

AMENDING OFFICIAL ZONING MAP

PORTIONS OF WEST GATE CITY BOULEVARD AND QUEEN ALICE ROAD RIGHTS OF WAY, GENERALLY DESCRIBED AS THE PORTION OF WEST GATE CITY BOULEVARD RIGHT OF WAY BETWEEN QUEEN ALICE ROAD AND SCOTLAND ROAD AND QUEEN ALICE ROAD RIGHT OF WAY BETWEEN MARION ELSIE DRIVE AND WEST GATE CITY BOULEVARD

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 MXU** (Mixed Use), **County RS-40** (Residential Single Family) and **County CZ-HB** (Conditional Zoning Highway Business) to **City C-M** (Commercial Medium)

The area is described as follows:

BEGINNING at a point on the existing City of Greensboro limits (as of March 31, 2023), said point being on the northwest right-of-way line of W. Gate City Boulevard and being 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, said point also being the southwest corner of that annexation shown on Greensboro Annexation Drawing D-3331; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS in a southeasterly direction, crossing W. Gate City Boulevard, approximately 140 feet to a right-of-way monument at the westernmost corner of Goodwill Industries of Central North Carolina, as recorded at Deed Book 8296, Page 2243, 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 five (5) 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, and 5) S 02° 18' 09" W 19.17 feet to a new iron rod; THENCE DEPARTING FROM THE EXISTING GREENSBORO CITY LIMITS crossing Queen Alice Road in a southerly direction approximately 50 feet to an iron pipe at the northern end of the 15-foot corner radius on the western line of Lot 15a of Redivision of Part of Elsiewood, as recorded at Plat Book 13, Page 24; thence with said radius along a curve to the left having a chord bearing of S 07° 05' 55" W 26.70 feet to an existing iron pipe at the southern end of said radius; thence crossing Marion Elsie Drive in a southerly direction approximately 70 feet to an iron pin at the northwest corner of Lot 25 of Elsiewood, as recorded at Plat Book 7, Page 154; thence in a westerly direction with the southern margin of Marion Elsie Drive and the southern margin of Queen Alice Road approximately 420 feet to the eastern end of the corner right-of-way radius at the intersection of Queen Alice Road and W. Gate City Boulevard; thence in a

southwesterly direction approximately 540 feet with said radius and with the southeastern right-of-way line of W. Gate City Boulevard to the northern end of the corner right-of-way radius at the intersection of Scotland Road and W. Gate City Boulevard; thence crossing W. Gate City Boulevard in a northwesterly direction approximately 140 feet to a point on the northwest right-of-way line of W. Gate City Boulevard; thence running with the Greensboro-Jamestown Joint Annexation Agreement Line, which runs along said northwest right-of-way line, in a northeasterly direction approximately 700 feet to the point and place of BEGINNING, containing approximately 2.8 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 June 20, 2023.