

AMENDING OFFICIAL ZONING MAP

WEST SIDE OF MILLWOOD SCHOOL ROAD AND WEST OF NC HIGHWAY 68

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-20 (Residential Single Family) to CD-HB (Conditional District – Highway Business) subject to those conditional uses with limitations as set forth in Sections 2, 3 and 4 of this ordinance) The area is described as follows:

Beginning at an existing iron pipe in the western margin of the right of way of Millwood School Road at the northeastern corner of property now or formerly of Amp, Incorporated, Deed recoded in Book 3857, page 477, Guilford County Registry; thence along the northern line of the said Amp property, North 78° 24' 35" West 413.94 feet to an existing iron pipe; thence along eastern line of said Amp property, North 46° 30' 45" East 249.81 feet to an angle iron in the southern line of Lot 25 of the resubdivision of property of Leon M. Ham, recorded in Plat Book 14, Page 18, Guilford County Registry; thence along the southern line of the said Lot 25, South 80° 20' 58" East 388.88 feet to an existing iron pipe in the western margin of the right of way of Millwood School Road; thence South 80° 20' 58" East 35.29 feet to a point in the centerline of the right of way of Millwood School Road; thence along the centerline of Millwood School Road, South 40° 01' 06" West 249.24 feet to a point; thence North 78° 24' 35" West 34.34 feet to an existing iron pipe, the point and place of BEGINNING; containing 1.928 acres +/- excluding the right of way, and 0.173 acres +/- in the right of way, for a total of 2.151 acres +/-, as shown on survey prepared by Larry L. Callahan Surveying Co., Inc., dated 8/21/93 and designed as Job#7448-3.

Section 2. That the rezoning from RS-20 (Residential Single Family) to CD-HB (Conditional District – Highway Business) is hereby authorized subject to the following use limitations and conditions:

- 1) Permitted Uses: All uses permitted in the HB zoning district except any uses which have drive-thru service, convenience store with fuel pumps, gasoline service stations, truck stops, junked motor vehicles, and sexually oriented businesses, automobile repair services, major and minor; boat repairs, truck driving schools, truck and utility trailer rental and leasing, light; boat sales, motor vehicle sales, new and used; motorcycle sales, recreational vehicle sales, advertising services, outdoor automobile towing and storage services and recreational vehicle parks or campsites.
- 2) No outdoor storage or display area other than signage otherwise permitted by Ordinance shall be allowed.

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 25, 2008.