

## AMENDING OFFICIAL ZONING MAP

### NORTHEAST QUADRANT OF CARROLL STREET AND WALTERS STREET

BE IT ORDAINED BY THE ZONING COMMISSION OF THE CITY OF GREENSBORO:

Section 1. The Official Zoning Map is hereby amended by rezoning from RS-9 Residential Single Family to Conditional District – General Office Moderate Intensity (subject to those conditional uses with limitations as set forth in Sections 2, 3 and 4 of this ordinance) the area described as follows:

BEGINNING at a point in the intersection of the northern right-of-way line of Carroll Street and the eastern right-of-way line of Walters Street; thence along said eastern right-of-way line in a northerly direction 150.0 feet to a point, said point being the southwest corner of Lot 14, Guilford County Tax Map 319, Block 5; thence along the line of said Lot 14 in an easterly direction 150.0 feet to a point; said point being a common corner of Lots 10 and 12 of Guilford County Tax Map 319, Block 5; thence along the western line of said Lot 12 in a southerly direction 150.0 feet to a point in the northern right-of-way line of Carroll Street; thence along said northern right-of-way line in a westerly direction 150.0 feet to the point and place of BEGINNING.

Section 2. That the rezoning of RS-9 Residential Single Family to Conditional District – General Office Moderate Intensity is hereby authorized subject to the following use limitations and conditions:

- 1) Any use with drive-thru service shall not be permitted.

Section 3. This property will be perpetually bound to the uses authorized and subject to such conditions as imposed, 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 January 19, 2007.