

AMENDING OFFICIAL ZONING MAP

2424 AND 2428 WEST FLORIDA STREET, GENERLALY DESCRIBED AS NORTH OF WEST FLORIDA STREET AND EAST OF 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 rezoning from C-M (Commercial Medium) and R-3 (Residential Single Family- 3) to CD-C-M (Conditional District Commercial Medium)

The area is described as follows:

Beginning at a ½” existing iron pipe 4” high, located on the northern margin of West Florida Street, said pipe being the southwest corner of Lot 1 per Plat Book 87 Page 56 entitled recombination of property of Margorie L. Y. Williams, Augusta D. Y. Wood, Reed B. Wood, Sandra G. Wood and Augusta Y. Wood; thence leaving the northern margin of West Florida Street along the western line of Lot 1 of the aforementioned plat, N 05°41’30” E 234.72 feet to an existing iron rod 3” high, the northwest corner of Lot 1 of the aforementioned plat; thence S 88°32’46” E 79.94 feet to a ½” existing iron pipe 2” high, the northeast corner of Lot 1 and the northwest corner of Lot 2 of the aforementioned plat; thence along a common line with Loan Le Bui (Deed Book 7578 Page 1254) and the aforementioned Lot 2, S 88°14’58” E 69.99 feet to a ½” existing iron pipe 2” high, the northeast corner of Lot 2 passing over a ½” existing iron pipe at 57.41 feet; thence along the common line between Lots 2 and 3 of the aforementioned plat the following courses and distances: S 10°48’01” E 221.22 feet to a ½” existing iron pipe 2” deep; thence continuing along the common line between Lots 2 and 3, S 05°42’49” E 39.87 feet to a ½” existing iron pipe 4” deep on the northern margin of West Florida Street being the southeast corner of Lot 2 and the southwest corner of Lot 3 of the aforementioned plat; thence along the northern margin of West Florida Street N 77°48’52” W 49.89 feet to a ½” existing iron pipe , the common corner between lots 2 and 1, said point being on the northern R/W of West Florida Street; thence N 77°48’52” W 80.77 feet to the Point and place of Beginning and being all of Lots 1 and 2 per Plat Book 87 Page 56 and containing a total area of 0.786 Acres.

Section 2. That the zoning amendment from C-M (Commercial Medium) and R-3 (Residential Single Family- 3) to CD-C-M (Conditional District Commercial Medium) is hereby authorized subject to the following use limitations and conditions:

1. All uses permitted in the C-M zoning district except: Convenience Store with Fuel Pumps, any use with a drive through facility, Eating and Drinking Establishments, Sexually Oriented Businesses, Bars, Brewpubs, Nightclubs, and Automobile, Boat and Motorcycle Repair Services, Major.

2. Where permitted, an opaque fence no less than six feet in height shall be installed and maintained along property lines adjacent to single-family residential uses.

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 January 21, 2020.