

AMENDING OFFICIAL ZONING MAP

5905-5915 WEST GATE CITY BOULEVARD, 5800 AND 5900 SCOTLAND ROAD AND 5810 MARION ELSIE DRIVE, GENERALLY DESCRIBED AS EAST OF WEST GATE CITY BOULEVARD, NORTH OF SCOTLAND ROAD AND SOUTH OF MARION ELSIE DRIVE

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

Section 1. The Official Zoning Map is hereby amended by original zoning from **County MXU (Mixed Use)** and **County RS-40 (Residential Single Family)** to **City CD-PI (Conditional District Public and Institutional)**

The area is described as follows:

BEGINNING at the eastern end of the corner right-of-way radius at the intersection of the northern right-of-way line of Queen Alice Road and the southeastern right-of-way line of W. Gate City Boulevard; thence in an easterly direction with the southern margins of Queen Alice Road and Marion Elsie Drive approximately 420 feet to the northwest corner of Lot 25 of Elsiewood, as recorded at Plat Book 7, Page 154; thence with the southern margin of Marion Elsie Drive S 75° 35' 55" E 246.11 feet to an existing iron pin at the northeast corner of said Lot 25; thence continuing in a southeasterly direction with the southern margin of said street approximately 427.7 feet to its intersection with the northern margin of Scotland Road; thence in a westerly direction with said northern margin approximately 365.7 feet to an existing iron pin at the southwest corner of Lot 24 of Elsiewood; thence with the eastern line of Jeremy and Linda Coble Kinley, as recorded at Deed Book 7887, Page 53, N 01° 07' 17" W 157.29 feet to an existing iron pin; thence N 14° 40' 18" E 7.05 feet to an existing iron pin at Kinley's northeast corner; thence with the northern line of Kinley N 75° 34' 30" W 121.64 feet to an existing iron pin; thence N 12° 09' 36" E 12.38 feet to an existing iron pin; thence N 77° 43' 06" W 32.55 feet to an existing iron pin at Kinley's northwest corner; thence S 12° 04' 06" W 16.33 feet to an existing iron pin in the south line of Renaissance Church – Gate City, Inc., as recorded at Deed Book 8714, Page 2500; thence with said south line N 74° 55' 05" W 127.10 feet to an existing iron pin at the northeast corner of Lot 30 of Elsiewood; thence with the eastern line of said Lot 30 S 29° W 200 feet to the southeast corner of said Lot 30, a point in the northern margin of Scotland Road; thence in a westerly direction with said northern margin and then with the corner right-of-way radius at the intersection of Scotland Road and W. Gate City Boulevard a total of approximately 500 feet to the northern end of said radius; thence in a northeasterly direction approximately 540 feet with the southeastern right-of-way line of W. Gate City Boulevard and the corner right-of-way radius at the intersection of the northern right-of-way line of Queen Alice Road and the southeastern right-of-way line of W. Gate City Boulevard to the point and place of BEGINNING, containing approximately 7.3

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 MXU (Mixed Use) and County RS-40 (Residential Single Family) to City CD-PI (Conditional District Public and Institutional) is hereby authorized subject to the following use limitations and conditions:

1. Permitted uses shall include all uses allowed in the PI zoning district except: Fraternities and Sororities, Correctional Institutions, Passenger Terminals, and Funeral Homes and Crematoriums.

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the **CD-PI (Conditional District Public and Institutional)** 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 June 20, 2023.