

CITY ORDINANCE - SPECIAL USE

Zoning Petition of Gateway Management Services, Ltd., Docket W-3413

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 RS9 to RM5-S (Residential Building, Single Family; Residential Building, Twin Home; Residential Building, Duplex; Residential Building, Townhouse; Residential Building, Multifamily; and Planned Residential Development) the zoning classification of the following described property:

Lying, situate in Forsyth County, Winston-Salem, NC; and Being a portion of Tax PIN: 6828-89-5726.00 and a portion of Tax PIN: 6828-98-3508.00. Commencing at an existing 3/4" pipe having NC Grid Coordinates (NAD 83/2011) of Northing: 889,302.97 feet, Easting: 1,628,172.64 feet and being a common corner of Gateway Management Services, LTD (Deed Book 3147, Page 82 – Tax PIN: 6828-89-5726.00) and Gateway Management Services, LTD (Deed Book 3167, Page 209 – Tax PIN: 6828-98-3508.00) and being in the Eastern right-of-way of North Carolina Highway #8 (Germanton Road) and said pipe being the Point of Beginning: THENCE with the Eastern right-of-way of North Carolina Highway #8 (Germanton Road) the following three calls: (1) with a curve to the right having an Arc Length of 161.29 feet and Radius of 884.49 feet and a chord bearing and distance of N 25°00'32" E, 161.07 feet to a 5/8" rebar: (2) N 30°13'59" E, 879.33 feet to a 3/4" pipe being a common corner with Gateway Management Services, LTD (Deed Book 3147, Page 82 – Tax PIN: 6828-89-5726.00) and Gateway Management Services, LTD (Deed Book 3167, Page 209 – Tax PIN: 6828-98-3508.00); (3) N 30°13'59" E, 116.80 feet to an iron rebar set (5/8"); THENCE leaving said right-of-way with a new property line the following four calls: (1) S 59°22'59" E, 122.11 feet to an iron rebar set (5/8"); (2) S 16°26'51" W, 176.11 feet to an iron rebar set (5/8"); (3) S 30°13'59" W, 246.18 feet to an iron rebar set (5/8"); (4) S 25°32'00" W, 310.67 feet to an iron rebar set (5/8") in the common line of Gateway Management Services, LTD (Deed Book 3147, Page 82 – Tax PIN: 6828-89-5726.00) and Gateway Management Services, LTD (Deed Book 3167, Page 209 – Tax PIN: 6828-98-3508.00); THENCE with said line the following two (2) calls: (1) S 25°32'00" W, 288.07 feet to an iron rebar set (5/8"); (2) S 84°41'31" W, 243.89 feet to the POINT OF BEGINNING, HAVING AN AREA OF 192,819 SQUARE FEET or 4.426 ACRES MORE OR LESS.

**Winston-Salem City Council  
APPROVED  
October 7, 2019**

Section 2. This Ordinance is adopted after approval of the site plan entitled Maple Chase Residential and identified as Attachment "A" of the Special Use District Permit issued by the City Council the 7th day of October, 2019 to Gateway Management Services, Ltd.

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 Maple Chase Residential. 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.