

AMENDING OFFICIAL ZONING MAP

NORTH SIDE OF WEST FRIENDLY AVENUE BETWEEN HOLDEN ROAD AND WEDGEDALE AVENUE

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

Section 1. The Official Zoning Map is hereby amended by rezoning from RS-12 Residential Single Family 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 in the northern right-of-way line of West Friendly Avenue, said point being the southwest corner of Vera T. Rabin as recorded in Deed Book 1944, Page 76 in the Office of the Guilford County Register of Deeds; thence along said northern right-of-way line N73°02'00"W 430.49 feet to a point, said point being the southeast corner of Friendly-Holden, LLC as recorded in Deed Book 4496, Page 235; thence N04°27'16"E 47.63 feet to a point; thence S73°02'00"E 430.53 feet to a point; thence S04°30'00"W 47.62 feet to the point and place of BEGINNING, as shown on "Rezoning Exhibit First Evangelical Lutheran Church of Greensboro" prepared by Regional Land Surveyors, Inc. and dated 4/19/07.

Section 2. That the rezoning of RS-12 Residential Single Family to Conditional District – General Office Moderate Intensity is hereby authorized subject to the following use limitations and conditions:

- 1) Uses: Limited to church and church related uses, and other accessory uses.
- 2) All freestanding signage shall be monument type signage not to exceed 10 feet in height and 100 square feet.
- 3) Any message on the sign will not change more frequently than three times a day.

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 June 22, 2007.