

AMENDING OFFICIAL ZONING MAP

SOUTHEAST QUADRANT OF KOGER BOULEVARD AND MARITHE 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 Conditional District – Corporate Park to Conditional District – General Office Moderate Intensity (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 at the southeastern corner of the intersection of Koger Boulevard and Marithe Court; thence along the southern right-of-way line of Koger Boulevard S64°50'E 323.33 feet to a point, said point being the northwest corner of property now or formerly owned by David L. Grimes as recorded in Deed Book 4072, Page 245 in the Office of the Guilford County Register of Deeds; thence along the western property line of the aforementioned Grimes property S03°06'W 747.87 feet to a point, said point being the northeastern corner of Lot 53 of the Hickory Trace Subdivision, Section 2 as recorded in Plat Book 76, Page 136; thence along the northern line of the Hickory Trace Subdivision, Section 2 S76°54'W 644.28 feet to a point, said point being the southeast corner of property now or formerly owned by Suntrust Banks, Inc. as recorded in Deed Book 4880, Page 1416; thence along the eastern property line of Suntrust Banks property N13°06'W 475.00 feet to a point, said point being located on the cul-de-sac right-of-way of Marithe Court; thence following along the eastern right-of-way of Marithe Court the following courses and distances: a curve to the right having a radius of 70.00 feet and a chord bearing and distance of N85°18'E 117.05 feet to a point; a curve to the left having a radius of 100.00 feet and a chord bearing and distance of N43°32'E 51.62 feet to a point; a curve to the right having a radius of 231.24 feet and a chord bearing and distance of N41°50'E 132.62 feet to a point; N25°10'E 355.85 feet to a point; S64°50'E 20.00 feet to a point; N25°10'E 109.10 feet to a point; and a curve to the right having a radius of 20.00 feet and a chord bearing and distance of N70°10'E 28.28 feet to the point and place of BEGINNING and containing 11.784 acres more or less.

Section 2. That the rezoning of Conditional District – Corporate Park to Conditional District – General Office Moderate Intensity is hereby authorized subject to the following use limitations and conditions:

- 1) Uses: Skilled nursing care facility with a maximum of 135 beds and accessory uses.
- 2) The facility will consist of one connected building, no more than one story in height.
- 3) Along the southernmost boundary of the property, adjacent to existing single family residences, there will be maintained an 80-foot landscape

buffer to provide visual screening and slope stabilization consisting of a combination of berming, where practical in light of topography, existing trees and supplemental planting. The landscape buffer shall be completed prior to the issuance of the certificate of occupancy for the building to be constructed on the property.

- 4) A six-foot high opaque fence will be constructed and maintained along the western property line.
- 5) A six-foot high opaque fence will be constructed and maintained within the southern portion of the property, which generally will follow, but not replace, the northern line, and will follow and take into consideration the topography of, the eighty-foot landscape buffer required by condition 3 above, and will tie into the existing fence along the property to the east and also will tie into the fence to be constructed along the western property line as provided in condition 4 above.

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 September 21, 2007.