

AMENDING CHAPTER 30 (LDO)

AN ORDINANCE AMENDING THE GREENSBORO CODE OF ORDINANCES WITH RESPECT TO ZONING, PLANNING AND DEVELOPMENT

(Editor's Note: Added text shown with underlines and deleted text shown with strikethroughs.)

Section 1. That Section 30-4-8.2, Purpose, is hereby amended to read as follows:

30-4-8.2 –DDO, Downtown Design Overlay
RESERVED

(A) Initiating Overlay Zoning

The new Downtown Overlay District must be approved using the Zoning Map Amendment procedure of Sec. 30-4-5. The ordinance adopting the Overlay must contain the district boundaries.

(B) Design Manual Adoption

The design manual for the overlay district specifying design standards for each major element must be approved using the Text Amendment procedure of Sec. 30-4-4. Standards may address new use restrictions, building bulk or location requirements, on or off-street parking, landscaping and buffering, signs and lighting, and other site design and improvements elements.

(C) Amendments to an Adopted Downtown Design Overlay District

(1) Boundary of the District

Any amendment to the boundaries of the Downtown Design Overlay District shall be in accordance with the procedures of Sec. 30-4-5.

(2) Content of the Design Manual

Any amendment to the contents of the Design Manual for the Downtown Design Overlay District shall be in accordance with the procedures of Sec. 30-4-4.

(3) Boundary of the District by Rezoning

Except as provided above, any property which abuts the overlay district that is rezoned to Central Business District after September 7, 2010 shall be included in the overlay district.

(D) Modifications

The Technical Review Committee, in order to help achieve compliance with the Downtown Greensboro Design Manual, may grant Type 2 modifications in accordance with Section 30-4-11.

Section 2. That Section 30-6-9.4, Downtown Design Overlay, is hereby amended to read as follows:

30-6-9.4 –DDO, Downtown Design Overlay

The –DDO, Downtown Design Overlay is established to provide for compatibility throughout the downtown and between the high higher intensity development in the central business district and lower intensity development surrounding the downtown. It is the intent of the DDO to encourage intense development and pedestrian activity in the downtown area that enhances, respects and builds upon historic contexts and promotes visual harmony, and provide for appropriate transitions to the surrounding neighborhoods through clear, flexible guidance ~~a combination of development standards and use provisions.~~

Section 3. That Section 30-7-8.5, Downtown Design Overlay, is hereby amended to read as follows:

30-7-8.5 –DDO, Downtown Design Overlay

~~(A) Establishment of a Downtown Design Overlay~~

1) A Downtown Design Overlay District may be established as provided in Sec. 30-4-8.2.

2) The Downtown Design Overlay Districts District is hereby created ~~has been established~~. See official zoning map for district boundaries.

a) ~~[Reserved]~~

(B) Conformance with District Design Guidelines

Development and construction activity within a the Downtown Design Overlay District must conform to the adopted design guidelines for the subject district.

Section 4. That Article 3, Administration, is hereby amended by adding Subsection 30-3-14 and renumbering the remainder sections to read as follows:

30-3-14 Property Owners Review Team (PORT)

30-3-14.1 Authority

A planning agency known as the Property Owners Review Team (PORT) is hereby established pursuant to NCGS 160A-361.

30-3-14.2 Membership

(A) Number of Members

The PORT shall be composed of five voting members and three advisory members who will be appointed by the City Council for terms to expire as of August 15.

(B) Qualification for Membership

Members shall be residents of the City.

(C) Composition

Voting members shall be composed of one property owner from the Urban Residential Mixed Use character area, one property owner from the Historic Core character area, two property owners from the Pedestrian Mixed Use character area, and one representative from Downtown Greensboro Inc.'s Board, who is also a downtown property owner. The non-voting advisory members shall be composed of two representatives from the design community who have recently been involved with projects in Downtown (i.e architect, landscape architect, engineer, urban and/ or landscape designer, historic preservationist, etc.), and one Downtown Greensboro Inc. President or designee.

30-3-14.3 Quorum

Three voting members of the Property Owners Review Team shall constitute a quorum. The concurrence of at least a majority of those members present will be required before any recommendation or action is made on any matter considered.

