

## **AMENDING OFFICIAL ZONING MAP**

### **4100, 4108 AND 4110 LAWDALE DRIVE AND 4201 LAKE JEANETTE ROAD, GENERALLY DESCRIBED AS EAST OF LAWDALE DRIVE AND WEST OF LAKE JEANETTE ROAD**

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

**Section 1.** The Official Zoning Map is hereby amended by rezoning from **R-3 (Residential Single Family- 3)** to **CD-C-L (Conditional District Commercial Low)**

The area is described as follows:

#### **Tract One:**

Beginning at a stake in the intersection of the old Martinsville Road or Hillsdale Road (now known as Lawndale Drive); thence with the center of said Road North 12 degrees West 188.8 feet; thence still with the center of said Road North 6 degrees 40 minutes West 70.02 feet to a stake; thence a new dividing line North 79 degrees 29 minutes East 273.8 feet to a stake in the center of Ray Road (also known as Wray Road and now known as Lake Jeanette Road); thence along the center of the said Ray Road South 19 degrees forty-eight minutes West 182.0 feet and South 46 degrees thirty-eight minutes West 213 feet to the point of Beginning, containing one acre, more or less and commonly known as 4100 Lawndale Drive in Greensboro, North Carolina; SAVE and EXCEPT that property and other rights taken by the Department of Transportation in that legal action known as Department of Transportation v. Sims (81-CvS-4171, Guilford County Superior Court) as recorded in Deed Book 3414, at Page 2279, Guilford County Register of Deeds; and FURTHER SAVE AND EXCEPT that property and other rights taken by the City of Greensboro in that legal action known as City of Greensboro v. Sims (06-CvS-10712, Guilford County Superior Court), as recorded in Deed Book 6828, at Page 16, Guilford County Register of Deeds

#### **Tract Two:**

Being all of Lot 1 of the Subdivision of the S.O. Goode, Jr. Property, as per plat thereof recorded in Plat Book 12, Page 14, in the Office of the Register of Deeds for Guilford County, North Carolina, and commonly known as 4108 Lawndale Drive

#### **Tract Three:**

Being all of Lot 2 of the Subdivision of the S.O. Goode, Jr. Property, as per plat thereof recorded in Plat Book 12, Page 14, in the Office of the Register of Deeds for Guilford County, North Carolina, and commonly known as 4108 Lawndale Drive

#### **Tract Four:**

Being all of Lot 11 of the Subdivision of the S.O. Goode, Jr. Property, as per plat thereof recorded in Plat Book 12, Page 14, in the Office of the Register of Deeds for Guilford County, North Carolina, and commonly known as 4108 Lawndale Drive

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

1. All uses permitted in the C-L zoning district except: Cemeteries, Convenience Stores with Fuel Pumps, Junked Motor Vehicles (accessory use), and Satellite Dishes/TV and Radio Antennae Towers (accessory structures).
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.
3. The minimum building setback from the northern boundary of the site shall not be less than 25 feet.
4. The maximum gross floor area per building shall be limited to 22,000 square feet.
5. The maximum building height shall be limited to thirty (30) feet.

**Section 3.** This property will be perpetually bound to the uses authorized and subject to the development standards of the **CD-C-L (Conditional District Commercial Low)** 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.