

Ordinance #0452
2021 Ordinance Book, Page 113

CITY ORDINANCE - GENERAL USE

Zoning Petition of City of Winston-Salem, Docket W-3485

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 Forsyth County RS20-S and AG to Winston-Salem RS20-S and AG the zoning classification of the following described property:

Beginning at an existing iron pin found having N.A.D. 83 N.C. grid coordinates of north = 833,479.45 feet, east = 1,654,666.06 feet marking the north west most corner of Austin Cole Fisher as recorded in deed book 3501, page 3229 of the Forsyth County Register of Deeds (PIN 6853-43-8366) and the north east most corner of Lee Allen Bowman as recorded in deed book 2072, page 3760 (PIN 6853-43-5311), thence with the east line of Glenmore Creek Homeowners Association, Inc. as recorded in deed book 3376, page 2013 (PIN 6853-44-0758), North 0 Degrees, 21 Minutes, 31 Seconds West, 2776.22 feet, to an existing iron pin found marking the south east corner of Richard M. Hutson II Living Trust as recorded in deed book 3382, page 3815 (PIN 6853-46-2830); thence with Hutson, North 0 Degrees, 21 Minutes, 31 Seconds West, 121.36 feet, to a new iron pin set; thence the following five calls across property of Grace Farms, LLC deed book 3509, page 4089 (PIN 6853-54-1727), (1) North 81 Degrees, 46 Minutes, 29 Seconds East, 176.19 feet, to a new iron pin set, (2) North 71 Degrees, 56 Minutes, 08 Seconds East, 54.19 feet, to a new iron pin set, (3) North 82 Degrees, 32 Minutes, 00 Seconds East, 357.78 feet, to a new iron pin set, (4) North 74 Degrees, 53 Minutes, 00 Seconds East, 100.00 feet, to a new iron pin set, (5) South 76 Degrees, 37 Minutes, 08 Seconds East, 20.51 feet, to a new iron pin set marking the north west corner of Grace Farms, LLC as recorded in deed book 3509, page 4094 (PIN 6853-55-7806); thence with the north line of Grace Farms LLC, the following three calls (1) South 76 Degrees, 25 Minutes, 59 Seconds East, 368.00 feet, to an existing iron pin found, (2) South 86 Degrees, 55 Minutes, 59 Seconds East, 294.00 feet, to a new iron pin set, (3) South 86 Degrees, 55 Minutes, 59 Seconds East, 19.50 feet, to a new iron pin set marking the south east corner of Julia F. Jones Heirs deed book 965, page 86 (PIN 6853-66-0414); thence North 0 Degrees, 29 Minutes, 18 Seconds East, 128.11 feet, to an existing iron pin found marking the south west corner of Steven L. Hinson and wife, Barbara M. Hinson deed book 1563, page 1877 (PIN 6853-66-2606); thence North 83 Degrees, 55 Minutes, 14 Seconds East, 593.00 feet, to an existing iron pin found marking the south west corner of Naomi W. Gainey deed book 3466, page 763 (PIN 6853-66-

7880); thence North 83 Degrees, 55 Minutes, 14 Seconds East, 402.35 feet, to the south east corner of Gainey and in the west margin of Sawmill Road (N.C.S.R. 2693); thence North 83 Degrees, 55 Minutes, 14 Seconds East, 28.95 feet, to a point in Sawmill Road; thence South 7 Degrees, 03 Minutes, 28 Seconds East, 51.92 feet, to an existing iron pin found in the west margin of Sawmill Road; thence with the west right of way of Sawmill Road, South 38 Degrees, 33 Minutes, 02 Seconds East, 153.19 feet, to an existing iron pin found marking the north east corner of Corey J. Willard deed book 3383, page 677 (PIN 6853-76-2037); thence with Willard the following three calls, (1) South 47 Degrees, 31 Minutes, 27 Seconds West, 113.28 feet, to an existing iron pin found, (2) (2) South 7 Degrees, 05 Minutes, 12 Seconds East, 612.42 feet, to an existing iron pin found, (3) North 83 Degrees, 15 Minutes, 22 Seconds East, 11.66 feet, to a new iron pin set marking the north west corner of Anouar Trabelsi and wife, Katie Trabelsi deed book 3564, page 1600 (PIN 6853-75-4633); thence with Trabelsi the following four calls, (1) South 7 Degrees, 04 Minutes, 33 Seconds East, 381.44 feet, to an existing iron pin found, (2) North 89 Degrees, 47 Minutes, 42 Seconds East, 523.47 feet, to an existing iron pin found, (3) North 1 Degrees, 37 Minutes, 31 Seconds East, 133.95 feet, to an existing iron pin found, (4) South 89 Degrees, 27 Minutes, 18 Seconds East, 198.25 feet, to a nail found in Sawmill Road; thence with Sawmill Road, South 45 Degrees, 21 Minutes, 34 Seconds East, 488.40 feet, to an existing iron pin found in Sawmill Road and marking the north most corner of James Frank Moore, Jr. Revocable Trust deed book 3510, page 471 (PIN 6853-84-1770); thence with Moore the following four calls, (1) South 64 Degrees, 20 Minutes, 26 Seconds West, 43.23 feet, to an existing iron pin found, (2) South 64 Degrees, 46 Minutes, 46 Seconds West, 122.39 feet, to an existing iron pin, (3) 82.25 feet along a curve to the left of radius 195.18 feet, a chord bearing and distance of South 24 Degrees, 08 Minutes, 40 Seconds West, 81.64 feet, to an existing iron pin found,(4) South 1 Degrees, 46 Minutes, 51 Seconds West, 578.55 feet, to an existing iron pin found in the west line of Matthew C. Davis deed book 3376, page 806 (PIN 6853-84-0291); thence North 86 Degrees, 45 Minutes, 13 Seconds West, 60.19 feet, to a new iron pin set in the north line of Joshua Hastings deed book 3316, page 1874 (PIN 6853-74-8305); thence with Hastings north line, North 86 Degrees, 45 Minutes, 13 Seconds West, 323.71 feet, to an existing axle found; thence continuing with Hastings north west line and then the north west line of Eileen C. Beasley deed book 2840, page 2108 (PIN 6853-74-6165) South 58 Degrees, 39 Minutes, 20 Seconds West, 495.62 feet, to an existing iron pin found in the north line of now or formally Donald R. Atkins deed book 2556, page 3775 (PIN 6853-63-7682); thence with Atkins the following three calls, (1) North 58 Degrees, 55 Minutes, 40 Seconds West, 348.00 feet, to a new iron pin set, (2) North 47 Degrees, 12 Minutes, 16 Seconds West, 1273.52 feet, to an existing iron pin found, (3) South 0 Degrees, 36 Minutes, 45 Seconds West, 1852.19 feet, to an existing iron pin found in the north line of Mallory Ann Giebink and husband, Marcelo Giebink deed book 3535, page 1694 (PIN 6853-62-1933) thence North 87 Degrees, 10 Minutes, 25 Seconds West, 1331.36 feet, to the point and place of beginning containing 161.43 acres, more or less.

Section 2. This ordinance shall become effective upon adoption.