

AMENDING OFFICIAL ZONING MAP

WEST SIDE OF NORTH SPRING STREET BETWEEN BELLEMEADE STREET
AND WEST FRIENDLY AVENUE

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 Office Moderate Intensity 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 western right-of-way line of North Spring Street, said point being the northeast corner of Randell Wayne Roberts as recorded in Deed Book 2716, Page 485; thence along Roberts' northern line N86°28'43"W 150.95 feet to a point; thence N02°43'10"E 57.87 feet to a point; thence N01°57'14"E 50.50 feet to a point; thence N02°26'09"E 49.85 feet to a point; thence S82°30'00"E 153.16 feet to a point in the western right-of-way line of North Spring Street; thence along said right-of-way line S03°01'00"W 147.57 feet to the point and place of BEGINNING, as shown on "Site Plan For: Henry Robinson & Donna T. Robinson" prepared by Wilson Surveying, Inc. and dated 7-12-07.

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

- 1) Existing building shall be retained.

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 September 21, 2007.