

ORDINANCE AMENDING OFFICIAL ZONING MAP
2806 EAST WENDOVER AVENUE, GENERALLY DESCRIBED AS SOUTH OF EAST
WENDOVER AVENUE AND EAST OF HOLT AVENUE

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

Section 1. The Official Zoning Map is hereby amended by rezoning from RM-18 (Residential Multifamily - 18) to CD-C-M (Conditional District Commercial Medium). The area is described as follows:

Beginning at an existing iron pipe on the southern right of way line of East Wendover Avenue, said pipe being the northwest corner of Lot 1 of Gold City Properties, recorded in Plat Book 153, Page 10 in the Office of the Register of Deeds of Guilford County, N.C.; thence along the southern right of way of East Wendover Avenue S 87°41'33" E 130.03 feet to an existing iron pipe, at the northeast corner of said Lot 1; thence S 13°00'00" E 140.36 feet to a new iron pipe at the southeast corner of said Lot 1; thence along a common line of Lot 2 of the aforementioned plat N 76°48'53" W 112.86 feet to a new iron pipe at the southwest corner of said Lot 1; thence along the western property line of said Lot 1 the following 3 bearings and distances: 1) N 09°53'38" E 46.04 feet to an existing iron pipe, 2) thence N 86°18'03" W 12.88 feet to an existing iron pipe, and 3) thence N 13°14'13" E 71.98 feet to the Point and Place of Beginning being all of said Lot 1 and containing a total area of 15,762 square feet (0.36 acres).

Section 2. That the zoning amendment from RM-18 (Residential Multifamily - 18) to CD-C-M (Conditional District Commercial Medium) is hereby authorized subject to the following use limitations and conditions:

1. Uses limited to Auto Sales.
2. The side and rear property lines shall be bounded by an opaque privacy fence. The only side not bounded by an opaque fence may be the street front.
3. All auto storage and sales shall be conducted inside the opaque fence.

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 21, 2020.