

## AMENDING OFFICIAL ZONING MAP

NORTH SIDE OF WEST MARKET STREET OPPOSITE WINOLA COURT

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

Section 1. The Official Zoning Map is hereby amended by rezoning from Light Industrial to Conditional District – General 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 in the northern right-of-way line of West Market Street, said point being a common corner with Lot 28 of Charles S. Routh's Thornton Property as recorded in Plat Book 17, Page 91 in the Office of the Guilford County Register of Deeds; thence along said right-of-way line N60°29'W 75 feet to a point, said point being a common corner with Lot 24; thence along the line of said Lot 24 N29°31'E 231.50 feet to a point; thence S23°30'E 93.9 feet to a point; thence S29°31'W 176.36 feet to the point and place of BEGINNING.

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

- 1) All uses permitted in the GB zoning district except convenience stores with fuel pumps and any use requiring drive-through service.
- 2) Maximum of one vehicular access point on W. Market Street.

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 October 20, 2006.