

CITY ORDINANCE - SPECIAL USE

Zoning Petition of Quality Oil Company, LLC and NCDOT, Docket W-3419

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 granting a Site Plan Amendment for a Convenience Store in a GB-S zoning district and described as follows:

Being all that tract of land containing 1.896 acres more or less, located in the City of Winston-Salem, North Carolina; and being all of property described in D.B. 3058 P.G. 3831, (Quality Oil Company LLC.), Pin# 6874-29-4415 and a portion of the property in D.B. 2944 PG. 661, (North Carolina Department of Transportation), Pin# 6874-29-3169; and being more particularly described by North Carolina Grid Bearings, and distances as follows:

Beginning at a concrete Right of Way monument, the northeast corner of Pin # 6874-29-4415, and being in the western Right of Way of Union Cross Road, having a NC Grid Coordinates (N-849491.09, E -1672588.57), thence with said Right of Way, with a curve turning to the left with an arc length of 222.20', with a radius of 2100.00', with a chord bearing of S 32°03'45" W, with a chord length of 222.09', to a ½" iron pipe; thence continuing along said Right of Way, with a curve turning to the left with an arc length of 45.43', with a radius of 2100.00', with a chord bearing of S 28°25'06" W, with a chord length of 45.43', to a new point; thence leaving said Right of Way, along a new line with North Carolina Department of Transportation, N 65°07'02" W a distance of 112.67', to a ½" iron pipe; thence along the northern line of Treva and Robert Boyles D.B. 2823 PG. 2241, N 65°07'02" W a distance of 129.89', to ½" iron pipe in the eastern Right of Way of Future Pecan Lane ; thence along the eastern Right of Way of Future Pecan Lane, N 24°53'11" E a distance of 182.69', to a ½" iron pipe; thence continuing with said Right of Way, with a curve turning to the left with an arc length of 79.18', with a radius of 280.00', with a chord bearing of N 16°48'29" E, with a chord length of 78.92', to ½" iron pipe; thence N 08°39'07" E a distance of 43.54', to a ½" rebar in the southern Right of Way of Solomon Drive; said point is also located S 82°05'08" E a distance of 60.13' from a 1" iron pipe , the northeast corner of Grand at Union Cross, LLC. (D.B. 3096 P.G. 2444); thence with said southern Right of Way Solomon Drive, a curve turning to the right with an arc length of 246.23', with a radius of 700.00', with a chord bearing of S69°44'59" E, with a chord length of 244.97' to a concrete right of way monument, thence S 17°44'11" E a distance of 77.08', to a concrete monument; which is the point of beginning, having an area of 82568.80 square feet, 1.896 acres.

Section 2. This Ordinance is adopted after approval of the site plan entitled Quality Mart Union Cross and identified as Attachment "A" of the Special Use District Permit issued by the City Council the 7th day of October, 2019 to Quality Oil Company, LLC and NCDOT.

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 Quality Mart Union Cross. 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.