

AMENDING OFFICIAL ZONING MAP

5026 BURLINGTON ROAD, GENERALLY DESCRIBED AS SOUTH OF BURLINGTON ROAD AND WEST OF MOUNT HOPE CHURCH 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 HI (Heavy Industrial)** to **City LI (Light Industrial)**

The area is described as follows:

BEGINNING at a point in the existing (as of February 28, 2022) Greensboro satellite city limits, said point being the southeast corner of land of Pierre A. Gorla, as recorded in Deed Book 4297, Page 799; THENCE DEPARTING FROM THE EXISTING SATELLITE CITY LIMITS S 66° 01' 26" E 416.29 feet with the north line of land of Mt. Pleasant United Methodist Church, as recorded in Deed Book 3213, Page 467, to a point in the west line of land of George E. Baldwin and wife, as recorded in Deed Book 4874, Page 348; thence with Baldwin's west line N 01° 52' 51" E 278.73 feet to Baldwin's northwest corner; thence with Baldwin's north line the following three (3) courses and distances: 1) S 53° 07' 48" E 173.75 feet to a point, 2) S 50° 56' 14" E 125.31 feet to a point, and 3) S 78° 54' 15" E 124.99 feet to a point in the existing Greensboro satellite city limits, said point being the southwest corner of land of Mt. Pleasant United Methodist Church, as recorded in Deed Book 2330, Page 8; THENCE PROCEEDING WITH THE EXISTING SATELLITE CITY LIMITS with the west line of said Church N 05° 30' E 548.99 feet to a point in the south line of property acquired by the North Carolina Department of Transportation in order to widen U.S. Highway 70; thence along NCDOT's south line N 63° 01' 17" E 533.38 feet to a point on the east line of Gorla; thence with said east line S 25° 15' 10" W 763.56 feet to the point and place of BEGINNING, and containing approximately 9.47 acres. All deeds referred to hereinabove are recorded in the Office of the Register of Deeds of Guilford County.

Section 2. This property will be perpetually bound to the uses authorized and subject to the development standards of the **LI (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 3. 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 4. This ordinance shall be effective on May 23, 2022.