30-3-14.4 Powers and Duties

The Property Owners Review Team shall have the following powers and duties:

(A) To provide for a continuing, coordinated, and comprehensive review of the technical aspects of this Ordinance, as it relates to the design guidelines within the Downtown Design Overlay District, and for the approval of certain technical aspects of development proposals;

(B) To review technical aspects of development occurring within Downtown as specified by this Ordinance;

(C) To review appeals, orders, requirements, decisions, determinations, or interpretations made by an administrative official charged with enforcing the Downtown Overlay District standards;

(D) To perform any other related duties that the City Council may direct; and

(E) To exercise other powers and authority provided to it by the City Council, this Ordinance, or State law.

30-3-14 30-3-15 Other Departments

Other departments may be empowered by the City Council, this ordinance, state or federal law to develop, maintain and implement technical standards, specifications, and guidelines.

30-3-15 30-3-16 Summary of Review and Decision-making Authority

The table on the following page summarizes the review and decision-making authority under this ordinance:

Section 5. All ordinances in conflict with the provisions of this ordinance are repealed to the extent of such conflict.

Section 6. This ordinance shall become effective upon adoption.

THE FOREGOING ORDINANCE WAS ADOPTED
BY THE CITY COUNCIL OF THE CITY OF GREENSBORO
ON THE 7th DAY OF SEPTEMBER, 2010 AND WILL
BECOME EFFECTIVE UPON ADOPTION.

ELIZABETH H. RICHARDSON
CITY CLERK

APPROVED AS TO FORM


INTERIM CITY ATTORNEY

AMENDING OFFICIAL ZONING MAP

GENERALLY LOCATED WEST OF MURROW BOULEVARD, SOUTH OF FISHER AVENUE, EAST OF THE ATLANTIC AND YADKIN RAILWAY TRACKS AND NORTH OF BRAGG STREET (DOWNTOWN GREENSBORO).

Section 1. The Official Zoning Map is hereby amended to establish the Downtown Design Overlay described as follows:

DOWNTOWN DESIGN OVERLAY (DDO) DISTRICT

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO

Section 1. The Official Zoning Map is hereby amended by the establishment of Downtown Design Overlay (DDO). The area is described as follows:

Starting at a point of the intersection of the western margin of Smith Street, the east margin of Hillside Dr. and the southeastern margin of Hill Street and running thence with the western margin of Smith Street approximately S. 34 degrees 41' 21" East approximately 422 feet to a point of beginning. Said point of BEGINNING being the northwest corner of Lot 19 as recorded in plat Book 4475, Pages 1402-1404 in the office of the Register of Deeds of Guilford County, North Carolina; then following the center line of the Atlantic & Yadkin Railroad Line S. 9 degrees 44' 50" East 191.03 feet to point, said point being the northwest corner of Lot 20 as recorded in deed Book 2596, Page 53 in said Guilford County registry; thence S. 3 degrees 29' 30" East 429.43 feet to a point in the center line of said railroad track; thence continuing along said center line S. 3 degrees 57' East approximately 636.51 feet to a point, said point being the southwest corner