

AMENDING OFFICIAL ZONING MAP

NORTH SIDE OF GLENDALE DRIVE BETWEEN RANDLEMAN ROAD AND OLIVER DRIVE

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 western right-of-way line of Randleman Road, said point being the northeast corner of property conveyed to Pridemore Randleman Road, LLC in Deed Book 4587, Page 1954 and the southeast corner of property conveyed to GAR-KAY, LLC in Deed Book 4238, Page 379 in the Office of the Guilford County Register of Deeds; thence with the western right-of-way line of Randleman Road S13°57'36"W 197.24 feet to a point; thence N82°46'43"W 284.79 feet to a point; thence S03°11'30"W 134.60 feet to a point in the northern right-of-way line of Glendale Drive; thence with said northern right-of-way line the following three bearings and distances: N87°04'19"W 65.09 feet to a point; N86°21'27"W 74.94 feet to a point; and N86°41'51"W 226.59 feet to a point in the eastern right-of-way line of Meadow Park Court as shown on Plat Book 128, Page 56; thence with the eastern right-of-way line of Meadow Park Court N13°36'23"E 358.54 feet to a point; thence with the eastern line of property now or formerly owned by The Meadows at Greensboro, LLC as shown on Plat Book 128, Page 56 N13°49'42"E 183.02 feet to a point in the southwest corner of property now or formerly belonging to GOC-KSC-RDC-JDC Family Limited Partnership, LP as recorded in an Instrument of Combination in Book 4587, Page 1966; thence with the southern line of said Family Limited Partnership S76°23'36"E 394.81 feet to a point in the western margin of property now or formerly owned by GAR-KAY, LLC as recorded in an Instrument of Combination in Deed Book 4610, Page 2157' thence with the western line of the property of GAR-KAY, LLC S13°33'38"W 129.09 feet to a point; thence with the southern line of property of GAR-KAY, LLC S80°02'58"E 225.46 feet to the point and place of BEGINNING.

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: All uses allowed in the HB District except any use with drive-thru service, convenience stores with fuel pumps, motor vehicle sales and service, automobile repair shops, truck stops and billboards.
- 2) The property will be developed with only one building.

- 3) A Type B Planting Yard meeting the requirements of Table 30-5-4-2 will be provided along the west property line.
- 4) There will be a maximum of two curb cuts on Glendale Drive.
- 5) There will be a maximum of one curb cut on Randleman Road.
- 6) The property will be developed in such a manner that access can be provided to the contiguous property to the north.

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 November 27, 2007.