

AMENDING OFFICIAL ZONING MAP

1602 McKnight Mill Road (east side of Summit Avenue and south of McKnight Mill 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 **RS-9** (Residential-Single Family) 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 point in the southern right-of-way of McKnight Mill Road. Thence with the southern right-of-way of McKnight Mill Road, N79-38-00E, 119.84 feet. Thence leaving the southern right-of-way of McKnight Mill Road, S02-40-39W, 359.80 feet. Thence running along the northern side of a 30.00 feet alley, S74-13-39W, 83.00 feet. Thence N02-39-54E, 155.70 feet. Thence N02-39-57E, 84.20 feet. Thence N14-59-57W, 125.02 TO THE POINT OF BEGINNING. Containing 0.71 acres.

Section 2. That the rezoning from **RS-9** (Residential-Single Family) to **CD-HB** (Conditional District- Highway Business) is hereby authorized subject to the following use limitations and conditions:

- 1) Free standing signage shall be limited to 8 feet in height along McKnight Mill Road.
- 2) Outdoor storage shall be prohibited.
- 3) Site access to and from Summit Avenue shall have right in/right out access only with a center island in the median on Summit Avenue.
- 4) Eastern boundary of site shall have a 30 foot buffer yard planted at the Type "A" rate and a 5 foot opaque or solid fence.
- 5) Southern boundary of site shall have 10 foot buffer yard planted at the Type "C" rate and a 5 foot opaque or solid fence.
- 6) No buildings may be added that are not shown on sketch plan submitted herewith dated January 8, 2008.
- 7) Building location shall comply with the January 8, 2008 sketch plan submitted here with.
- 8) The following uses shall not be permitted;
 - a. Pool hall
 - b. Adult establishment
 - c. Bar

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 March 24, 2008.