

AMENDING OFFICIAL ZONING MAP

PORTION OF 1703 EAST WENDOVER AVENUE, GENERALLY DESCRIBED AS NORTH OF EAST WENDOVER AVENUE AND WEST OF GATEWOOD AVENUE.

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

Section 1. The Official Zoning Map is hereby amended by rezoning from **R-5 (Residential Single Family)** to **CD-LI (Conditional District Light Industrial)**.

The area is described as follows:

“Beginning at a computed point in the Muddy Creek Centerline which is located at the northwest corner of Lot 1 formerly owned by Pennsylvania National Mutual Casualty Insurance Co. and presently owned by Mema II, LLC, as per plat recorded at Plat Book 196, Page 127 as recorded in Guilford County Register of Deeds; and from said point of BEGINNING leaving the centerline of Muddy Creek, the following two (2) courses and distances: 1) S 85° 43' 26" E a distance of 282.46 feet to a 1/2" iron pipe found; 2) S 04° 23' 55" W a distance of 16.05 feet to a 2" iron pipe found on the northwestern property corner of Gilbert Casterlow Jr. and wife, Patricia Casterlow, now or formerly, as recorded in Deed Book 7665, Page 2970 and being Lot 8, Section 3 of Plat Book 19, Page 26; thence, along the western boundary line of said Gilbert Casterlow Jr. and wife, Patricia Casterlow now or formerly S 04° 23' 55" W a distance of 111.95 feet to a 1-1/2" iron pipe found on the northwestern property corner of Silvia Espitia now or formerly as recorded in Deed Book 7757, Page 1924 and being Lot 7, Section 3 of Plat Book 19, Page 26; thence, along the western boundary line of said Silvia Espitia, S 04° 23' 55" W a distance of 96.11 feet to a 1/2" iron pipe set on the northeastern property corner of Pentecostal Church of Christ-Greensboro as shown as Lot 2 on Plat Book 196, Page 127 as recorded in Guilford County Register of Deeds; thence, along the northern and western boundary line of Pentecostal Church of Christ-Greensboro, the following three (3) courses and distances: 1) N 85° 28' 29" W a distance of 19.02 feet to a pk nail set; 2) S 03° 24' 51" W a distance of 8.57 feet to a pk nail set; 3) N 85° 28' 29" W a distance of 144.33 feet to pk nail set; thence along the line shown on Lot 1 on Plat Book 196, Page 127 as recorded in Guilford County Register of Deeds as the dividing line between Zoning: LI and Zoning: R-5 a course of N 85° 28' 29" W to a computed point on the Muddy Creek Centerline which is the Lot 1 property line as shown on the aforementioned Lot 1 on Plat Book 196, Page 127; thence continuing along the centerline of Muddy Creek, also the eastern boundary line of said City of Greensboro, the following two (2) courses and distances: 1) N 12° 36' 04" E to a computed point, and 2) N 43° 25' 34" E a distance of 189.54 feet to a point, the point and place of BEGINNING.

Being that portion of Lot 1 of the Final Plat for Pennsylvania National Mutual Casualty Insurance Co. & Pentecostal Church of Christ - Greensboro as recorded in Plat Book 196, Page 127 in the Office of the Register of Deeds of Guilford County, North Carolina which is shown as having Zoning: R-5.

And being Lot 1 of the plat showing the Property of Bessemer Improvement Company and First Union National Bank Trustees as recorded in Plat Book 55, Page 71 in the Office of the Register of Deeds of Guilford County, North Carolina..”

Section 2. That the zoning amendment from **R-5 (Residential Single Family)** to **CD-LI (Conditional District Light Industrial)** is hereby authorized subject to the following use limitations and conditions:

1. Uses shall be limited to all uses permitted in the LI district except the following: recreational uses; overnight accommodations; eating and drinking establishments; any use with drive-thru service; convenience stores with fuel pumps; taxi dispatch terminals; truck stops; car washes; park and ride facilities; flea markets; and junked motor vehicles.
2. No principal structures are permitted on the property associated with this rezoning.

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the **CD-LI (Conditional District Light Industrial)** 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 December 18, 2018.