

Ordinance #24-0500  
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CITY ORDINANCE - SPECIAL USE

Zoning Petition of Pfafftown Center, Inc., Docket W-3631

AN ORDINANCE AMENDING THE  
WINSTON-SALEM CITY  
ZONING ORDINANCE AND THE  
OFFICIAL ZONING MAP OF  
THE CITY OF WINSTON-SALEM, N.C.

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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 LB to GB-S (Arts and Crafts Studio; Banking and Financial Services; Child Care, Drop-In; Club or Lodge; Convenience Store; Food or Drug Store; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Kennel, Indoor; Library, Public; Micro-Brewery or Micro-Distillery; Offices; Nursery, Lawn and Garden Supply Store, Retail; Restaurant (with drive-through service); Restaurant (without drive-through service); Retail Store; Services A; Storage Services, Retail; Veterinary Services; Adult Day Care Center; Child Day Care Center; Residential Building, Multifamily; and Residential Building, Townhouse) the zoning classification of the following described property:

Commencing at a ¾" iron rebar in the northeast right of way corner of Transou Rd and Yadkinville Rd; Thence continuing along the eastern right of way line of Transou Rd. N01°11'04"W 144.05' to a ½" iron rebar being the Point of Beginning; Thence N01°03'58"W 170.73' to a ½" iron rebar; Thence along common property of Pfafftown Center Inc the following 4 calls: S88°12'46"E 251.42' to an iron rebar set; Thence S04°53'46"E 119.13' to an iron rebar set; Thence S80°17'12"W 142.79' to a ½" iron rebar; Thence S80°14'38"W 119.15' to the Point of Beginning, Containing 0.85 acres more or less.

**Winston-Salem City Council  
APPROVED  
October 21, 2024**

Section 2. This Ordinance is adopted after approval of the site plan entitled Bobo's Deli & Grill Pfafftown Center and identified as Attachment "A" of the Special Use District Permit issued by the City Council the 21<sup>st</sup> day of October, 2024 to Pfafftown Center, Inc.

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 Bobo's Deli & Grill Pfafftown Center. 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.