

AMENDING OFFICIAL ZONING MAP

PORTION OF NC HIGHWAY 68 NORTH RIGHT OF WAY, GENERALLY DESCRIBED AS
NORTH OF I-73 AND SOUTH OF LEA BourNE ROAD

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 CU-PD-M (Conditional Use Planned Development Mixed) to City C-M (Commercial Medium).

The area is described as follows:

BEGINNING at a 5/8" rebar at the intersection of the western right-of-way line of Interstate 73 and the eastern right-of-way line of NC Highway 68 North, said rebar being in the Greensboro satellite city limit line (as of January 31, 2020) at the southernmost corner of that annexation described in Ordinance #18-127; THENCE DEPARTING FROM THE EXISTING SATELLITE CITY LIMITS in a southwesterly direction, crossing NC Highway 68 North, approximately 340 feet to a point in the Greensboro satellite city limit line, said point being the northeast corner of that annexation described in Ordinance #19-108; THENCE PROCEEDING WITH THE EXISTING SATELLITE CITY LIMITS in a southwesterly direction 85.87 feet with a curve to the left with a radius of 330.00 feet to a point on the western right-of-way line of NCSR 4669; THENCE DEPARTING FROM THE EXISTING SATELLITE CITY LIMITS N 23° 29' 08" E 122.39 feet to a new iron rod on the western right-of-way line of NC Highway 68 North; thence with said eastern right-of-way line N 20° 26' 00" E 442.14 feet to a calculated point; thence in a northeasterly direction, crossing said highway, approximately 280 feet to a 5/8" rebar on the eastern right-of-way line of NC Highway 68 North, said rebar being in the Greensboro satellite city limit line; THENCE PROCEEDING WITH THE EXISTING SATELLITE CITY LIMITS with said eastern right-of-way line the following three courses and distances: 1) N 69° 34' 44" E 35.00 feet to a 5/8" rebar, 2) S 20° 25' 16" E 539.85 feet to a 5/8" rebar, and 3) S 68° 16' 53" E 111.54 feet to the point and place of BEGINNING, containing approximately 3.215 acres.

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 16, 2020.