

AMENDING OFFICIAL ZONING MAP

SOUTHWEST CORNER OF EAST CONE BOULEVARD AND CHESHIRE WAY

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

Section 1. The Official Zoning Map is hereby amended by rezoning from SC (Shopping Center) to CD-HB (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 is described as follows:

Beginning at a new nail, said nail being located at the intersection of the southern right of way of Cone Boulevard with the western right of way of Cheshire Way, said nail being S 40° 01' 26" W 70.18 feet from the intersection of the centerline of Cone Boulevard with the centerline of Cheshire Way and running thence S 18° 19' 42" W 186.05 feet to a new iron; thence S 13° 08' 50" W a chord distance of 49.15 feet (267.36' Rad); thence N 71° 29' 21" W 174.14 feet to a new iron; thence N 17° 09' 29" E 174.83 feet to a new nail; thence N 13° 22' 09" E 57.03 feet to a new iron in the southern right of way of Cone Boulevard; thence with the southern right of way of Cone Boulevard, S 74° 41' 21" E a chord distance of 74.31 feet (1010' Rad) to a point; thence continuing with the southern right of way of Cone Boulevard, S 71° 04' 51" E 104.00 feet to the point and place of Beginning and being the eastern portion of Lot 14-A Carolina Circle Subdivision as shown on the plat thereof recorded in Plat Book 58, Page 109, Guilford County Registry, and containing 0.93 acres, more or less, as surveyed by Joseph G. Stutts, PLLC on 10/24/07. For prior reference see Book 2892, Page 422 and Book 4773, Page 1800.

Section 2. That the rezoning from SC (Shopping Center) to CD-HB (Conditional District - Highway Business) is hereby authorized subject to the following use limitations and conditions:

- 1) Permitted Uses: All uses in the HB zoning district except that no outside storage of materials or equipment shall be permitted, and the following uses shall not be permitted: any use with a drive-thru service, bars, convenience stores (with and without fuel pumps), sexually oriented businesses, junked motor vehicles, truck stops and land clearing and inert debris landfills, minor.
- 2) The front façade of any building to be constructed on the property shall consist of building materials of at least fifty percent of brick, stucco, stone, wood, masonry, hardyboard, or similar quality materials.

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 February 21, 2008.