

## AMENDING OFFICIAL ZONING MAP

SOUTH SIDE OF SUMMIT AVENUE, WEST OF MURROW BOULEVARD AND  
NORTH OF EAST LINDSAY STREET

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

Section 1. The Official Zoning Map is hereby amended by rezoning from General Business and Light Industrial to Conditional District – Central 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 centerline of Norfolk and Southern Railway as recorded in Plat Book 34, Page 68 in the Office of the Guilford County Register of Deeds, said point also being on the northern 80 foot right-of-way of Lindsay Street; thence along the centerline of said Norfolk and Southern Railway N09°11'09"W 544.54 feet to a point on the southern right-of-way of Summit Avenue; thence along the southern right-of-way of Summit Avenue N53°06'01"E 105.37 feet to a point on the 200 foot easement line for Norfolk and Southern Railway; thence with the southern right-of-way of Summit Avenue N53°06'01"E 86.28 feet to a point, said point being the southwestern most point of John M. Kilimanjaro A/W Culey V. Kilimanjaro as recorded in Deed Book 3832, Page 829; thence along the southern right-of-way of Summit Avenue N55°15'10"E 25.67 feet to a point; thence N49°32'48"E 87.77 feet to a point; thence N55°14'10"E 139.63 feet to a point, said point being on the southern right-of-way of Murrow Boulevard's off ramp; thence along the southern margin of said Murrow Boulevard's off ramp S07°01'21"E 67.46 feet to a point; thence S23°39'11"E 135.69 feet to a point; thence S46°20'24"E 66.71 feet to a point; thence S77°42'56"E 68.07 feet to a point; thence N76°28'44"E 66.24 feet to a point; thence N60°13'16"E 43.04 feet to a point, said point being on the western right-of-way of Murrow Boulevard; thence with the western right-of-way of Murrow Boulevard along a curve to the right having a radius of 406.70 feet and a chord bearing of S01°10'07"E 107.36 feet to a point; thence S06°46'59"W 87.95 feet to a point; thence S06°22'44"W 350.69 feet to a point; thence along a curve to the right having a radius 25.00 feet with a chord bearing of S40°07'18"W 27.77 feet to a point, said point being on the northern 80 foot right-of-way of Lindsay Street; thence with the northern 80 foot right-of-way of Lindsay Street along a curve to the right having a radius of 907.87 feet and a chord bearing of S83°29'58"W 303.90 feet to a point; thence N86°51'55"W 85.85 feet to a point, said point being on the 200 foot easement line for Norfolk Southern Railway; thence N86°51'55"W 26.52 feet to a point; thence N86°51'55"W 50.00 feet to a point; thence N86°51'55"W 19.05 feet to the point and place of BEGINNING, containing 8.524 acres more or less.

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

- 1) Uses: All uses in the Central Business zoning classification, except the following: Animal Services (livestock); Animal Services (other); Manufactured Dwellings; Manufactured Dwelling Parks; Junked Motor Vehicles; Livestock, Poultry and Bees; Cemeteries/Mausoleums; ABC Stores; Bars (without restaurant services); Building Supply Sales (with storage yard); Pawnshops; Land Clearing and Inert Debris Landfills; Convenience Stores (with fuel pumps); Gasoline Service Stations; Used Motor Vehicle Sales (except in conjunction with new vehicle sales companies); Truck Stops; Sexually Oriented Businesses; and Outdoor Advertising Signs.
- 2) The subject property shall be developed in conformance with the Sketch Plan entitled “Murrow Station” which was approved by the Redevelopment Commission of Greensboro on December 12, 2006 and/or as amended.

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 May 25, 2007.