

AMENDING OFFICIAL ZONING MAP

SOUTH SIDE OF SPRING GARDEN STREET WEST OF PARK TERRACE

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

Section 1. The Official Zoning Map is hereby amended by rezoning from RM-18 Residential Multifamily, Light Industrial and General Business 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 southern right-of-way line of Spring Garden Street, said point being the northeast corner of Universal Rental & Leasing as recorded in Deed Book 3519, Page 92 in the Office of the Guilford County Register of Deeds; thence along the east line of said Universal Rental & Leasing S04°24'25"W 249.80 feet to a point, said point being a corner with James Daniel & Deborah A. Ruggiero as recorded in Deed Book 6090, Page 1484; thence along the line of James Daniel & Deborah A. Ruggiero N68°00'00"E 207.14 feet to a point in the western right-of-way line of Park Terrace; thence along said western right-of-way line N04°24'43"E 54.36 feet to a point; thence leaving said western right-of-way line S64°35'00"W 66.84 feet to a point; thence N04°00'38"E 208.85 feet to a point in the southern right-of-way line of Spring Garden Street; thence S64°35'00"W 145.35 feet to the point and place of BEGINNING.

Section 2. That the rezoning of RM-18 Residential Multifamily, Light Industrial and General Business to Conditional District – General Business is hereby authorized subject to the following use limitations and conditions:

- 1) All uses permitted in the LB district except convenience stores with fuel pumps, recycling collection points, and satellite dishes/TV and radio antennae towers.
- 2) No parking to front on Spring Garden Street.
- 3) Any use with drive-thru service shall not be permitted.
- 4) Outside storage shall be prohibited.
- 5) Freestanding signage shall not exceed 8 feet in height.

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 February 23, 2007.