

## AMENDING OFFICIAL ZONING MAP

5807 WEST GATE CITY BOULEVARD, GENERALLY DESCRIBED AS SOUTHEAST OF WEST GATE CITY BOULEVARD AND SOUTHWEST OF SUTTONWOOD DRIVE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

Section 1. The Official Zoning Map is hereby amended by rezoning from County LB (Limited Business) and County RS-40 (Residential Single Family) to City CD-C-M (Conditional District Commercial Medium)

The area is described as follows:

BEGINNING at a point in the existing Greensboro city limit line (as of September 30, 2021), said point being on the northeast line of Lot 108 on Sheet "A" of Section Three of Sedgefield, as recorded at Plat Book 11, Page 29, and on the southeast right-of-way line of W. Gate City Boulevard; THENCE DEPARTING FROM THE EXISTING CITY LIMITS in a southwestwardly direction with said right-of-way line approximately 170 feet to a point on the south line of said Lot 108; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS with said south line the following three courses and distances: 1) S 81° 22' 16" E approximately 170 feet to an existing iron pipe in a concrete monument, 2) S 05° 44' 39" E 209.59 feet to an existing iron pipe in a concrete monument, and 3) S 84° 34' 33" E 229.75 feet to an existing iron pipe in the south line of Thomas J. Jr. and Patricia P. Bivens, as recorded at Deed Book 3190, Page 487; thence S 83° 57' 42" E 15.35 feet to Bivens' southernmost corner; thence N 04° 02' 00" E 157.72 feet with Bivens' east line to the southernmost corner of Lot 109 on Sheet "A" of Section Three of Sedgefield; thence N 49° 03' W approximately 375 feet along the northeast line of said Lot 108 to the point and place of BEGINNING, containing approximately 1.72 acres. All deeds and plats referred to hereinabove are recorded in the Office of the Register of Deeds of Guilford County.

Section 2. That the zoning amendment from County LB (Limited Business) and County RS-40 (Residential Single Family) to CD-C-M (Conditional District Commercial Medium) is hereby authorized subject to the following use limitations and condition:

1. Uses- All uses in the Commercial – Medium zoning district, except for the following: Agricultural Uses; Residential Uses; Recreation uses; Funeral Homes and Crematoriums; Taxi Dispatch Services; Taxidermists; Animal Shelters; Cemeteries; Auditoriums, Coliseums, and Stadiums; Libraries, Museums and art galleries; Day Care Centers; Educational Facilities; Government Facilities; Passenger Terminals; Religious Assembly; Social Service Facilities; Industrial and Manufacturing Uses; and Restaurants.
2. Height shall be limited to a maximum of 50 feet.
3. A 6 feet tall opaque fence shall be installed along the rear property line.

4. Freestanding signage shall be limited to one monument style sign with a maximum height of 8 feet.

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the CD-C-M (Conditional District Commercial Medium) zoning district unless subsequently changed or amended as provided for in Chapter 30 of the Greensboro Code of Ordinances. Final plans for any development shall be submitted to the Technical Review Committee for approval.

Section 4. Any violations or failure to accept any conditions and use limitations imposed herein shall be subject to the remedies provided in Chapter 30 of the Greensboro Code of Ordinances.

Section 5. This ordinance shall be effective on December 21, 2021.