

AMENDING OFFICIAL ZONING MAP

WEST SIDE OF SANDY RIDGE ROAD BETWEEN TRIAD DRIVE AND
FARRINGTON 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 Conditional District – Highway Business to 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 described as follows:

BEGINNING at a point in the intersection of the western right-of-way line of Sandy Ridge Road and the northern right-of-way line of Triad Drive; thence along said northern right-of-way line N85°58'12"W 331.46 feet to a point; thence N04°52'47"E 375.80 feet to a point; thence S85°14'04"E 231.91 feet to a point; thence N00°13'54"E 39.91 feet to a point; thence N85°44'43"E 79.48 feet to a point in the western right-of-way line of Sandy Ridge Road; thence along said western right-of-way line S01°36'05"W 424.43 feet to the point and place of BEGINNING, as shown on "Rezoning Exhibit for Eddie Green" prepared by CPT Engineering and Surveying, Inc. and dated 10/01/07.

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

- 1) Uses: All uses allowed in the HB zoning district except: recycling collection points, indoor flea markets, and sexually oriented businesses.
- 2) No billboards will be erected on the property.
- 3) Maximum of 2 curb cuts onto Sandy Ridge Road.

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 November 27, 2007.