius of 550.00 feet a chord bearing and distance of North 44°51'11" East 779.81 feet to a 5/8" rebar placed; thence 6) North 90°00'00" East 358.73 feet to a 5/8" rebar placed; thence 7) on a curve to the right, having a radius of 33.50 feet a chord bearing and distance of South 72°28'26" East 20.18 feet to a 5/8" rebar placed; thence 8) on a curve to the left, having a radius of 68.50 feet a chord bearing and distance of North 90°00'00" East 78.68 feet to a 5/8" rebar placed; thence 9) on a curve to the right, having a radius of 33.50 feet a chord bearing and distance of North 72°28'26" East 20.18 feet to a 5/8" rebar placed; thence 10) South 90°00'00" East 163.28 to a 5/8" rebar placed in the western right-of-way of said Southern Railroad and being the northeastern corner of the herein described tract; thence with said western right-of-way, being the eastern line of the herein described tract South 44°17'16" East crossing a 60d nail placed at 389.60 feet, the northeastern corner of said Lot 2, as referenced above, and continuing 434.92 feet for a total distance of 824.52 feet to the **BEGINNING** and containing 19.8838 acres more or less as shown.

Section 2. This Ordinance is adopted after approval of the Special Use Limited District Permit issued by the City Council the 6<sup>th</sup> day of May, 2019 to WPDA, 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.