

## AMENDING OFFICIAL ZONING MAP

### 2801 NORTH CHURCH STREET, GENERALLY DESCRIBED AS WEST OF NORTH CHURCH STREET AND NORTH OF NEW STREET

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

**Section 1.** The Official Zoning Map is hereby amended by rezoning from **R-5 (Residential Single Family - 5)** to **CD-C-M (Conditional District Commercial Medium)**.

The area is described as follows:

Beginning at a stake at the southeast corner of property of Betty C. New, as recorded at Deed Book 7575, Page 607 in the Office of the Register of Deeds of Guilford County, said corner being at the northwest corner of the intersection of N. Church Street and New Street; thence with the northern margin of New Street N 87° 04' W 125 feet to a stake at New's southwest corner; thence with New's west line N 03° 35' E approximately 95 feet to a stake at New's northwest corner; thence with New's north line S 86° 11' E 125 feet to a stake in the western margin of N. Church Street; thence with said western margin S 21° 07' E 104.7 feet to the point and place of beginning, and containing approximately 0.2 acres.

**Section 2.** That the zoning amendment from **R-5 (Residential Single Family - 5)** to **CD-C-M (Conditional District Commercial Medium)** is hereby authorized subject to the following use limitations and conditions:

1. All uses permitted in the C-M district, except Sexually Oriented Businesses and any use with a drive through.
2. There shall be no vehicular access to North Church Street
3. A minimum 6 foot tall (where allowed) opaque fence shall be installed along any property line adjacent to residentially zoned property.

**Section 3.** This property will be perpetually bound to the uses authorized and subject to the development standards of the **CD-C-M (Conditional District Commercial Medium)** 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 April 16, 2019.