

AMENDING OFFICIAL ZONING MAP

NORTH SIDE OF BIG TREE WAY EAST OF SHELBY DRIVE AND EDITH LANE

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 – Highway 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 in the northern right-of-way line of Big Tree Way, said point being a common corner with Georgetown Square Section One as recorded in Plat Book 70, Page 44 in the Office of the Guilford County Register of Deeds; thence N04°22'40"E 369.60 feet to a point; thence S73°48'10"E 22.11 feet to a point; thence S75°50'40"E 61.97 feet to a point; thence S74°51'50"E 119.38 feet to a point; thence S04°22'40"W 222.88 feet to a point; thence S30°55'50"W 187.25 feet to a point, said point being in the northern right-of-way line of Big Tree Way; thence along said right-of-way line N59°04'10"W 130.00 to the point and place of BEGINNING, containing approximately 1.64 acres and shown on "Survey and Topographic Map for Irvin Willard" prepared by Southern Mapping and Engineering Company, dated September 16, 1987.

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

- 1) Uses limited to restaurants; catering, banquet, and special events facilities; and accessory uses.
- 2) All existing trees and shrubs along western and northwestern border within 10 feet of property line to remain.
- 3) A planted buffer of 10 feet along western and northern border to include plantings that would visually screen parking lot from the adjoining residential uses, where needed.
- 4) No use with drive-thru service, convenience stores with fuel pumps, and gasoline service stations shall be permitted.
- 5) Any business conducted on the premises shall have sales of food items equal to not less than 50% of its gross income.
- 6) Any outdoor events on the subject property shall end by 10:00 P.M.

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 March 23, 2007.