

AMENDING OFFICIAL ZONING MAP

4016 SOUTH ELM-EUGENE STREET, WEST OF SOUTH ELM-EUGENE STREET AND SOUTH OF ELMSLEY MEADOWS LANE.

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 limit line (as of June 30, 2015), said point being in the centerline of South Elm Street (S. Elm-Eugene Street) as shown on Property of Mrs. Clara Brown (Plat Book 39, Page 89, Guilford County Registry), said point also being at the intersection of said centerline and the eastward projection of the northern line of Lot 2 of said plat; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS N 89° 11' 36" W approximately 50 feet to the northeast corner of said Lot 2; thence N 89° 11' 36" W 295.73 feet with the northern line of said Lot 2 to an existing iron pipe, said pipe being the northwest corner of said Lot 2; thence running with western line of said Lot 2 S 07° 03' 01" W 290.79 feet to a existing iron pipe on the northern margin of Wolfetrail Road; thence in a southwesterly direction approximately 35 feet to a point in the centerline of Wolfetrail Road as shown on said plat; THENCE DEPARTING FROM THE EXISTING CITY LIMITS S 86° 14' 52" E along said centerline approximately 350 feet to the southeast corner of said plat; thence with the centerline of South Elm Street (S. Elm-Eugene Street) as shown on said plat N 09° 22' 10" E approximately 320 feet to the point and place of beginning, and containing approximately 2.5 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 automobile, motorcycle repair service, major; automobile, motorcycle repair service, minor; automobile towing and storage services; boat repairs; commercial parking; equipment rental & leasing (no outside storage); equipment repairs, light; kennels or pet grooming services; pest or termite control services; recreational vehicle parks or campsites; taxidermists; tourist homes (Bed and Breakfast); pawnshops; land clearing and inert debris landfills, minor; taxi terminals; warehouse and self storage; sexually oriented businesses; arts and crafts shows; and carnivals and fairs.
2. The architectural provisions of the SCOD-2 overlay district shall apply to all sites within the development; and

3. The building facades on the lots fronting S. Elm-Eugene St shall include a combination of three of the following materials: brick and brick veneer; stone, stone veneer and cultured stone; and stucco with architectural detailing.

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 September 15, 2015.