

AMENDING OFFICIAL ZONING MAP

NORTHWEST CORNER OF PISGAH CHURCH ROAD AND BAYLOR 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 CD-LO (Conditional District - Limited Office) to CD-LO (Conditional District - Limited Office) 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 an iron pipe, the common corner of properties now or formerly owned by DM & M, LLC and Hugh L. & Hilda R. Burger, also known as the POINT OF BEGINNING; thence N17°09'07"W –73.36' to an iron pipe at a common corner of properties now or formerly owned by Hugh L. & Hilda R. Burger and Frank Thomas Larcinese; thence N17°09'07"W – 69.96' to an iron pipe at a common corner of properties now or formerly owned by Frank Thomas Larcinese and Nancy M. Rutowski Estate; thence N17°09'07"W – 47.84' to a point at a common corner of properties now or formerly owned by Nancy M. Rutowski Estate and Mary Anne Gamble; thence N83°56'21"E – 93.65' to an iron pipe in the western right-of-way of Baylor Street; thence with the western right-of-way of Baylor Street S16°02'00"E –161.36' to an iron pipe in the northern right-of-way of Pisgah Church Road; thence with the northern right-of-way of Pisgah Church Road S66°40'00"W – 14.74' to a point; thence with the northern right-of-way of Pisgah Church Road S65°14'08"W – 58.47' to a point; thence with the northern right-of-way of Pisgah Church Road S64°05'33"W – 16.33' to the POINT OF BEGINNING containing .36 acres more or less and being the same parcel recorded in Deed Book 6339, Page 1695 in the Guilford County registry

Section 2. That the rezoning from CD-LO (Conditional District - Limited Office) to CD-LO (Conditional District - Limited Office) is hereby authorized subject to the following use limitations and conditions:

- 1) Permitted Uses: All uses permitted in the LO (Limited office) zoning district.
- 2) Two-story brick veneer structure with a minimum 6/12 roof pitch, which shall be of a residential appearance.
- 3) Maximum of 4800 habitable square feet.
- 4) Access only from Baylor Street.
- 5) Parking in rear of structure.
- 6) Freestanding signs shall be landscaped on Pisgah Church Road - maximum size: 4' x 8'.
- 7) Landscaped 4 trees per 100' front, 34 plants per 100' on Baylor Street and Pisgah Church Road.
- 8) Landscaping along North and West fences to consist of Leyland Cypress and other ornamental trees spaced at a minimum of ten feet on center.

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.