of Lot 6 of the Westerwood Subdivision as recorded in said Guilford County plat Book 4, Page 163; thence S. 88 degrees 44' 16" East approximately 30.85 feet to a point, said point being the northeast corner of Tract 1 as recorded in Book 5835, Page 1246 in said Guilford County Registry; thence S. 3 degrees 20' 11" east 49.11 feet to a point, said point being the northeast corner of Tract 1 as recorded in Book 6443, Page 0976; thence S. 00 degrees 37' East approximately 259.89 feet to the southern margin of Guilford Avenue; thence following the southern margin of Guilford Avenue approximately N. 86 degrees 18' 2' West approximately 237 feet to a point, said point also being the northeast corner of Lot 3 as recorded in Deed Book 3130, Page 91 in said Guilford County Registry; thence S. 3 degrees 45' 44" West 149.95 to a point, said point being the southeast corner of Lot 3 as recorded in Deed Book 3130, Page 91 in said Guilford County Registry; thence N. 86 degrees 35' 54" West 36.98 feet to a point, said point being the southwest corner of Lot 3 as recorded in Deed Book 3130, Page 91 in said Guilford County Registry; thence S. 2 degrees 48' West 163.03 feet to a point, said point being northeast corner of Lot 8 as recorded in Deed Book 6768, Pages 2801-2803; thence S 00 degrees 17' 35" East 60.39 to a point, said point being the southeast corner of Lot 8 as recorded in Deed Book 6768, Pages 2801-2803; thence N. 83 degrees 28' 51" West 20.53 feet to a point, said point being the northeast corner of Lot 21 as recorded in Deed Book 4953, Page 255; thence S. 3 degrees 21' 59" West approximately 155.52 feet to point in the northern margin of W. Friendly Avenue, said point being approximately N. 83 degrees 38' 19" East 15 approximately 154 feet from the centerline intersection of W. Friendly Avenue and Wilson Street; thence continuing along the northern margin of W. Friendly Ave approximately S. 85 degrees 10' 59" East approximately 492 feet to a point; thence approximately S. 11 degrees 34' East approximately 408 feet, following the eastern margin of the Atlantic & Yadkin Railway to a point in the centerline of W. Market Street; thence following the centerline of W. Market Street northwesterly approximately 80 feet to a point; thence approximately S 11 degrees, 40' 56" East approximately 525.17 feet, following the eastern boundary of the Guilford County Board of Education property located at 815 W. Market Street to a point, thence continuing with the eastern boundary of the said Guilford County Board of Education property approximately S 3 degrees, 18' 43" East approximately 837.11 feet to a point in the southern margin of the right of way of McGee Street; thence approximately S 3 degrees 27' 30" West approximately 552.49 feet, following the western margin of the western right of way of South Cedar Street to a point in the centerline of Spring Garden Street; thence, following the centerline of Spring Garden Street easterly approximately 660 feet; thence with the eastern margin of Freeman Mill Road approximately S 20 degrees 31' 12" West 254 feet to a point, said point being the southwest corner of Lot 1 as recorded in Deed Book 4501, Page

