

## AMENDING OFFICIAL ZONING MAP

PORTION OF WEST GATE CITY BOULEVARD RIGHT OF WAY, FROM THE NORTHEASTERN RIGHT OF WAY OF QUEEN ALICE ROAD EXTENDING IN A NORTHEASTERLY DIRECTION TO THE EXISTING PRIMARY CITY LIMITS

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 CZ-HB (Conditional Zoning Highway Business), Jamestown CIV (Civic) and Jamestown IND (Industrial)** to **City C-M (Commercial Medium)**

The area is described as follows:

BEGINNING at a point, said point being a new iron rod on the southeast right-of-way line of W. Gate City Boulevard at the northwest corner of Goodwill Industries of Central North Carolina, Inc., as recorded at Deed Book 8296, Page 2243; thence with said right-of-way line with a curve to the right having a radius of 13,430.00 feet and a chord bearing and distance of N 34° 41' 27" E 100.98 feet to an existing iron pipe; thence with said right-of-way line with a curve to the right having a radius of 13,430.00 feet and a chord bearing and distance of N 34° 15' 58" E 100.66 feet to an existing iron pipe; thence with said right-of-way line in a northeasterly direction approximately 100 feet to a point on the existing Greensboro city limit line (as of February 28, 2022); THENCE PROCEEDING WITH THE EXISTING GREENSBORO CITY LIMITS in a northwesterly direction across W. Gate City Boulevard approximately 140 feet to a point on the northwest right-of-way line of W. Gate City Boulevard; THENCE DEPARTING FROM THE EXISTING GREENSBORO CITY LIMITS and running with the Greensboro-Jamestown Joint Annexation Agreement Line, which runs along said northwest right-of-way line, in a southwestwardly direction approximately 970 feet to a point lying 490 feet southwestward along said right-of-way line from the southwest line of Property of Ted Welborn, recorded at Plat Book 112, Page 97; thence in a southeastwardly direction, crossing W. Gate City Boulevard, approximately 140 feet to a right-of-way monument at the westernmost corner of said Goodwill Industries property, said monument being at the intersection of the southeast right-of-way line of W. Gate City Boulevard and the north right-of-way line of Queen Alice Road; thence with said southeast right-of-way line with a curve to the right having a radius of 13,430.00 feet and a chord bearing and distance of N 32° 41' 49" E 583.00 feet to the point and place of BEGINNING, containing approximately 3.32 acres. 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 May 23, 2022.