

AMENDING OFFICIAL ZONING MAP

NORTH SIDE OF GREEN VALLEY ROAD BETWEEN WESTOVER TERRACE
AND LENDEW 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 Public and Institutional 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 northern right-of-way line of Green Valley Road, said point being approximately 154 feet southwest of the intersection of said right-of-way line with the western right-of-way line of Westover Terrace, said point also being the southwest corner of Hardee Food Systems identified as Guilford County Tax Map 181, Block 1, Lot 36; thence along the northern right-of-way line of Green Valley Road S80°47'37"W along a curve having a chord distance of 58.62 feet to a point; thence continuing with said right-of-way line S88°37'W 108.89 feet to a point; thence leaving said right-of-way line and along the line of Cone Hospital N07°30'W 264.6 feet to a point; thence with the line of that property shown in Plat Book 63, Page 25 N79°22'16"E 106.10 feet to a common corner with Hardee Food Systems; thence along the line of Hardee Food Systems S14°44'23"E 135.13 feet and S23°25'28"E 157.45 feet to the point and place of BEGINNING.

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

- 1) Uses: All uses permitted in the GB zoning district except the following: Automobile Renting or Leasing; Automobile Repair Services; Boat Repairs; Truck and Utility Trailer Rent and Leasing, Light; Auto Supply Sales; Boat Sales; Convenience Stores with fuel pumps; Motor Vehicle Sales (new or used); Motorcycle Sales; Recreational Vehicle Sales; Service Stations, Gasoline; Automobile Towing and Storage Services; Car Washes; Building Supply Sales (with storage yard); and Sexually Oriented Businesses.
- 2) Uses requiring drive-through service are not permitted.

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 January 19, 2007.