934 as recorded in said Guilford County Registry; thence following the northern margin of the Southern Railway approximately S 42 degrees 40' West approximately 422 feet to a point, said point being the easternmost corner of Lot 16 as recorded in Deed Book 4540, Page 510 of said Guilford County Registry; thence following the northern right of way of Southern Railway N 71 degrees 34' 9" East 20.24 feet to a point, said point being the southeast corner of Lot 15 as recorded in Deed Book 5819, Page 329 as recorded in said Guilford County Registry; thence following the northern right of way with Southern Railway N 72 degrees 16' 38" East 184.56 feet to a point; thence still following the northern right of way of the Southern Railway N 71 degrees 45' 48" East 95.43 feet to a point, said point being the southeast corner of Lot 14 as recorded in Deed Book 6146, Page 1255 in said Guilford County Registry; thence N 72 degrees 29' 41" East 98.78 feet to a point, said point being the southeast corner of Lot 12 as recorded in Deed Book 6178, Page 323 in said Guilford County Registry; thence N 76 degrees 27' 53" East 84.94 feet to a point, said point being the southeast corner of Lot 10 as recorded in Deed Book 2005, Page 815 in said Guilford County Registry; thence N 78 degrees 31' 7" approximately 462 feet to a point in the northern margin right of way of Southern Railway; thence S 23 degrees 56' 54" East approximately 150 feet to a point in the western boundary of Lot 2 as recorded in Deed Book 2008, Page 1231 of said Guilford County Registry; thence along a curve, the chord bearing a distance of which is S 60 degrees 5' 30" East 37.92 feet; thence with the eastern boundary of said Lot 2 as recorded in Deed Book 2008, Page 1231 in said Guilford County Registry the following courses and distances: S 6 degrees 38' 34" East 93.33 feet, S 00 degrees 8' 59" East 100 feet, S 7 degrees 55' 8" West 100.2 feet, S 12 degrees 25' 7" West 25.36 feet to a point, said point being the southeast corner of said Lot 2 as recorded in Deed Book 2008, Page 1231 in said Guilford County Registry; thence S 12 degrees 8' 55" West 74.66 feet to a point, thence S 20 degrees 27' 30" West 111.42 feet to a point, thence S 36 degrees 3' 32" 21.03 feet to a point, said point being the southernmost corner of Lot 11 as recorded in Deed Book 6205, Page 1004 in said Guilford County Registry; thence following a curve to the right a chord bearing the distance of S 48 degrees 4' 57" East 115.15 feet; thence on a curve to the right a chord bearing the distance of S 35 degrees 58' 16" East 94.02 feet to a point, said point being the southernmost corner of Lot 22 as recorded in Deed Book 6205, Page 1004 in said Guilford County Registry; thence approximately S 3 degrees 50' 51" East approximately 111 feet to a point in the centerline of E Lee Street; thence following the centerline of E Lee Street eastward approximately 50 feet; thence approximately S 4 degrees 39' 20" East approximately 150 feet to a point, said point being the southwest corner of Lot 1 as described in Deed Book 6731, Page 1629 in said Guilford County Registry; thence S 4 degrees 6' 25" East 190.67 feet to a point, said point being the southwest corner of Lot 4 as recorded in Deed Book 6748, Page 2901 in said Guilford County Registry; thence S 4 degrees 6' 25" East approximately 236 feet to a point, said point in the southern boundary of W Bragg Street; thence with the southern boundary of W Bragg Street N 87 degrees 5' 30" West approximately 23 feet to a point, said point being the northwest corner of Lot 1 as recorded in Deed Book 6868, Page 2597 of said Guilford County Registry; thence S 4 degrees 39' East approximately 17 feet to a point, said point being the northeast corner of Lot 6 as recorded in Deed Book 6704, Page 2406 of said Guilford County Registry; thence S 86 degrees 37' 19" West 344.10 feet to a point in the eastern boundary of S Eugene Street; thence following the eastern boundary of S Eugene Street S 1 degree 32' 19" 208.58 feet to point; thence S degrees 47' 28" 146.01 feet to a point, said point being the southwest corner of Lot 1 of the St. James Homes II as recorded in Plat Book 109, Page 133 of said Guilford County Registry; thence S 86 degrees 47' 53" East 217.98 feet to a point; thence S 0 degrees 34' 20" West 49.33 feet; thence N 86 degrees 50' 59" East 163.25 feet to a point, said point being the southeasternmost corner of Lot 1 of the St. James Homes II as recorded in Plat Book 109, Page 133 of said Guilford County Registry; thence N 5 degrees 8' 10" West approximately 114 feet to a point, said point being the southwest corner of Lot 1 as recorded in Deed Book 6868 Page 2597 of said Guilford County Registry; thence S 87 degrees 3' East 175 feet to a point in the western boundary of S Elm Street; thence following the western boundary of S Elm Street N 4 degrees 73' approximately 338 feet to a point in the intersection of the western boundary of S Elm Street and the northern boundary of W Bragg Street; thence along the northern boundary of Bragg Street S 86 degrees 20' 51" East 394.25 feet to a point, said point being the southeast corner of Lot 9 as recorded in Deed Book 2357, Page 276 in said Guilford County Registry; thence following the western margin of Arlington Road N 3 degrees 20' 30" West approximately 145 feet to a point in the western margin of Arlington Road; thence S 86 degrees 24' 29" East approximately 278.62 feet to a point, said point being the southeast corner of Lot 2 as recorded in Plat Book 167, Page 123 in said Guilford County Registry; thence N 3 degrees 24' 39" East 92.32 feet to a point, said point being the southwest corner of Lot 16 as recorded in Deed Book 4008, Page 896 in said Guilford County Registry; thence N 3 degrees 21' 32" East 44.67 feet to a point, said point being the

