

## AMENDING OFFICIAL ZONING MAP

### 5605 SAPP ROAD, SOUTH OF SAPP ROAD, 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 in the existing Greensboro corporate limits (as of March 31, 2015), said point being in the south right-of-way line of Sapp Road (NCSR #1560) and also being the northeast corner of the Nickie V. Tsintzos property, as recorded in Deed Book 2259, Page 658; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS S 03° 01' 49" W 310.51 feet to an existing ½ inch iron pipe in the north line of James O. and Jane M. Durham, as recorded in Deed Book 5965, Page 148; thence with said north line N 88° 44' 57" W approximately 100 feet to Durham's northwest corner; THENCE DEPARTING FROM THE EXISTING CITY LIMITS and continuing N 88° 44' 57" W with the north line of Shining Light Baptist Church, Inc. approximately 40.57 feet to an existing 1 ¼ inch iron pipe at the southeast corner of Time Warner Cable Southeast, LLC, as recorded in Deed Book 7403, Page 2638; thence with the east line of Time Warner Cable Southeast, LLC N 03° 03' 58" E 316.57 feet to a computed point marking the northeast corner of said Time Warner Cable Southeast, LLC; thence with the south right-of-way line of Sapp Road S 86° 16' 40" E 140.31 feet to the point and place of BEGINNING, containing approximately 1.01 acres.

All deeds referred to herein are recorded in the Guilford County Register of Deeds Office.

**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. All uses permitted in the C-M district **except** funeral homes and crematoriums, sexually oriented businesses, junked motor vehicles, and land clearing and inert debris landfills.
2. There will be no buildings located on the property.

**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 July 21, 2015.