

AMENDING OFFICIAL ZONING MAP

4000, 4002 AND 4010 WALKER AVENUE, GENERALLY DESCRIBED AS NORTH OF WALKER AVENUE AND EAST OF SOUTH HOLDEN 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-5 (Residential Single Family – 5)** to **CD-O (Conditional District Office)**.

The area is described as follows:

BEGINNING at a new iron rod located in the northeastern intersection of the 100' public right of way of S. Holden Road and the 60' public right of way of Walker Avenue; thence along the eastern margin of the 100' public right of way of S. Holden Road, North 03° 15' 00" East 185.59 feet to a new iron rod located in the southern line of Lot 1, J. Van Lindley Nursery Co property as shown on plat filed in Plat Book 11, Page 15, Guilford County Registry; thence along the southern line of Lot 1, J. Van Lindley Nursery Co. property and continuing along the southern line of Lots 2, 3, 4 and 5 of J. Van Lindley Nursery Co. property, the following two (2) bearing breaks: (1) South 88° 10' 19" East 275.07 feet to a ½" existing iron pipe and (2) South 88° 16' 39" East 143.82 feet to a new iron rod located in the northwestern portion of the closed portion of Homes Street (see Deed Book 2427, Page 719, Guilford County Registry); thence along the western line of the closed portion of Homes Street, South 01° 55' 22" West 199.95 feet to an existing iron rod located in the northern line of the 60' public right of way of Walker Avenue; thence along the northern margin of the 60' public right of way of Walker Avenue, the following two (2) bearing breaks: (1) North 88° 15' 02" West 74.54 feet to a ½" existing iron pipe, and (2) North 88° 12' 30" West 336.28 feet to a new iron rod located in the northeastern intersection of the 60' public right of Walker Avenue and the 100' public right of way of S. Holden Road; thence along said intersection, North 38° 39' 26" West 19.01 feet to the POINT AND PLACE OF BEGINNING, containing 1.931 acres, more or less, as shown on survey dated April 5, 2023, titled "Survey for Kelly Graves" made by E.P. Morgan, PLS.

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

1. Buildings. The existing building at 4010 Walker Avenue formerly used as a church shall not be demolished and shall not be expanded in a manner that creates additional heated space.
2. Signage. External signage shall not exceed 8 feet in height. Electronic message boards shall not be allowed.
3. Uses: Permitted uses shall include all uses allowed in the Office zoning district, except for the following: Multi-family Dwellings, Family Care Homes, Chartered Homes, Twin Homes, Upper Story Residential, and Duplexes, all uses in the Group Living use group,

Group Care Facilities, Temporary Emergency Facilities, all uses in the Indoor Recreation use group, all uses in the Outdoor Recreation use group, all uses in the Overnight Accommodations use group, all uses in the Personal and Professional Services use group, and all uses in the Day Care use group. All uses in the Accessory Uses and Structures use group are not permitted except for the following: Accessory Uses and Structures (customary) and Accessory Dwelling Units.

4. Hours of operation. Hours of operation shall be limited to 7:00 a.m. to 11:00 p.m.

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 June 20, 2023.