northwest corner of Lot 16 as recorded in Deed Book 4008, Page 896 in said Guilford County Registry; thence N 89 degrees 37' 57" East 94.90 feet to a point, said point being southeasternmost point of Lot 1 as recorded in Plat Book 167, Page 123 in said Guilford County Registry; thence N 2 degrees 6' 57" East 224.67 feet to a point, said point being the northeasternmost corner of Lot 1 as recorded in Plat Book 167, Page 123 in said Guilford County Registry; thence S 88 degrees 48' 13" East approximately 62 feet to a point in the southern margin of East Lee Street; thence N 3 degrees 22' 30" East approximately 184 feet to a point, said point being the northeast corner of Lot 21 as recorded in Deed Book 2908, Page 792 in said Guilford County Registry; thence N 3 degrees 20' 30" West 50.52 feet to a point, said point being the southeast corner of Lot 24 as recorded in Deed Book 6786, Page 1124 in said Guilford County Registry; thence with the western margin of Murray Street on a curve to the right with the radius of 154.90 feet chord bearing and distance of N 27 degrees 3' 19" West 68.20 feet; thence continuing with the western margin of Murray Street on a curve to the left with a radius of 39.98 feet chord bearing and distance of N 9 degrees 30' 56" East 40.87 feet to a point, said point being the southeast corner of Lot 25 as recorded in Deed Book 4321, Page 118 in said Guilford County Registry; thence following the western margin of Lewis Street N 21 degrees 12' 20" West 81.71 feet to a point; thence still following the western margin of Lewis Street N 25 degrees 7' 30" West following a curve to the left, a chord distance of 14.33 to a point, said point being the northernmost corner of Lot 25 as recorded in Deed Book 4321, Page 118 in said Guilford County Registry; thence following the western margin of Lewis Street in a northwesterly direction approximately 106 feet to a point in the southern margin of Lewis Street; thence crossing Lewis Street N 4 degrees 17' 37" East approximately 61.25 feet to a point in the eastern boundary of Tract II as recorded in Deed Book 4322, Page 1192; thence N 2 degrees 28' 8" East 72.44 to a point, said point being the northeast corner of Tract II of Lot 28 as recorded in Deed Book 4322, Page 1192 of said Guilford County Registry; thence N 2 degrees 33' West 78.90 feet to a point, said point being easternmost corner of Tract I as recorded in Deed Book 4322, Page 1192 of said Guilford County Registry; thence N 59 degrees 22' West 67.46 feet to a point, said point being the southern and western margins of the dead end of Frankie Alley; thence N 16 degrees 9' West approximately 170 feet to a point in the northern margin of Martin Luther King Jr. Drive; thence following the northern margin of Martin Luther King Jr. Drive in an easterly direction (as it turns into Gorrell Street) approximately 227 feet to the intersection of the northern margin of Gorrell Street and the western margin of King Street; thence S 88 degrees 44' 53" East approximately 168 feet to a point, said point being the southeast corner of Lot 11 as recorded in Deed Book 6651, Page 1242; thence N 1 degree 32' 47" East 154.83 feet to a point in the southern boundary of Lot 1 as recorded in Deed Book 6651, Page 1242; thence following the northern margin of an alley way shown as "Common Elements" on the Final Plat of the Southside Traditional Neighborhood, Phase 2, see Plat Book 160, Page 61 in said Guilford County Registry; thence following the northern margin of said alleyway S 88 degrees 4' 8" East 37.39 feet to a point, said point being the southwest corner of Lot 2 as recorded in Deed Book 6373, Page 440 in said Guilford County Registry; thence N 89 degrees 7' 30" West approximately 268 feet to a point in the eastern margin of an alley way shown as "Existing 15' Alley" on the Final Plat of the Southside Traditional Neighborhood, Phase 2, see Plat Book 160, Page 61 in said Guilford County Registry; thence following the eastern margin of said alley way N 2 degrees 26' 9" East 155.24 feet to a point, said point being the northwest corner of Lot 4 as recorded in Deed Book 6590, Page 739 in said Guilford County Registry; thence following the southern margin of Victor Place S 88 degrees 38' 13" East 160.03 feet to a point at the intersection of the southern margin of Victor Place and the western margin of McAdoo Avenue; thence following the western margin of McAdoo Avenue S 2 degrees 33' 51" West 179.83 feet to a point, said point being the northeast corner of Lot 6 as recorded in Deed Book 6125, Page 2937; thence S 2 degrees 33' 51" West 120.05 feet to a point in the intersection of the western margin of Victor Place and the northern margin of Gorrell Street; thence following the northern margin of Gorrell Street easterly approximately 319 feet to a point in the intersection of the western boundary of Murrow Boulevard; thence following the western boundary of Murrow Boulevard approximately 1160 feet to the intersection of the western boundary of Murrow Boulevard and the southern boundary of East Washington Street; thence following the northern margin of East Washington Street N 87 degrees 1' 20" West approximately 277 feet to a point, said point being the southwest corner of Block 1, Lot 3 as recorded in Plat Book 39, Page 16 in said Guilford County Registry; thence along a curve, the chord bearing a distance of which is N 39 degrees 8' 34" East 145.59 feet; thence along a curve, the chord bearing a distance of which is N 26 degrees 53' 28" East 231.54 feet to a point, said point being the northwest corner of Block 1, Lot 3 as recorded in Plat Book 39, Page 16 in said Guilford County Registry; thence 87 degrees 13' East 12.47 feet to a point, said point being the southwest corner of Block 1, Lot 2 as recorded in Plat Book 39, Page 16 in said Guilford

