

AMENDING OFFICIAL ZONING MAP

NORTH SIDE OF PISGAH CHURCH ROAD WEST OF NORTH CHURCH 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 Conditional District – General Business to 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 described as follows:

BEGINNING at a point (C) in the right of way line of Pisgah Church Street; thence S 64°25'08" W a distance of 264.82'; thence N 27°14'16" W a distance of 172.24'; thence N 27°14'16" W a distance of 98.71'; thence S 64°40'59" W a distance of 26.30'; thence with a curve turning to the right with an arc length of 130.69', with a radius of 308.09', with a chord bearing of N 06°07'44" E, with a chord length of 129.71'; thence N 46°07'00" W a distance of 290.16'; thence N 49°27'41" E a distance of 264.12'; thence S 30°37'36" E a distance of 32.70'; thence with a curve turning to the left with an arc length of 37.69', with a radius of 27.61', with a chord bearing of S 79°35'59" E, with a chord length of 34.83'; thence S 04°31'25" W a distance of 38.03'; thence S 09°36'54" E a distance of 77.17'; thence S 26°45'42" E a distance of 49.67'; thence S 22°07'27" E a distance of 106.80'; thence S 28°54'27" E a distance of 67.48'; thence S 44°29'14" E a distance of 109.14'; thence S 56°10'31" E a distance of 74.01'; thence S 30°38'25" E a distance of 171.14'; which is the point (C) of beginning, having an area of 3.47 acres more or less.

Section 2. That the rezoning of Conditional District – General Business to Conditional District – Highway Business is hereby authorized subject to the following use limitations and conditions:

- 1) All uses permitted in HB except the following which shall not be permitted: Automobile Rental or Leasing, Boat Repairs, Building Maintenance and Services, Equipment Rental and Leasing, Funeral Homes or Crematoriums, Bars, Sexually Oriented Businesses, and Truck and Utility Trailer Rent and Leasing.
- 2) Building(s) will be constructed substantially of brick, stucco, textured masonry, wood and/or stone.
- 3) Access limited to one curb cut on Pisgah Church Road.
- 4) Signage along Pisgah Church Road frontage shall be monument signage limited to eight feet in height.
- 5) There shall be one two-sided row of parking between the frontage on Pisgah Church Road and any building on the property.
- 6) Within the required 8 foot street yard along Pisgah Church Road right of way, the applicant shall plant evergreen shrubs at a rate of 34 per 100 linear feet.

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 June 22, 2007.