

AMENDING OFFICIAL ZONING MAP

PORTION OF SAPP ROAD RIGHT OF WAY, FROM THE EXISTING CITY LIMIT
EXTENDING IN A WESTERLY DIRECTION FOR APPROXIMATELY 710 FEET

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 RS-40 (Residential Single Family) and County MXU (Mixed Use) to City C-M (Commercial Medium)

The area is described as follows:

Beginning as a point in the existing Greensboro corporate limits (as of February 28, 2022), said point being the southwest corner of Wendover Place Property Owners Association, Inc., as recorded in Plat Book 122, Page 42, said point being in the northern right-of-way line of Sapp Road (NCSR #1560); THENCE PROCEEDING WITH THE EXISTING CITY LIMITS in a southerly direction, crossing Sapp Road, approximately 60 feet to a point on the southern right-of-way line of Sapp Road; thence with said southern right-of-way line the following three (3) courses and distances: 1) N 89° 06' 24" W 292 feet to its intersection with the eastern line of Nomar N. Hashemzadeh, as recorded in Deed Book 3805, Page 1673, 2) N 88° 21' 28" W 200.21 feet to a point, and 3) N 85° 33' 33" W 99.93 feet to the northwest corner of that annexation adopted by Greensboro Ordinance #14-116; THENCE DEPARTING FROM THE EXISTING CITY LIMITS in a northeasterly direction, crossing Sapp Road, approximately 70 feet to a new iron rod at the southeast corner of Home and Land Partners, LLC, as recorded in Deed Book 7068, Page 1005; thence in an easterly direction with the northern right-of-way line of Sapp Road approximately 641.5 feet to the Point and Place of Beginning, and containing approximately 0.85 acres. All plats and deeds 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 June 21, 2022.