

AMENDING OFFICIAL ZONING MAP

5604 and PORTION of 5698 WEST GATE CITY BOULEVARD; GENERALLY DESCRIBED AS NORTH OF WEST GATE CITY BOULEVARD AND SOUTH OF ATWATER DRIVE

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 CU-GO-M (Conditional Use General Office Moderate)**, to **City CD-C-H (Conditional District Commercial-High)**.

The area is described as follows:

“Beginning at a point in the existing Greensboro corporate limits (as of July 31, 2016), said point being the intersection of the southwest line of KSL Sedgefield Pilot, LLC, as recorded in Deed Book 6920, Page 1579, and the northwest right-of-way line of W. Gate City Boulevard; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with said right-of-way line the following seven courses and distances: 1) N 38° 56' 54" W 83.09 feet to a computed point, 2) with a curve to the left having a radius of 6,600 feet and a chord bearing and distance of S 40° 49' 24" W 431.91 feet to a concrete monument, 3) S 57° 05' 34" W 5.70 feet to a concrete monument, 4) with a curve to the left having a radius of 1,210 feet and a chord bearing and distance of S 19° 50' 07" W 547.34 feet to a concrete monument, 5) S 02° 07' 57" W 160.52 feet to a computed point, 6) continuing S 02° 07' 57" W 134.56 feet to a computed point, and 7) S 01° 41' 02" W 140.43 feet to a point in the existing city limit line, said point being the intersection of the northwest right-of-way line of W. Gate City Boulevard and the northeast line of that property shown on City of Greensboro Annexation Drawing D-2408; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS with said northeast line N 41° 12' 21" W approximately 630 feet to a point in the centerline of the 200-foot Norfolk Southern Railway right-of-way; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with the northwest line of the Tucker/Siegal property along said centerline the following two courses and distances: 1) N 45° 49' 16" E 678.15 feet to a computed point, and 2) N 38° 53' 12" E 635.32 feet to the north corner of the Tucker/Siegal property, said point also being in the southwest line of KSL Sedgefield Pilot, LLC; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS with the southwest line of KSL Sedgefield Pilot, LLC the following two courses and distances: 1) S 45° 56' 35" E 99.98 feet to an existing iron pin in the southeast right-of-way line of said Railway, and S 45° 56' 51" E 12.24 feet to the POINT AND PLACE OF BEGINNING, containing approximately 6.87 acres. All deeds referred to herein are recorded in the Guilford County Register of Deeds Office.”

Section 2. That the zoning amendment from **County CU-GO-M (Conditional Use General Office Moderate)** to **City CD-C-H (Conditional District Commercial High)** is hereby authorized subject to the following use limitations and conditions:

1. Uses limited to all uses permitted in the C-H district except animal shelters, cemeteries, all commercial parking, park and ride facilities, pawnshops and accessory uses and structures with a specific use of junked motor vehicles.

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the **CD-C-H (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 November 15, 2016.