County Registry; thence following the western margin of said Lot 2 as recorded in Plat Book 39, Page 16 in said Guilford County Registry N 16 degrees 36' East 35.94 feet; thence N 10 degrees 21' 54" East 173.13 feet to a point, said point being the northwest corner of Block 1, Lot 2 as recorded in Plat Book 39, Page 16 in said Guilford County Registry; thence S 86 degrees 26' 50" East 60.05 feet; thence N 30 degrees 24' 50" West 48.96 feet; thence N 3 degrees 33' 10" East 154.65 feet to a point in the southern margin of East Market Street, said point also being the northwest corner of Block 1, Lot 1 as recorded in Plat Book 39, Page 16 in said Guilford County Registry; thence following the southern margin of East Market Street N 83 degrees 9' 30" West approximately 200 feet to a point in the southern margin of East Market Street; thence N 5 degrees 22' 30" West 100 feet to a point in the western margin of Lot 7 as recorded in Plat Book 3, Page 4 as recorded in said Guilford County Registry; thence following the western margin of Lot 7 N 7 degrees 57' 30" West 100 feet; thence N 9 degrees 23' West 63.88 feet to a point in the southern margin of East Friendly Avenue, said point also being the northwest corner of Lot 7 as recorded in Plat Book 3, Page 4 as recorded in said Guilford County Registry; thence following the southern margin of E Friendly Ave E 84 degrees 19' East approximately 255 feet to a point in the intersection of the southern margin of E Friendly Ave and the western margin of Murrow Boulevard; thence following the western margin of Murrow Blvd northwesterly approximately 3030 feet, crossing over Summit Avenue and continuing in a northwesterly direction to the intersection of Murrow Blvd and Church St; thence continuing in a southwesterly direction along the eastern margin of the Smith St. Off-Ramp to Murrow Blvd. for approximately 195 feet to a point; thence turning in a northwesterly direction for approximately 73 feet, crossing over the Smith St. Off-Ramp to the northeast corner of the property shown on the Final Plat for Vick Commons Condominiums, recorded in Condominium Plat Book 9, Page 119; said point being the southernmost point of the arc forming the northeast corner of the property; thence following the arc in a N 25 degrees 10' 47" for 33.95 chains to the northernmost point of the arc; thence going N 78 degrees 39' 45" for 102.47 feet to the northwest corner of the property, said corner being the common and northeast corner with the property described in DB 4738, Pg. 260; thence going N 65 degrees 57' 10" W for a distance of 96.93 feet to the northwest corner of the property described in DB 4738, Pg. 260, said corner being the common and northeast corner with the property described in DB 3214, Pg. 988; thence following the northern property line of the property described in DB 3214, Pg. 988 in a westerly direction for a distance of 47 feet to the northwest corner of said property and being the common and northeast corner of the property described in DB 3485, Pg. 786; thence N 65 degrees 35' West 47 feet to a point being the northwest corner of the property, said point being the common and northeast corner of the property recorded in Deed Book 4604, Page 614 in said Guilford County Registry; thence going N 65 degrees 35' West approximately 47 feet to a point, said point being the northwest corner of the property recorded in Deed Book 4604, Page 614 in said Guilford County Registry; said point being the common and northeast corner of the property recorded in DB 4040, Pg. 139; thence continuing in a westerly direction along and with the northern boundary of the property for a distance of 47 feet to the northwest corner of the property. Said corner being the common and northeast corner of the property recorded in DB 5180, Pg. 97; thence going N 85 degrees 37' 37" for a distance of 46.54 feet to a point, said point being the northwest corner of the property and the common and northeast corner of the property described in DB in Deed Book 5722, Page 444 in said Guilford County Registry; thence going N 80 degrees 49' 33" a distance of 171.84 feet to a point; thence going N 86 degrees 9' 53" a distance of 18.35 feet to the northwest corner of the property, said corner being in the eastern margin of North Elm St and the southern margin of East Fisher Ave.; thence crossing N. Elm St. and going in a northwesterly direction for a distance of approximately 79.4 feet to a point, said point being the northeast corner of the property described in the Guilford County Tax Records as Parcel Number 00-00-0013-0-0003-00-003. This point also being in the west margin of N. Elm St. and the south margin of West Fisher Ave.; thence going in a westerly direction along with the northern property line of said property for a distance of approximately 144.44 feet to the northwest corner of the property, said corner being the common and northeastern of the property described in the Guilford County Tax Records as Parcel Number 00-00-0013-0-0003-00-002; thence going westerly along the northern property line for a distance of approximately 42.95 feet to the northwest corner of the property, said corner being the common and northeast corner of the property described in the Guilford County Tax Records as Parcel Number 00-00-0013-0-0003-00-001, said corner and point being in the southern margin of West Fisher Ave. and being a point in the local boundary of the Fisher Park Historic District; thence going S 3 degrees 40' W with the east boundary of the property and common Historic District Boundary a distance of 58 feet to the southeast corner of the property, said corner being the common with the northeast corner of the property described in DB 7062, Pg. 962; thence going S 4 degrees W with the eastern property line,

