

AMENDING OFFICIAL ZONING MAP

257 WILLOWLAKE ROAD, GENERALLY DESCRIBED AS WEST OF WILLOWLAKE ROAD AND SOUTH OF HUFFINE MILL 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 **County AG** (Agricultural) and **County RS-30 (Residential Single Family)** to **City CD-C-M (Condition District Commercial Medium)**

The area is described as follows:

BEGINNING at point, said point being the southeast corner of Lot 1 of the "Bobby J. Taylor" plat as recorded in Plat Book 107 on Page 68, said point also being along the western right-of-way line for Willowlake Road (60-foot wide): thence proceeding along the western right-of-way line for Willowlake Road the following four calls: 1) S 05°39'06" E a distance of 241.54 feet to a point, 2) S 07°49'51" W a distance of 303.67 feet to a point, 3) S 11°25'11" W a distance of 100.31 feet to a point, and 4) S 09°24'17" W a distance of 41.54 feet to a point, said point being the northeast corner of the "Junior O. Maness" lot as recorded in Plat Book 71 on Page 137; thence proceeding along the north line of said Maness S 86°39'38" W a distance of 440.32 feet to a point, said point being the northwest corner of said Maness lot; thence proceeding along the western line of said Maness lot S 01°39'03" E a distance of 208.84 feet to a point, said point being along the northern line of the property of Junior Maness as recorded in Deed Book 2792 on Page 409: thence proceeding along the north line of said Maness S 86°35'54" W a distance of 660.13 feet to a point, said point being along the eastern line of the property of Alan R. Albert as recorded in Deed Book 4174 on Page 2176; thence proceeding along the eastern line of said Albert N 02°29'56" E a distance of 877.51 feet to a point, said point being the southeast corner of the property of G.J Harris, Jr. Heirs as recorded on Deed Book 2717 on Page 735; thence proceeding along the eastern line of said Harris Heirs N 02°30'01" E a distance of 128.19 feet to a point, said point being the southwest corner of the property of William and Margaret Cox as recorded on Deed Book 2655 on Page 577; thence proceeding along the southern line of said Cox S 87°21'14" E a distance of 313.12 feet to a point, said point being the southwest corner of Lot 3 of the said Taylor plat; thence proceed in along the southern line of Lot 3 of said Taylor plat S 87°21'14" E a distance of 471.82 feet to a point, said point being the southwest corner of Lot 1 of said Taylor plat; thence proceeding along the southern line of said Lot 1 S 87°21'14" E a distance of 310.50 feet to the POINT AND PLACE OF BEGINNING, containing an area of 21.9 acres, more or less. The plats/deeds referred to hereinabove are recorded in the Office of the Register of Deeds of Guilford County.

Section 2. That the zoning amendment from County AG (Agricultural) and County RS-30 (Residential Single Family) to City CD-C-M (Conditional District Commercial Medium) is hereby authorized subject to the following use limitations and condition:

1. All uses permitted in the C-M zoning district except: Drive-thru Facilities and Eating and Drinking Establishments.

2. Freestanding signage shall not to exceed six (6) feet in height.
3. Maximum square footage of all principal structures shall not exceed 250,000 square feet.

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 March 16, 2021.