

AMENDING OFFICIAL ZONING MAP

811 AND 817 GUILFORD COLLEGE ROAD, SOUTHEAST OF GUILFORD COLLEGE ROAD AND NORTH OF SAPP 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 RS-40** (Residential Single Family), **City R-3** (Residential Single Family) and **City CD-LI** (Conditional District Light Industrial) to **City CD-C-M** (Conditional District Commercial Medium).

The area is described as follows:

BEGINNING at an existing 3/4" iron pipe marking the northeastern corner of BGD, LLC as recorded and described in Deed Book 5193 Page 0385 in the office of the Register of Deeds of Guilford County, North Carolina; thence running the northern line of said BGD, LLC North 45°59'18" West 704.37 feet to an existing 3/4" iron pipe marking the southern margin of Guilford College Road; thence along said southern margin North 37°24'15" East 342.63 feet to a point marking the southeast corner of William P. Baker, III, Joan M. Baker and Harry G. Kledaras as recorded and described in Deed Book 3052 Page 0736 in the office of the Register of Deeds of Guilford County, North Carolina; thence running along the southern line of said Baker and Kledaras South 46°01'20" East 352.42 feet to a point in the line of Centro Heritage Wendover Place, LLC as shown on a map recorded in Plat Book 122 Page(s) 41-45 and as recorded and described in Deed Book 6630 Page 2944 in said Guilford County Registry; thence along said line and western line of said Centro Heritage Wendover Place, LLC the following two (2) courses and distances: 1) South 69°31'49" East 284.93 feet to a point; thence 2) South 00°42'32" West 75.00 feet to an existing 1/2" iron rod marking the northeastern corner of Wendover Place Property Owners Association, Inc. as shown on said map recorded in Plat Book 122 Page(s) 41-45 and as recorded and described in Deed Book 4469 Page 0665 in said Guilford County Registry; thence along the northern line of said Wendover Place Property Owners Association, Inc. North 88°44'46" West 224.32 feet to an existing nail marking the northeastern corner of Ample Storage Lake Worth, LLC, Lot 1 as recorded and described in Deed Book 7641 Page 1625 in said Guilford County Registry; thence along the western line of Wendover Place Property Owners Association, Inc. as shown on a map recorded in Plat Book 122 Page(s) 41-45 and as recorded and described in Deed Book 4469 Page 0665 in said Guilford County Registry South 00°30'51" East 347.14 feet to the point and place of BEGINNING, containing approximately 4.95 acres, more or less, being all of Guilford County PIN 7834110055, 7834110249 and 7834112114, south of Guilford College Road.

Section 2. That the zoning amendment from **County RS-40** (Residential Single Family), **City R-3** (Residential Single Family) and **City CD-LI** (Conditional District Light Industrial) to **City CD-C-M** (Conditional District Commercial Medium) is hereby authorized subject to the following use limitations and conditions:

1. Uses shall be limited to a self-storage 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 February 3, 2015.