

## AMENDING OFFICIAL ZONING MAP

5908 BALLINGER ROAD, GENERALLY DESCRIBED AS WEST OF FLEMING ROAD  
AND NORTHWEST OF NEW GARDEN ROAD

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-3 (Residential Single Family - 3) to CD-O (Conditional District Office).

The area is described as follows:

Beginning at an iron pipe at the intersection of the west margin of the right of way of New Garden Road (60 foot right-of-way) with the north margin of the right of way of Ballinger Road (60 foot right-of-way) as they existed in February of 1985 and running thence along the north margin of said right of way of Ballinger Road North 83° 35' 45" West 621.54 feet to an iron pipe at a corner with J W. Smith (formerly), thence along Smith's line North 03° 05' 30" East 305.13 feet to an iron pipe in the boundary line of Guilford College Methodist Church, thence along the Church's line South 87° East 614.20 feet to an iron pipe in the west margin of the right of way of New Garden Road; thence along the West margin of the right of way of New Garden Road South 02° 02' 05" West 342.08 feet to the Beginning, containing 4.585 Acres, more or less, as shown on survey by Evans Engineering, Inc. dated February 25, 1985, save and except therefrom any portion lying with the rights of way for Ballinger Road or New Garden Road as they exist today.

Section 2. That the zoning amendment from R-3 (Residential Single Family - 3) to CD-O (Conditional District Office) is hereby authorized subject to the following use limitations and condition:

1. Uses shall be limited to those found in Section 30-8-6.7 (Medical Facilities) (excluding hospitals and specialty hospitals), Section 30-8-8.2 (Office Uses), and Section 30-8-8.5 (Personal and Professional Services) of the Land Development Ordinance, except the following uses shall not be permitted: Communications and Broadcasting Office (except for dispatch purposes); Conference Center; Residential Office Conversion; Bank Branch with Drive Through; Barber Shop; Beauty Shop, Massage Therapist (as principal use); Tanning Salon; Bulk Mailing Service; Dry Cleaning Pick Up/Drop off Station; Funeral Home, Mortuary, Crematorium; Kennel; Laundromat; Pet Grooming; Shoe Repair and Shoeshine Shop; Tailor, Milliner, Upholsterer; Veterinary Service and Animal Hospital; Courier Service; Satellite Office; Music Production and Recording; Photocopying, Blueprint and Duplicating Service; Quick Sign Service; and Taxi Dispatch Center.
2. Building height shall be limited to up to 48 feet excluding architectural design features, rooftop equipment (e.g., HVAC equipment and the like) and any other non-structural components.

3. All activities associated with principal uses shall be conducted fully indoors, except that mobile medical facilities/vehicles/equipment shall be permitted to remain on the subject property for a period of sixty (60) days at one time.
4. Plantings with required “Type B” buffer along the western property line shall be of evergreen material. Any new vegetation to supplement existing vegetation shall be a minimum of 3 feet in height at time of planting.
5. Building materials shall consist of no less than 75% glass, brick, stone, stucco, or comparable material.
6. Freestanding signage shall be monument style. Any electronic message board must use a minimum hold time between messages of 6 hours.

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the CD-O (Conditional District Office) 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 16, 2021.