

AMENDING OFFICIAL ZONING MAP

5835 WEST GATE CITY BOULEVARD, GENERALLY DESCRIBED AS SOUTHEAST OF WEST GATE CITY BOULEVARD AND NORTH OF QUEEN ALICE ROAD

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 CZ-HB (Conditional Zoning Highway Business)** to **City CD-C-M (Conditional District 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 left having a radius of 13,430.00 feet and a chord bearing and distance of S 32° 41' 49" W 583.00 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 north right-of-way line the following seven (7) courses and distances: 1) S 30° 48' 48" E 28.25 feet to a new iron rod, 2) S 31° 20' 36" E 88.03 feet to a right-of-way monument, 3) S 43° 06' 56" E 68.92 feet to a right-of-way monument, 4) with a curve to the left having a radius of 170.75 feet and a chord bearing and distance of S 65° 19' 08" E 127.79 feet to a right-of-way monument, 5) S 02° 18' 09" W 19.17 feet to a new iron rod, 6) with a curve to the left having a radius of 131.50 feet and a chord bearing and distance of N 73° 13' 50" E 54.01 feet to an existing iron pipe, and 7) with a curve to the right having a radius of 684.00 feet and a chord bearing and distance of N 74° 35' 08" E 217.85 feet to an existing iron pipe at the southeast corner of said Goodwill Industries property; thence with the west line of Lot 11 of Elsiewood, as recorded at Plat Book 7, Page 154, N 07° 11' 53" W 307.65 feet to a new iron rod; thence with the north lines of Lots 11 and 10 of Elsiewood S 85° 14' 09" E 257.65 feet to an existing iron rod; thence with the west line of Black Dogs, LLC, as recorded at Deed Book 8089, Page 330 N 01° 01' 17" E 257.01 feet to an existing iron rod at the northeast corner of said Goodwill Industries property, also being the southernmost corner of Prime Investment Partners, LLC, as recorded at Deed Book 8497, Page 1818; thence with the southwest line of Prime Investment Partners, LLC N 46° 09' 48" W 167.43 feet to an existing iron rod at the easternmost corner of Lot 1 of Prime Investment Partners, LLC, as recorded at Plat Book 185, Page 134; thence with the southeast line of said Lot 1 S 43° 02' 43" W 197.41 feet to a new iron rod at the southernmost corner of said Lot 1; thence with the southwest line of said Lot 1 N 47° 09' 29" W 186.58 feet to the point and place of BEGINNING, being all of said Goodwill

Industries property and containing approximately 6.64 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 CZ-HB (Conditional Zoning Highway Business) to City CD-C-M (Conditional District Commercial Medium) is hereby authorized subject to the following use limitations and conditions:

1. Permitted uses include all uses in the C-M zoning district except: Cemeteries; Wireless Telecommunication Facilities; Clubs and Lodges; Shooting Ranges; Amusement and Water Parks and Fairgrounds; Campgrounds and Recreational Vehicle Parks; Hotels and Motels; Tourist Home (Bed and Breakfast); Eating and Drinking Establishments without drive-through facilities; Eating and Drinking Establishments with drive-through facilities; Bars, Nightclubs, and Brewpubs; Funeral Homes and Crematoriums; Taxi Dispatch Terminals; Taxidermists; Retail Sales and Service with drive-through facilities; Advertising Services, Outdoor; Convenience Store with fuel pumps; Sexually Oriented Businesses; All vehicle sales and service; Caretaker Dwellings (Accessory Use); Junked Motor Vehicles (Accessory Use); Satellite Dishes/TV and Radio Antennae Towers (Accessory Use); and Land Clearing and Inert Debris Landfills, Minor (Temporary Use).

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 May 23, 2022.