common to the Historic District Boundary, a distance of 50 feet to the southeast corner of the property, said corner being the northeast corner of the property described in DB 3722, Pg. 268; thence going S3 degrees 40' W along the eastern property line, common with the boundary of the Fisher Park Historic District for a distance of 50' to the southeast corner of the property, said corner being a point in the northern property line of the property described in DB 2603, Pg. 199; thence going westerly along with the northern property line, common with the Historic District boundary, a distance of approximately 106 feet to the northwest corner of the property, said corner point being in the eastern margin of N. Green St.; thence going southerly along with the western property line, common with the eastern margin of N. Green St. and the Historic District boundary, a distance of 90 feet to the southwest corner of the property, said corner point being in the eastern margin of N. Green St, the Historic district boundary and being the common and northwest corner of the property described in DB 2420, Pg. 10; thence following the eastern margin of N. Green St., the Historic District boundary and the western property line of said property in a southerly direction for a distance of approximately 105 feet to a point in the west property line; thence going approximately due west across N. Green St., following the Historic District boundary, a distance of approximately 57 feet to the southeast corner of the property described in DB 2103, Pg. 352 in said Guilford County Registry, said corner point being in the western margin of N. Green St. and common to the Historic District boundary; thence N86 degrees 20' W for a distance of 150' along the south property line, common with the Historic District boundary, to the southwest corner of the property; thence N 3 degrees 40' E along the west property line, common with the Historic District boundary for a distance of 75 feet to the northwest corner of the property, said corner common with the south west corner of the property described in the Guilford County Tax Record as Parcel Number 00-00-0013-0-0002-00-004; thence following the west property line, common to the Historic District boundary, in a northerly direction for approximately 159 feet to a point in the west property line, common with the Historic District boundary and the southeast corner of the property described in DB 3113, Pg. 498; thence going westerly along the south property line, common to the Historic District boundary, a distance of 50 feet to the southwest corner of the property, said corner common with the southeast corner of the property described in the Guilford County Tax record as Parcel Number 00-00-0013-0-0001-00-003; thence following the south property line, common with the Historic District boundary, in a westerly direction for approximately 50' to the southwest corner of the property, said corner common with the southeast corner of the property described in the Guilford County Tax Record as Parcel Number 00-00-0013-0-0001-00-002; thence following the south property line, common with the Historic district boundary, in a westerly direction for approximately 50 feet to the southwest corner of the property, said corner being in the east margin of Simpson St.; thence going westerly across Simpson St., common with the Historic District boundary, a distance of approximately 60 feet to a point in the west margin of Simpson St., said point common with the southeast corner of the property described in DB 4003, Pg. 1147; thence northerly with the east property line, common with the west margin of Simpson St. and the Historic district boundary, for a distance of approximately 60 feet to the northeast corner of the property, said corner common with the southeast corner of the property described in DB 6240, Pg. 1780; thence going N3 degrees 40' E a distance of 60' along the east property line, common with the west margin of Simpson St. and the Historic District boundary, to the northeast corner of the property, said corner common with the west margin of Simpson St., the south margin of W. Fisher Ave. and the Historic District boundary; thence going N 85 degrees 50' west along the north property line, common with the south margin of W. Fisher Ave. and in part with the Historic District boundary, for a distance of 86.7 feet to the northwest corner of the property, said corner common with the northeast corner of the property described in DB 4600, Pg. 1603; thence running with the south margin of W. Fisher Ave. in a northwesterly direction for a distance of approximately 288 feet to the northwest corner of the property described in DB 6461, Pg. 645, said corner being in the south margin of W. Fisher Ave and the east margin of N. Eugene St.; thence crossing N. Eugene St. in a northwesterly direction for approximately 60' to the northeast corner of the property described in DB 3852, Pg. 815, said corner being in the south margin of W. Fisher Ave. and the west margin of N. Eugene St.; thence following the south margin of W. Fisher Ave. in a northwesterly direction for approximately 303 feet to the northwest corner of the property described in DB 5130, Pg. 930, said corner being in the south margin of W. Fisher Ave. and the east margin of Wharton St.; thence crossing Wharton St. in a southwesterly direction for approximately 60' to the northern most corner of the property described in DB 2008, Pg. 1031, said corner being in the south margin of W. Fisher Ave. and the west margin of Wharton St.; thence running with the south margin of W. Fisher Ave. in a southwesterly direction for approximately 181 feet to the westerly most corner of the property, said corner in the south margin of W. Fisher Ave. and the north margin of Battleground Ave.;

