

AMENDING OFFICIAL ZONING MAP

PORTION OF WEST GATE CITY BOULEVARD RIGHT OF WAY, GENERALLY DESCRIBED AS WEST OF HARNETT DRIVE AND NORTH OF WAYNE COURT

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 O (Office)**.

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 S 41° 12' 21" E approximately 361 feet to the easternmost corner of said property; thence S 41° 12' 21" E approximately 100 feet to a corner in the existing Greensboro city limits in the southeast right-of-way line of High Point Road; THENCE DEPARTING FROM THE EXISTING CITY LIMITS in a northerly direction approximately 220 feet to an iron pin and cap in the north right-of-way line of relocated High Point Road; thence with said right-of-way line in a northwesterly direction approximately 50 feet to an iron pin and cap at the intersection of said right-of-way line and the southeast right-of-way line of W. Gate City Boulevard; thence in a northeasterly direction with the southeast right-of-way line of W. Gate City Boulevard approximately 850 feet to its intersection with the southwest right-of-way line of Harnett Drive; thence in a northeasterly direction, crossing Harnett Drive, approximately 40 feet to the westernmost corner of the property of The John and Lou Ann Mothershead Family Trust – Trust B, as recorded in Deed Book 7059, Page 317; thence with the northwest line of said property, also being the southeast right-of-way line of Harnett Drive, N 42° 04' E 550 feet to a monument in said right-of-way line; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS across the northeast terminus of Harnett Drive N 45° 56' 51" W 27.35 feet to a new iron pin in the southeast right-of-way line of W. Gate City Boulevard; thence across said road N 45° 56' 51" W 200.43 feet to the POINT AND PLACE OF BEGINNING, containing approximately 7.1 acres. All deeds referred to herein are recorded in the Guilford County Register of Deeds Office.”

Section 2. This property will be perpetually bound to the uses authorized and subject to the development standards of the **O (Office)** 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 3. 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 4. This ordinance shall be effective on November 15, 2016.