

AMENDING OFFICIAL ZONING MAP

PORTIONS OF 4104 AND 4106 SOUTH ELM-EUGNE STREET, WEST OF SOUTH ELM EUGENE STREET AND SOUTH OF I-85.

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 AG** (Agricultural) to **City CD-C-M** (Conditional District Commercial Medium).

The area is described as follows:

BEGINNING at a point in the existing Greensboro city limits (as of July 31, 2015), said point being in the centerline of Wolfetrail Road (NCSR #3322) as shown on Property of Mrs. Clara Brown, as recorded in Plat Book 39, Page 89 in the Office of the Guilford County Register of Deeds; THENCE DEPARTING FROM THE EXISTING CITY LIMITS S 86° 14' 52" E along said centerline approximately 350 feet to the centerline of S. Elm-Eugene Street; thence in a southerly direction with said centerline approximately 510 feet to a point in the existing city limit line; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS with the southern line of Proposed Tract "1" as shown on a drawing by CESI Land Development Services, titled The Haven @ Wolfetrail Crossing, N 88° 24' 56" W 329.94 feet to the southwest corner of said Tract "1"; thence with the western line of said Tract "1" N 01° 35' 04" E 477.38 feet to a set #5 rebar in the southern right-of-way line of Wolfetrail Road; thence in a northeasterly direction approximately 35 feet to the point of BEGINNING, and containing approximately 3.3 acres.

Section 2. That the zoning amendment from **County AG** (Agricultural) 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 sexually oriented businesses, convenience stores with fuel pumps and any use that requires a drive-thru facility.

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 November 17, 2015.