

AMENDING OFFICIAL ZONING MAP

4525 AND 4527 LAWNDAL E DRIVE, GENERALLY DESCRIBED AS WEST OF LAWNDAL E DRIVE AND NORTH OF NEW GARDEN ROAD EAST

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

Section 1. The Official Zoning Map is hereby amended by rezoning from **RM-12** (Residential Multifamily -12) to **CD-C-L (Conditional District Commercial Low)**

The area is described as follows:

BEGINNING at a point in a curve in the western right-of-way line of Lawndale Drive, said point being the southwest corner of that property acquired by the City of Greensboro at Deed Book 3759, Page 1110, said point also being the present southeast corner of property of William Whitley at 4525 Lawndale Drive; thence with said western right-of-way line along a curve to the left having a chord bearing and distance of N 07° 57' 44" W 87.86 feet to a point of tangency; thence along said right-of-way line N 10° 08' 24" W 11.65 feet to the southeast corner of a second property of William Whitley at 4427 Lawndale Drive; thence along said right-of-way line as described at Deed Book 3732, Page 688, N 10° 07' 57" W 15.18 feet to a point; thence along said right-of-way line N 10° 42' 48" W 98.09 feet to the present southeast corner of Common Area of Magnolias Homeowners Association, said corner being located N 85° 07' 01" W 7.40 feet from the southeast corner of Section 1 of The Magnolias, as recorded in Plat Book 73, Page 265; thence with the south line of said Section 1 N 86° 42' W approximately 200.96 feet to the southeast corner of Section 2 of The Magnolias, as recorded in Plat Book 75, Page 3; thence with the south line of said Section 2 N 86° 42' W 263.67 feet to the southeast corner of Section 3 of The Magnolias, as recorded in Plat Book 78, Page 25; thence with the south line of said Section 3 N 86° 42' W 23.70 feet to a point; thence continuing with said line N 86° 13' W 111.96 feet to the southeast corner of Section 4 of The Magnolias, as recorded in Plat Book 80, Page 8; thence with the south line of said Section 4 N 86° 13' W 109.41 feet to the southwest corner of said Section 4; thence with the east line of Property of Park North Associates, Ltd., as recorded in Plat Book 63, Page 9, the following 5 courses and distances: 1) S 00° 23' 30" W 66.60 feet to a point, 2) S 00° 13' 30" W 10.0 feet to a point, 3) S 84° 00' E 575.43 feet to a point, 4) S 09° 13' 30" E 100.10 feet to a point, and 5) S 84° 12' 30" E approximately 165.07 feet to the point of BEGINNING, and containing approximately 1.9 acres. All plats and deeds referred to hereinabove are recorded in the Office of the Guilford County Register of Deeds.

Section 2. That the zoning amendment from RM-12 (Residential Multifamily - 12) to CD-C-L (Conditional District Commercial Low) is hereby authorized subject to the following use limitations and condition:

1. The following uses shall be prohibited:
 - a. Cemeteries;
 - b. Shelters, Temporary and Emergency;

- c. Park and Ride Facilities; and
- d. Junked Motor Vehicles (Accessory Use)

2. Where allowed a minimum 6 foot high opaque fence shall be installed along the northern border of the property for a distance of approximately 430 feet as measured from the northeast corner.

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the **CD-C-L (Conditional District Commercial Low)** 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 August 16, 2022.