

AMENDING OFFICIAL ZONING MAP

2935 PLEASANT GARDEN ROAD AND PORTION OF 2924-2930 LIBERTY ROAD, GENERLALY DESCRIBED AS EAST OF PLEASANT GARDEN ROAD AND SOUTH OF LIBERTY 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 and rezoning from **County RS-40 (Residential Single Family)** and **City C-H (Commercial High)** to **City CD-C-M (Conditional District Commercial Medium)**.

The area is described as follows:

"Beginning an existing iron pipe in the existing Greensboro city limit line (as of October 31, 2017) at the southeasternmost corner of the Emanuel Agapion property at 2908-A Liberty Road, described in Deed Book 7345, Page 579; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with the eastern line of Agapion N 00°25'13" E 221.27 feet to a computed point in the center of a creek; thence the following 36 courses and distances along the centerline of said creek: 1) S 42°11'39" E 14.29 feet to a computed point, 2) S 59°15'16" E 18.27 feet to a computed point, 3) S 16°41'46" E 13.47 feet to a computed point, 4) S 76°36'40" E 14.11 feet to a computed point, 5) S 66°29'34" E 19.05 feet to a computed point, 6) N 58°03'46" E 17.45 feet to a computed point, 7) S 66°29'46" E 17.63 feet to a computed point, 8) S 23°13'53" E 18.37 feet to a computed point, 9) S 01°40'05" W 25.40 feet to a computed point, 10) S 21°41'15" W 27.31 feet to a computed point, 11) S 24°20'29" W 23.40 feet to a computed point, 12) S 35°14'21" W 12.17 feet to a computed point, 13) S 44°52'32" E 15.03 feet to a computed point, 14) S 25°04'22" E 22.30 feet to a computed point, 15) S 52°21'57" E 19.01 feet to a computed point, 16) S 26°24'07" E 22.88 feet to a computed point, 17) S 38°44'38" E 23.42 feet to a computed point, 18) S 24°39'03" E 48.57 feet to a computed point, 19) S 39°17'33" E 39.59 feet to a computed point, 20) S 47°22'46" E a distance of 17.31' to a computed point, 21) S 60°51'53" E 30.25 feet to a computed point, 22) S 55°37'08" E 20.41 feet to a computed point, 23) S 30°29'47" E 66.07 feet to a computed point, 24) S 57°16'25" E 22.91 feet to a computed point, 25) S 31°22'42" E 15.43 feet to a computed point, 26) N 27°38'12" E 19.53 feet to a computed point, 27) S 65°07'03" E 13.17 feet to a computed point, 28) N 54°40'57" E 10.36 feet to a computed point, 29) S 46°48'06" E 6.63 feet to a computed point, 30) S 10°54'19" W 19.98 feet to a computed point, 31) S 57°48'07" E 51.33 feet to a computed point, 32) S 71°15'52" E 11.11 feet to a computed point, 33) S 47°50'19" E 15.65 feet to a computed point, 34) S 27°18'03" E 24.72 feet to a computed point, 35) S 57°02'57" E 20.54 feet to a computed point, and 36) S 07°51'06" E 18.29 feet to a computed point in the southeast line of the Patricia P. Bradley property, described in Deed Book 6450, Page 2201; thence with said line S 52°00'26" W 33.28 feet to an existing axle; thence continuing with said line S 52°06'16" W 508.32 feet to an existing iron pipe in the Greensboro city limit line; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS N 00°29'39" E 627.41 feet to the Point and Place of Beginning, having an area of 168,417.12 square feet, 3.87 acres, as shown on the Final Plat Annexation of Part of Parcel #0130655 by Allred Land Surveying, PLLC, dated

November 2, 2017. All 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 RS-40** (Residential Single Family) and **County C-H (Commercial High)** to **City CD-C-M (Conditional District Commercial Medium)** is hereby authorized subject to the following use limitations and conditions:

1. All uses allowed in the C-M district shall be permitted EXCEPT: bars, nightclubs, brewpubs, Sexually Oriented Businesses, convenience stores with fuel pumps, drive-thru establishments and crematoriums

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 March 20, 2018.