thence crossing Battleground Ave. in a southwesterly direction for a distance of approximately 60' to the northwest corner of the property described in DB 6216, Pg. 2217, said corner being in the southwest margin of Battleground Ave., the south margin of W. Fisher Ave. and the east margin of N. Edgeworth St.; thence crossing through the intersection of W. Fisher Ave. and N Edgeworth St., following the southwest margin of Battleground Ave in a northwesterly direction for approximately 112 feet to the northeast corner of the property described in DB 2239, Pg. 723, said corner being in the southwest margin of Battleground Ave. and the northwest margin of W. Fisher Ave.; thence following the southwest margin of Battleground Ave. in a northwesterly direction for approximately 275 feet to the northwest corner of the property described in DB 2527, Pg. 130, said corner being in the southwest margin of Battleground Ave. and the east margin of N. Spring St.; thence following the southwest margin of Battleground Ave. and crossing N. Spring St, a distance of approximately 60' to the northeast corner of the property described in DB 5844, Pg. 1272, said corner being in the southwest margin of Battleground Ave. and the west margin of N. Spring St.; thence following the southwest margin of Battleground Ave, in a northwesterly direction for approximately 327.5 feet to the northwest corner of the property described in DB 6632, Pg. 207, said corner being in the southwest margin of Battleground Ave. and the east margin of N. Cedar St.; thence following the southwest margin of Battleground Ave. and crossing N. Cedar St, a distance of approximately 60' to the northeast corner of the property described in DB 4389, Pg. 1336, said corner being in the southwestern margin of Battleground Ave. and the west margin of N. Cedar St; thence going westerly along with the southwestern margin of Battleground Ave. for a distance of approximately 300 feet to the northwest corner of the property described in DB 6939, Pg. 1164, said corner being in southwestern margin of Battleground Ave. and the east margin of Prescott St.; thence following the southwestern margin of Battleground Ave. and crossing over Prescott St. for a distance of approximately 60 feet to the northeast corner of the property described in DB 4329, Pg. 1524, said corner point being in the southwestern margin of Battleground Ave. and the west margin of Prescott St.; thence going northwesterly along the southwestern margin of Battleground Ave. for a distance of approximately 357 feet to the northwest corner of the property described in DB 3918, Pg. 1848, said corner point being in the southwestern margin of Battleground Ave. and the southeastern margin of Hill St.; thence going southwesterly along the southeastern margin of Hill St. for approximately 290 feet and crossing Smith St. to the northernmost point of the property described in DB 1989, Pg. 811, said point being in the western margin of Smith St., the east margin of Hillside Dr. and the southeastern margin of Hill St. and also being **THE POINT OF BEGINNING**.

Section 2. 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 3. 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 4. This ordinance shall be effective on September 7, 2010.

THE FOREGOING ORDINANCE WAS ADOPTED
BY THE CITY COUNCIL OF THE CITY OF GREENSBORO
ON THE 7th DAY OF SEPTEMBER, 2010 AND WILL
BECOME EFFECTIVE UPON ADOPTION.

ELIZABETH H. RICHARDSON
CITY CLERK

APPROVED AS TO FORM


INTERIM CITY ATTORNEY