

## AMENDING OFFICIAL ZONING MAP

3606-B, 3608, 3612 and 3612-YY NORTH CHURCH STREET, GENERLALY DESCRIBED AS EAST OF NORTH CHURCH STREET AND SOUTH OF WIND 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-5 (Residential Single Family - 5) to CD-C-M (Conditional District Commercial Medium)

The area is described as follows:

Beginning at a point located in the eastern right-of-way line of the 60-foot wide North Church Street, said point being the southwest corner of a tract owned by Hazel S., N. Marvin, Virginia H., and Houston H. Coleman, as recorded in Deed Book 2900, Page 982 and running with the Colemans' southern property line North 87 degrees 12 minutes East approximately 413 feet to a point; thence North 04 degrees 35 minutes west 101.10 feet to a point in the southern property line of a tract owned by Hazel M. and N. Marvin Coleman, as recorded in Deed Book 6226, Page 151; thence with said property line North 87 degrees 12 minutes east approximately 420.3 feet to a point in the western property line of Lot 1 of Way Matt Place, as recorded at Plat Book 152, Page 69; thence with said western line South 02 degrees 15 minutes and 00 seconds west approximately 327.1 feet to a new iron, said new iron being the northwestern corner of Lot 13 of Collinswood Subdivision, as recorded at Plat Book 142, Page 41; thence with the western line of said Lot 13 South 04 degrees 34 minutes 05 seconds west approximately 74.1 feet to the northeast corner of Lot 32 of S. J. Stern, as recorded at Plat Book 11, Page 42; thence running with the northern property line of said lot South 87 degrees 45 minutes west approximately 572.2 feet to the southeast corner of a tract owned by Timothy S. Varner, as recorded in Deed Book 6503, Page 775; thence with Varner's eastern property line North 02 degrees 36 minutes 31 seconds west 49.97 feet to a new iron; thence with Varner's northern property line South 87 degrees 22 minutes 00 seconds 200.00 feet to a new iron in the eastern margin of said right-of-way; thence in a northerly direction with said right-of-way line North 2 degrees 05 minutes approximately 235.5 feet to the point and place of BEGINNING, and containing approximately 6 acres. The plats and deeds referred to hereinabove are recorded in the Office of the Register of Deeds of Guilford County.

Section 2. That the zoning amendment from R-5 (Residential Single Family - 5) to CD-C-M (Conditional District Commercial Medium) is hereby authorized subject to the following use limitations and conditions:

1. Uses limited to Automobile Sales and Service; Automobile, boat and motorcycle repair services, minor and major; a Laundromat and Office 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 August 18, 2020.