

AMENDING OFFICIAL ZONING MAP

5803 & 5805 WEST GATE CITY BOULEVARD

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

Section 1. The Official Zoning Map is hereby amended by original zoning and rezoning from **County CU-HB (Conditional Use Highway Business)** and **City CD-C-M (Conditional District Commercial-Medium)** to **City CD-C-M (Conditional District Commercial-Medium)**.

The area is described as follows:

“BEGINNING at a point in the existing Greensboro city limit line (as of December 31, 2016), said point being the intersection of the new southeast right-of-way line of W. Gate City Boulevard and the southwest line of Lot 109 on Sheet “A” of Section Three of Sedgfield, as recorded at Plat Book 13, Page 43 in the Office of the Register of Deeds; thence in a northeasterly direction with said right-of-way line approximately 380 feet to its intersection with the southwest right-of-way line of Suttonwood Drive; thence in a southeasterly direction with said southwest right-of-way line approximately 220 feet to a point in the existing city limit line; thence with the existing city limits in a southwesterly direction and then in a southeasterly direction a total distance of approximately 330 feet to a corner in the existing city limits; thence S 40° 57’ W approximately 60.09 feet to the easternmost corner of said Lot 109; thence with the southeast line of said Lot 109 S 39° 00’ 26” W approximately 130 feet to the southernmost corner of said Lot 109, a point in the existing Greensboro city limits; thence N 49° 03’ W approximately 380 feet along the southwest line of said lot to the point and place of BEGINNING, containing approximately 2.68 acres.”

Section 2. That the zoning amendment from **County CU-HB (Conditional Use Highway Business)** and **City CD-C-M (Conditional District Commercial Medium)** to **City CD-C-M (Conditional District Commercial Medium)** is hereby authorized subject to the following use limitations and conditions:

1. Uses - All uses in the Commercial-Medium (C-M zoning district), except for the following: Agricultural uses; Residential uses; Recreation uses, Funeral Homes and Crematoriums; Taxi Dispatch Services; Taxidermists; Animal shelters; Cemeteries, auditoriums, coliseums, and stadiums; Libraries, museums and art galleries; Day care centers; Educational Facilities; Government Facilities; Passenger Terminals; Religious Assembly; and Social Service Facilities; Industrial and Manufacturing uses; Restaurants; Retail and Commercial Uses; Any use with drive through facilities and Temporary Uses.
2. If developed as an office use, the maximum square footage of all buildings is 29,500 sq. ft.
3. Height shall be limited to a maximum of 50 feet.

4. Exteriors of buildings shall be limited to a minimum of 50% natural materials such as brick or stone.
5. A 6 ft. opaque fence shall be installed along the rear property line.
6. Freestanding signage shall be limited to one monument style sign with a maximum height of 8 ft.

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 April 18, 2017.