

## AMENDING OFFICIAL ZONING MAP

### PORTION OF 104 EAST VANDALIA ROAD, SOUTH OF EAST VANDALIA ROAD AND EAST OF SOUTH ELM-EUGENE STREET

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 **County RS-30** (Residential Single Family) to **City CD-C-H** (Conditional District Commercial High).

The area is described as follows:

BEGINNING at a point in the existing Greensboro city limit line (as of July 31, 2015), said point being in the center of a stream where it crosses the eastern line of property of J. Harrell Freeman, as recorded in Deed Book 3806, Page 1184 in the Office of the Register of Deeds of Guilford County; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with Freeman's eastern line S 06° 46' E approximately 30 feet to Freeman's southeast corner; thence with Freeman's southeastern line S 52° 56' W approximately 340 feet to a point in the existing city limits; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS in a northeasterly direction with said stream approximately 360 feet to the point and place of BEGINNING, and containing approximately 0.29 acres.

**Section 2.** That the zoning amendment from **County RS-30** (Residential Single Family) to **City CD-C-H** (Conditional District Commercial High) is hereby authorized subject to the following use limitations and conditions:

1. All uses permitted in the C-H district except bus and rail terminals, pawnshops and recycling collection centers

**Section 3.** This property will be perpetually bound to the uses authorized and subject to the development standards of the **CD-C-H** (Conditional District Commercial High) 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 November 17, 2015.