

AMENDING OFFICIAL ZONING MAP

5503 SAPP ROAD, GENERALLY DESCRIBED AS NORTH OF WEST WENDOVER AVENUE AND WEST AND SOUTH OF SAPP 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 MXU (Mixed Use) to City CD-C-M (Conditional District Commercial Medium).

The area is described as follows:

Beginning at a  $\frac{3}{4}$ " existing iron pipe in the existing Greensboro corporate limits (as of August 31, 2023), said pipe being at the northeast corner of Lot 1 of Recombination Property of HDC Wendover Greensboro Partners LP, as recorded in Plat Book 192, Page 5 in the Guilford County Register of Deeds Office; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS S  $03^{\circ} 33' 38''$  W 204.70 feet with the eastern line of said Lot 1 to a  $\frac{3}{4}$ " existing iron pipe; thence continuing with said eastern line S  $88^{\circ} 37' 48''$  E 61.05 feet to a  $\frac{3}{4}$ " existing iron pipe in the western right-of-way line of the Sapp Road cut-through; thence in a northerly and then a westerly direction with said right-of-way line and the southern right-of-way line of Sapp Road a total distance of approximately 290 feet to the POINT AND PLACE OF BEGINNING, containing approximately 0.4 acres.

Section 2. That the zoning amendment from County MXU (Mixed Use) to City CD-C-M (Conditional District Commercial Medium) is hereby authorized subject to the following use limitations and conditions:

1. Permitted use shall include all uses allowed in the C-M zoning district except: Funeral Homes and Crematoriums, Sexually Oriented Businesses, Junked Motor Vehicles (Accessory Use), and Land Clearing and Inert Debris Landfill (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 November 21, 2023.