

AMENDING OFFICIAL ZONING MAP

3904 AND 3904-ZZ RANDLEMAN ROAD, GENERALLY DESCRIBED AS WEST OF RANDLEMAN ROAD AND NORTH OF PITMAN ROAD

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-40 (Residential Single Family) to City CD-LI (Conditional District Light Industrial)

The area is described as follows:

BEGINNING at the northeast corner of Lot 7 in Block B of Subdivision of the Land of G. W. Harris, recorded at Plat Book 7, Page 103; thence with the western margin of the right-of-way of Randleman Road S 09° 53' 13" E 97.68 feet to the southeast corner of Lot 10 in said Block B; thence with the southern line of said Lot 10 N 83° 00' 00" W 150.00 feet (crossing over a ½-inch existing iron pipe at 15.79 feet) to a ½-inch existing iron pipe at the northeast corner of Lot 31 in said Block B; thence with the eastern line of said Lot 31 S 09° 53' 13" E 24.62 feet to a ¾-inch new iron pipe at the southeast corner of said Lot 31; thence with the southern line of said Lot 31 N 83° 00' 00" W 150.00 feet to a ¾-inch new iron pipe at the southwest corner of said Lot 31, said pipe being in the eastern margin of "Spring Street," an undeveloped right-of-way shown on said plat; thence with the eastern margin of said street, also being the western lines of Lots 31 through 25 in said Block B, N 09° 53' 13" W 171.55 feet to a ¾-inch new iron pipe at the northwest corner of said Lot 25; thence with the northern line of said Lot 25 S 83° 00' 00" E 150.00 feet to a ¾-inch new iron pipe at the northeast corner of said Lot 25; thence with the eastern lines of Lots 25 and 26 in said Block B S 09° 53' 13" E 49.25 feet to a ¾-inch new iron pipe at the northwest corner of said Lot 7; thence with the northern line of said Lot 7 S 83° 00' 00" E 150.00 feet (crossing over a ½-inch existing iron pipe at 133.20 feet) to the point and place of BEGINNING, being all of Lots 7 through 10 and 25 through 31 in said Block B, and containing approximately 0.887 acres. The plat referred to hereinabove is recorded in the Office of the Register of Deeds of Guilford County.

Section 2. That the zoning amendment from County RS-40 (Residential Single Family) to CD-LI (Conditional District Light Industrial) is hereby authorized subject to the following use limitations and conditions:

1. A fence shall border the property except along the road.
2. Minimum perimeter setback from residential zoned property shall be 50 feet instead of 25 feet.

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the CD-LI (Conditional District Light Industrial) 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 October 19, 2021.