

## AMENDING OFFICIAL ZONING MAP

### 5812, 5908 & 5910 LAKE BRANDT ROAD, 2000 & 2020 TROSPER ROAD and PORTION of TROSPER ROAD RIGHT-OF-WAY

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)**, **County LB (Limited Business)** and **County RS-40** to **City CD-C-M (Conditional District Commercial-Medium)**.

The area is described as follows:

"BEGINNING at the northwest corner of Lot 2 of Michael J. Andrews, as recorded at Plat Book 83, Page 64; thence with the north line of said Lot 2 N 71° 08' 49" E 557.14 feet to the northeast corner of said Lot 2, also being the southeast corner of Lot 30 of Brandt Park, as recorded at Plat Book 9, Page 39; thence with the west line of Richard and Beverly Roberts, as recorded at Deed Book 3896, Page 1533, also being the east lines of Lots 30-32 of Brandt Park, N 07° 48' 10" W approximately 270 feet to the northernmost corner of Roberts, also being a point in the west line of the Common Elements of Griffin Village, Sheet 2, as recorded at Plat Book 188, Page 64, said point being in the existing Greensboro city limit line; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS with said west line S 41° 44' 52" E 627.23 feet to its intersection with the northeastward projection of the northwest line of Lot 6 in Block C of Section 3 of Great Oaks, as recorded at Plat Book 46, Page 75; THENCE DEPARTING FROM THE EXISTING CITY LIMITS along said projection S 41° 42' 02" W 60.85 feet to the northernmost corner of said Lot 6; thence with the northwest lines of Lots 6, 5, and 4 of said Section 3 S 41° 42' 02" W 343.34 feet to a stake in a west line of said Lot 4; thence with said line S 07° 48' 10" E 60.00 feet to a corner of said Lot 4; thence with the north lines of Lots 4 and 3 of said Section 3 and of Lot 2 of Section 2 of Great Oaks, as recorded at Plat Book 45, Page 22, S 74° 04' 17" W 583.53 feet to the northeast corner of Lot 1 of said Section 2; thence with the east line of said Lot 1 S 15° 50' 30" E 230.87 feet to the southeast corner of said Lot 1; thence crossing Trospers Road S 15° 50' 30" E 60.00 feet to a point in the south right-of-way line of said road; thence with said right-of-way line N 74° 09' 30" E approximately 170 feet to the northwest corner of Lot 18 of said Section 3; thence with the west line of Lots 18-20 of said Section 3 S 06° 37' 57" W 437.05 feet to the northeast corner of Lot 9 of Section 1 of Great Oaks, as recorded at Plat Book 30, Page 88; thence with the north line of said Lot 9 S 82° 22' 00" W approximately 273.38 feet to a point in the east right-of-way line of Lake Brandt Road; thence in a northerly direction with said right-of-way line approximately 1,200 feet to the point and place of BEGINNING, and containing approximately 14.69 acres. The plats and deeds referred to hereinabove are recorded in the Office of the Register of Deeds of Guilford County."

**Section 2.** That the zoning amendment from **County AG (Agricultural)**, **County LB (Limited Business)** and **County RS-40** to **City CD-C-M (Conditional District Commercial Medium)** is hereby authorized subject to the following use limitations and conditions:

1. All uses permitted within the C-M district except: cemeteries;; hotels and motels; funeral homes and crematoriums;; taxi dispatch terminal; taxidermist; pawn shop; sexually oriented businesses; self storage facilities; any Light Industrial uses; wholesale trade and any warehousing storage and freight handling; **any Residential** Use; Auditoriums, Coliseums, Stadiums; Governmental Facilities (not to include general office space); Specialty Hospitals; Temporary and Emergency Shelters; TV/HDTV/AM/FM Broadcast; Wireless Telecom Facilities; Clubs and Lodges; Movie and Other Theaters; Shooting Ranges; Amusement and Water Parks, Fairgrounds; Campgrounds and RV Parks; Park & Ride Facilities; All other commercial parking; Bars, Nightclubs, Brewpubs; Kennels with outdoor accommodations; ABC Stores; Tattoo Parlors.
2. A minimum of 50% of the exterior building materials will consist of wood, brick, glass or stone.
3. The following conditions shall apply to any commercial development on the parcel located at the southeast corner of Lake Brandt Road and Trosper Road, known as Tax Parcel 0137457:
  - a. Within any required landscaped buffer abutting a single family residence, a continuous visual screen shall be required. This may be achieved by installation of evergreen materials to augment existing vegetation or by installing plantings of an evergreen variety at a rate and layout designed to achieve the continuous visual screen. Additionally an opaque fence a minimum of six (6) feet high, where allowed, shall also be installed between the required buffer and any development.
  - b. No illuminated signage may be placed on a building wall facing an abutting residential use.

**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 20, 2016.