

## AMENDING OFFICIAL ZONING MAP

### 1730 YOUNGS MILL 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 AG (Agricultural)** to **City CD-C-M (Conditional District Commercial-Medium)**.

The area is described as follows:

“BEGINNING at a point marking the southeastern corner of Sharon S. Edmonds as recorded and described in Deed Book 7747 Page 2918 and as shown on a map recorded in Plat Book 77 Page 58 in the office of the Register of Deeds of Guilford County, North Carolina; thence running along the eastern line of said Edmonds North 02 degrees 47 minutes 22 seconds West 471.50 feet to a point in the southern line of James Brewer as recorded and described in Deed Book 6255 Page 2080 and as shown on a map recorded in Plat book 120 Page 63 in said Guilford County Registry; thence along said southern line of said Brewer North 89 degrees 11 minutes 00 seconds East 55.51 feet to a point in the marking the southwestern corner of Vince P. Hairston and Cheryl J. Hairston as recorded and described in Deed Book 7411 Page 0522 and as shown on said map recorded in said Plat Book 120 Page 63 in said Guilford county Registry; thence along said southern line for said Hairston North 89 degrees 14 minutes 38 seconds East 151.92 feet to a point marking the southwestern corner of Trinity Lake Homeowners Association as recorded and described in said Plat Book 4429 Page 0486 and as shown on said map recorded in said Plat Book 120 Page 63 in said Guilford County registry; thence along said southern line of said Trinity Lakes Homeowners Association North 89 degrees 07 minutes 10 seconds East 9.31 feet to a point in the western margin of Young Mill Road, also being the existing City of Greensboro City Limit, thence along said western ,margin and said City Limit, the following three (3) courses and distances: 1) South 07 degrees 20 minutes 20 seconds West 80.70 feet to a point thence 2) South 02 degrees 34 minutes 30 seconds East 198.02 feet to a point; thence 3) South 05 degrees 17 minutes 00 seconds East 83.92 feet to a point in the northern margin of East Lee Street; thence along said northern margin, the following two courses and distances: 1) South 56 degrees 21 minutes 35 secnds West 165.19 feet to a point; thence 2) South 71 degrees 28 minutes 57 seconds West 65.98 feet to the point and place of BEGINNING containing approximately 1.986 acres, more or less, being all of Guilford County PIN 7893328790.”

**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 Commercial Medium District shall be permitted EXCEPT: Cemeteries, Temporary and Emergency Shelters, Shooting Ranges, Funeral Homes and Crematoriums, Taxidermist, Sexually Oriented Businesses, Vehicle Service, Automobile Towing and Storage Service, and Laundry and Dry Cleaning Plants.

**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 August 16, 2016.