

AMENDING OFFICIAL ZONING MAP

200 WILLOWLAKE ROAD, NORTH OF BURLINGTON ROAD AND EAST OF WILLOWLAKE 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-SC** (Conditional Use Shopping Center) to **City CD-C-H** (Conditional District Commercial High).

The area is described as follows:

BEGINNING at the southeast corner of property of Kotis Company, LLC, as recorded in Deed Book 6299, Page 1551; thence with the north right-of-way line of Burlington Road (US Highway 70) N 89° 29' 20" W 431.65 feet to a right-of-way monument; thence continuing with said right-of-way line S 89° 47' 57" W 160.48 feet to a right-of-way monument; thence with the northeast corner right-of-way line of US Highway 70 and Willowlake Road (NCSR No. 2828) N 48° 23' 42" W 47.90 feet to a right-of-way monument; thence S 87° 47' 30" W 31.30 feet to a point in the roadbed of Willowlake Road; thence N 01° 23' 30" W 287.78 feet to a point in said roadbed; thence N 03° 15' 00" W 373.95 feet to a point in said roadbed; thence N 03° 17' 00" W 503.80 feet to a point in said roadbed; thence N 00° 45' 00" E 179.56 feet to a point in said roadbed; thence S 82° 38' 46" E 34.67 feet to an iron pipe in the east right-of-way line (60-foot right-of-way) of Willowlake Road, said iron pipe being at the southwest corner of Property of Merritt A. Donnell, recorded in Plat Book 58, Page 41; thence with the south line of said plat S 82° 38' 46" E 490.18 feet to the southeast corner of said plat; thence with the south line of Earline A. Brooks, as recorded in Deed Book 3535, Page 930, S 82° 38' 46" E 384.85 feet to the southeast corner of said Brooks property; thence with the east line of Brooks N 07° 19' 56" E 199.86 feet to the northeast corner of Brooks, also being the southeast corner of William and Maria Paster, as recorded in Deed Book 7354, Page 974; thence with Paster's east line N 07° 23' 22" E 199.73 feet to Paster's northeast corner; thence S 82° 29' 54" E 216.58 feet with the north line of Kotis Company, LLC, as recorded in Deed Book 6299, Page 1551, to a spike at the northwest corner of NCDOT Parcel No.946, as recorded in Deed Book 5501, Page 352; thence with the west line of NCDOT Project U-2525B (Interstate 840) S 17° 49' 58" W 313.31 feet to a spike; thence continuing with said line S 17° 54' 40" W 371.72 feet to the southwest corner of NCDOT Parcel No. 946; thence with the north line of the NCDOT property recorded in Deed Book 4424, Page 1380 N 82° 11' 00" W 158.80 feet to the northwest corner of said property; thence with the west line of said property S 04° 57' 30" W 1,002.42 feet to the point and place of BEGINNING, and containing approximately 25.383 acres (of which 1.061 acres lies within Willowlake Road right-of-way).

Containing 17.20 acres an being all of that property as recorded in Deed Book 1211, page 563 and Deed book 5195, page 1184 in the Guilford county Registry. Also being Guilford county Tax parcels 0137391 and 0137395.

Section 2. That the zoning amendment from **County CU-SC** (Conditional Use Shopping Center) to **City CD-C-H** (Conditional District Commercial High) is hereby authorized subject to the following use limitations and conditions:

1. All uses permitted in the C-H district except bus and rail terminals, pawnshops, and recycling collection points.
2. The exterior façade of all principal buildings, excluding that containing glass, shall be constructed of at least 50% stone, brick, wood and/or other natural materials.
3. All outparcel and development identification signage will incorporate a decorative base constructed of brick, stone, or other natural material.

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the **CD-C-H** (Conditional District Residential Single Family) 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 March 3, 2015.