

## AMENDING OFFICIAL ZONING MAP

**5529, 5531 AND 5603 SAPP ROAD, SOUTH SAPP ROAD AND EAST OF MCCLELLAN PLACE.**

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 GO-M** (General Office Moderate) to **City CD-C-M** (Conditional District Commercial-Medium).

The area is described as follows:

Beginning at a point on the southern right-of-way of Sapp Road (S.R. 1560) and being the northwest corner of Michael H. Godwin and Roberta B. Farr property as recorded in D.B. 5177, Pg. 0664 in the Guilford County Registry; thence from the Point of beginning and leaving the right-of-way of Sapp Road in a southerly direction along the western line of said Godwin/Farr property, South 03 degrees 05 minutes 44 seconds West 301.04 to a point, said point being the northeast corner of the James O. Durham and Jane M. Durham property as recorded in D.B. 5965, Pg. 0148 in the Guilford County Registry; thence, leaving the western line of the aforementioned Godwin/Farr property in a westerly direction, and running along the northern line of said Durham property North 88 degrees 44 minutes 57 seconds west 300.09 feet to a point, said point being the southeast corner of the Nickie V. Tsintzos property as recorded in D.B. 2259, Pg. 658 of the Guilford County Registry; thence, leaving the northern line of the aforementioned Durham property in a northerly direction, and running along the eastern line of said Tsintzos property North 03 degrees 04 minutes 27 seconds East 307.97 feet to a point lying on the southern right-of-way of Sapp Road and being the northeast corner of said Tsintzos property; thence, running along the southern right-of-way of Sapp Road the following two courses and distances: 1) South 85 degrees 33 minutes 33 seconds East 99.93 feet to a point and 2) South 88 degrees 21 minutes 28 seconds East 200.21 feet to the POINT AND PLACE OF BEGINNING, containing 2.087 acres, more or less, as taken from the re-plotting of available maps, deeds, and plats.

**Section 2.** That the zoning amendment from **County GO-M** (General Office Moderate) to **City CD-C-M** (Conditional District Commercial Medium) is hereby authorized subject to the following use limitations and conditions:

1. Uses: All uses permitted in the C-M district **except** funeral homes, crematoriums, sexually oriented businesses, junked motor vehicles, and land clearing and inert debris landfills.

**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 September 2, 2014.