

## AMENDING OFFICIAL ZONING MAP

### SOUTHWEST QUADRANT OF SUMMIT AVENUE AND TWAIN 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 Shopping Center 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 southern right-of-way line of Twain Road and the western right-of-way line of Summit Avenue; thence along said western right-of-way line  $S13^{\circ}05'21''W$  115.67 feet to a point; thence continuing along said right-of-way line  $S06^{\circ}31'00''W$  60.48 feet to a point; thence leaving said right-of-way line  $N85^{\circ}04'00''W$  113.00 feet to a point; thence  $N03^{\circ}39'00''E$  175.00 feet to a point in the southern right-of-way line of Twain Road; thence along said southern right-of-way line  $S85^{\circ}04'00''E$  135.00 feet to the point and place of BEGINNING.

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

- 1) Uses limited to auto service and repair (major and minor), tire sales, auto sales (new and used), convenience store (no fuel pumps), and offices.

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 May 25, 2007.