

## AMENDING OFFICIAL ZONING MAP

WEST SIDE OF NEW GARDEN ROAD AND NORTH OF BRASSFIELD ROAD

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

Section 1. The Official Zoning Map is hereby amended by rezoning from CD-GB (Conditional District – General Business) to CD-GB (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 is described as follows:

Beginning at a point in the western right-of-way line of New Garden Road, said point being common corner with Fellowship Presbyterian Church, Inc. as recoded in Deed Book 3906, Page 1393 and Deed Book 4227, Page 770 in the Office of the Guilford County Register of Deeds; thence along said western right-of-way line S 45° 41' 52" W 444.94 feet to a point; said point being a common corner with Brassfield Park Apartments as recoded in Plat Book 120, Page 13; thence N 44° 06' 39" W 160.92 feet to a point; thence S 45° 44'31" W 29.95 feet to a point; thence N 44° 21' 40" W 300.57 feet to a point; thence N 89° 32' 54" E 181.54 feet to a point; thence N 89° 59' 09" E 139.37 feet to a point; thence S 89° 57' 44" E 341.14 feet to the point and place of BEGINNING, as shown on a survey prepared by Triad Land Surveying, P.C., Job No. 12619-4, dated 10/25/04.

Section 2. That the rezoning from CD-RM-8 CD-GB (Conditional District – General Business) to CD-GB (Conditional District – General Business) is hereby authorized subject to the following use limitations and conditions:

- 1) Permitted Uses: All uses permitted in the Limited Business zoning district except land clearing and inert debris landfills, junked motor vehicles, convenience store (with and without fuel pumps) and any use requiring drive-thru service.
- 2) The front façade of any building shall be of primarily brick, stone, stucco, textured masonry and/or glass.
- 3) All buildings will be developed with similar architectural style, including building façade articulations.
- 4) Freestanding signage shall be limited to two monument signs along New Garden Road with a maximum height of ten feet.
- 5) Maximum height of any building shall be limited to two stories.
- 6) Exterior lighting shall be designed in a manner to eliminate direct illumination onto adjoining residential properties.
- 7) Interior pedestrian circulation between the principal building(s) and public streets shall be provided through the use of clearly defined walkways.
- 8) Maximum gross floor area for any single building shall be 28,000 square feet.
- 9) Maximum percentage of gross square footage devoted to retail use shall be sixty percent.
- 10) Any building on the subject property will incorporate architectural features (e.g., pitched roof, cornices, etc.) to provide compatibility with buildings on other properties in the immediate area.

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 25, 2008.