

AMENDING OFFICIAL ZONING MAP

PORTION OF WEST GATE CITY BOULEVARD RIGHT OF WAY, GENERALLY DESCRIBED AS 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). Jamestown IND (Industrial) and City CD-C-M (Conditional District Commercial Medium) to City C-M (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 the northernmost corner of Lot 108 on Sheet "A" of Section Three of Sedgefield, as recorded at Plat Book 11, Page 29; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS in a westwardly direction approximately 60 feet to a corner in the existing Jamestown satellite town limit line (said corner was formerly the southernmost property corner of 5812 High Point Road, prior to street widening and the street name change to W. Gate City Boulevard); thence continuing in a northwestwardly direction with the existing Jamestown satellite town limits approximately 65 feet to a point in the northwest right-of-way line of W. Gate City Boulevard; thence departing from said town limits and running with the Greensboro-Jamestown Joint Annexation Agreement Line, which runs along said right-of-way line, in a southwestwardly direction approximately 600 feet to the intersection of said right-of-way line and the northwestwardly projection of the southwestern line of that City of Greensboro annexation recorded at Deed Book 6309, Page 868; thence with said line projection S 43° 38' 29" E approximately 70 feet to a corner in the existing city limits; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS with said southwestern line S 43° 38' 29" E approximately 70 feet to a point on the southeast right-of-way line of W. Gate City Boulevard; THENCE LEAVING THE EXISTING CITY LIMIT LINE and running with said right-of-way line in a northeasterly direction approximately 650 feet to a point in the northeast line of said Lot 108; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS N 49° 03' W approximately 25 feet along said northeast line to the point and place of BEGINNING, containing approximately 2.0 acres, all within the right-of-way of W. Gate City Boulevard. All deeds and plats referred to hereinabove are recorded in the Office of the Register of Deeds of Guilford County.

Section 2. This property will be perpetually bound to the uses authorized and subject to the development standards of the C-M (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 3. 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 4. This ordinance shall be effective on December 21, 2021.