

## AMENDING OFFICIAL ZONING MAP

### 4900 & 4908 SUMMIT AVENUE.

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 **City R-3 (Residential Single-Family) & County RS-30 (Residential Single-Family)** to **CD-C-L (Conditional District-Commercial-Low)**.

The area is described as follows:

“Beginning at a new iron rod on the southeasterly right-of-way margin of Summit Avenue (variable public right-of-way) said iron being the northwest corner of Herbert J Way & Mildred P Way property as described in Deed Book 3625, Page 928 of the Guilford County Public Registry, said iron located east 338.49 feet from the easterly right-of-way terminus of Pineneedle Drive, said iron also being located South 41°44'20" West a distance of 833.55 feet from NCGS monument "236E 201" having Nad 83 grid coordinates last updated 2012 of N=873159.56, E=1780887.59 with a combined grid factor of 0.99999452; and runs thence along and with the line of Herbert J Way & Mildred P Way South 37°54'54" East a distance of 194.80 feet to a new iron rod being the northeast corner of Luna Wall property as described in Deed Book 3576, Page 591 of said Registry; thence along and with the line of Luna Wall and continuing with the line of Dennis Kinney & Nancy Kinney property as described in Deed Book 3160, Page 216 of said Registry, the Heirs of the Estate of Luvene R. Kinney property as described in Deed Book 4551, Page 628 of said Registry and White Oak Grove Missionary Baptist Church property as described in Deed Book 5055, Page 2035, South 52°05'06" West passing through an existing 1" pipe at 74.40 feet a 1" iron pipe at 245.44 feet with a total distance of 348.63 feet to a new nail; thence along and with another line of White Oak Grove Missionary Baptist Church the following two (2) courses and distances: (1) North 37°35'28" West a distance of 50.42 feet to an existing 2" pipe;(2) South 52°24'32" West a distance of 54.18 feet to an existing #4 rebar on the easterly right-of-way margin of Pineneedle Drive (60' public right-of-way); thence along and with the easterly right-of-way margin of Pineneedle Drive the following three (3) courses and distances: (1) with a curve with an arc of a circular curve to the left having a radius of 595.00 feet, an arc length of 58.76 feet, chord:(North 17°13'57" West 58.74 feet) to a new iron rod; (2) North 20°31'40" West a distance of 80.65 feet to a new iron rod;(3) with a curve with an arc of a circular curve to the right having a radius of 20.00 feet, an arc length of 25.46 feet, chord:(North 15°56'11" East 23.77 feet) to a new iron rod on the southeasterly right-of-way margin of Summit Avenue (variable public right-of-way); thence along and with the southeasterly right-of-way margin of Summit Avenue North 52°24'02" East a distance of 338.49 feet to a new iron rod being the point or place of BEGINNING, containing 72292 Square Feet, or 1.660 Acres more or less, as shown on a survey by James H Mauney, Jr., PLS # L-3885, with James Mauney & Associates, P.A., Dated June 18, 2015, bearing file No. F1420”

**Section 2.** That the zoning amendment from **City R-3 (Residential Single-Family) & County RS-30 (Residential Single-Family)** to **CD-C-L (Conditional District-Commercial-Low)** is hereby authorized subject to the following use limitations and conditions:

1. All uses permitted in the C-L district except drive thru facilities and convenience stores with fuel pumps.
2. The maximum building height shall be limited to 50 feet.
3. Building exteriors shall consist of 50% brick or stone veneer and shall be similar in architecture to surrounding buildings.
4. There shall be pedestrian walkways connecting to abutting properties.
5. The gross floor area of the proposed building shall not exceed 9,000 square feet.

**Section 3.** This property will be perpetually bound to the uses authorized and subject to the development standards of the **CD-C-L (Conditional District-Commercial-Low)** 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 January 19, 2016.