

AMENDING OFFICIAL ZONING MAP

PORTION OF 1055 NC HIGHWAY 68 NORTH, GENERALLY DESCRIBED AS  
WEST OF NC HIGHWAY 68 NORTH AND SOUTH OF  
LEABOURNE 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 from County CU-PD-M (Conditional Use Planned Development Mixed) to City CD-C-M (Conditional District Commercial Medium).

The area is described as follows:

BEGINNING at an iron pipe along the western property line of a tract owned, now or formerly, by GREENLEA 68 LAND LLC (PIN 7817303090; see Deed Book 7425, Page 155 Guilford County Registry), said point having a common boundary with N.C. 68 ROW, SR 4669 ROW and Greenlea 68 Land LLC; thence along and with the southwestern property line of Greenlea 68 Land Property and SR 4669 ROW, South 23 degrees 29 minutes 08 seconds West 122.39 feet to a calculated point found in the northern SR 4669 ROW and the southern property line of the Greenlea 68 Land LLC Property; thence along and with said northern ROW line South 44 degrees 45 minutes 38 seconds West with a chord length of 113.06 and a curve length of 113.62 with a radius of 330.00 feet to a calculated point; thence continuing along and with said SR 4669 and the southern property line of the Greenlea 68 Land LLC Property South 29 degrees 40 minutes 23 seconds West with a chord length of 60.09 and a curve length of 60.17 with a radius of 330.00 feet to a calculated point; thence North 63 degrees 28 minutes and 01 seconds West 85.28 feet to a calculated point; thence North 41 degrees 57 minutes 00 seconds West with a chord length of 218.60 feet and a curve length of 223.82 feet and a radius of 298.00 feet to a calculated point; thence North 20 degrees 26 minutes 00 seconds West 194.50 feet to a calculated point; thence North 69 degrees 34 minutes 00 seconds East 60.00 feet to a calculated point; thence South 20 degrees 26 minutes 00 seconds East 60.13 feet to a calculated point; thence North 69 degrees 20 minutes 48 seconds East 242.00 feet to a calculated point; thence North 20 degrees 26 minutes 00 seconds West 215.00 feet to a calculated point; thence North 60 degrees 34 minutes 00 seconds East 70.00 feet to a calculated point; thence South 20 degrees 26 minutes 00 seconds East 215.00 feet to a calculated point; thence South 20 degrees 26 minutes 00 seconds East 227.14 feet to a calculated point, with point BEING THE POINT AND PLACE OF BEGINNING, being approximately 3.145 acres, more or less.

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

1. Permitted uses shall include all uses allowed in the Commercial – Medium (C-M) district, except for the following:
  - a. All Cemeteries;
  - b. Shooting Ranges;
  - c. Funeral Homes and Crematoriums;
  - d. Taxi Dispatch Terminals;
  - e. Taxidermists;
  - f. Pawnshops;
  - g. Sexually Oriented Businesses; and
  - h. Land Clearing and Inert Debris Landfills, Minor

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 June 16, 2020.