

AMENDING OFFICIAL ZONING MAP

507 NORTH CHURCH STREET, GENERALLY DESCRIBED AS WEST OF NORTH CHURCH STREET AND SOUTH OF LEFTWICH DRIVE

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

Section 1. The Official Zoning Map is hereby amended by original zoning from **CD-O (Conditional District-Office)** to **CD-CB (Conditional District Central Business)**.

The area is described as follows:

“BEGINNING at an existing iron pin at the southeast intersection of Church Street and Leftwich Street, and running thence along the western margin of the right of way of Church Street South 14 degrees 19 minutes 08 seconds West 143.75 feet to an existing iron pin; thence continuing along the western margin of the right of way of Church Street South 14 degrees 53 minutes 05 seconds West 5 feet to an existing iron pin in the line of Brant Construction Co.; thence with the line of Brant Construction Co. North 77 degrees 08 minutes 49 seconds West 170.44 feet to an existing iron pin; thence North 08 degrees 02 minutes 25 seconds East 18.77 feet to an existing iron pin; thence North 67 degrees 42 minutes 04 seconds West 11.48 feet to an existing iron pin at the southeast corner of the property now or formerly of dawn S. Chaney; thence along the line of the property now or formerly of Chaney North 22 degrees 22 minutes 12 seconds East 154.25 feet to an existing iron pin at the southern margin of the right of way of Leftwich Street; thence along the southern margin of the right of way of Leftwich Street South 65 degrees 36 minutes 00 seconds East 170.50 feet to the point and place of BEGINNING, the same containing 0.683 acres, more or less, as shown on survey entitled “Boundary Survey for Design Development, LLC” property by Robert E. Wilson, Inc. and dated November 15, 2000.”

Section 2. That the zoning amendment from **CD-O (Conditional District-Office)** to **CD-CB (Conditional District Central Business)** is hereby authorized subject to the following use limitations and conditions:

1. The existing historical structures as of January 6, 2017 shall be retained.
2. All uses permitted in the CB shall be permitted except Forestry and Crops; Fraternities and Sororities; Correctional Institutions; Bus and Rail Terminals; Shelters, Temporary and Emergency; Broadcast Facilities; Wireless Telecommunications Facilities; Funeral Homes and Crematoriums ;Auditoriums, Coliseums and Stadiums; Bars, Nightclubs and Brewpubs; Taxi Dispatch Terminals; Taxidermists; Veterinary Services; Pet Grooming and Kennels; ABC Stores; Convenience Stores with Fuel Pumps; Pawnshops; Sexually Oriented Businesses; Vehicle Sales and Service; Car Washes; Commercial Parking; Equipment Repairs and Rental; Medical and Dental Laboratories and Printing and Publishing

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the **CD-CB (Conditional District Central Business)** zoning district 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 21, 2017.