

AMENDING OFFICIAL ZONING MAP

203-229 WILLOWLAKE ROAD AND 4329-4399 BURLINGTON ROAD, GENERALLY DESCRIBED AS NORTH OF BURLINGTON ROAD AND WEST OF WILLOWLAKE 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 **County AG** (Agricultural) and **County RS-30** (Residential Single Family) to **City CD-LI** (Conditional District Light Industrial)

The area is described as follows:

BEGINNING at a point in the existing Greensboro city limit line (as of June 30, 2022), said point being the northwest corner of that annexation approved by Ordinance #15-031, said point also being in the roadbed of Willowlake Road (NCSR No. 2828); THENCE PROCEEDING WITH THE EXISTING CITY LIMITS S 00° 45' 00" W 179.56 feet to a point in said roadbed; thence S 03° 17' 00" E 503.80 feet to a point in said roadbed; thence S 03° 15' 00" E 373.95 feet to a point in said roadbed; thence S 01° 23' 30" E 287.78 feet to a point in said roadbed, said point being the southwest corner of said annexation and also the northwest corner of a separate annexation approved by Ordinance #19-110; THENCE CONTINUING WITH THE EXISTING CITY LIMITS in a southeasterly direction approximately 40 feet to a point on the northern right-of-way line of Burlington Road (US Highway 70); THENCE DEPARTING FROM THE EXISTING CITY LIMITS in a westerly direction along said northern right-of-way line approximately 100 feet to a new iron rebar set in said northern right-of-way line; thence with said right-of-way line the following 6 courses and distances: 1) S 84° 54' 05" W 89.14 feet to a new iron rebar in the east line of Annacor Properties LLC, as recorded in Deed Book 6429, Page 2391, 2) S 78° 13' 00" W 99.25 feet to a new iron rebar, 3) S 71° 42' 39" W 104.39 feet to a new iron rebar, 4) S 64° 22' 58" W 103.46 feet to a new iron rebar, 5) S 59° 38' 31" W 137.45 feet to a new iron rebar in the east line of Annacor Properties LLC, as recorded in Deed Book 6444, Page 661, and 6) S 58° 25' 02" W 424.90 feet to a new iron rebar in the east line of Raul M. Aburto and Irinea A. Molina, as recorded in Deed Book 7972, Page 186; thence with said east line N 31° 01' 58" W 170.00 feet to an existing iron pipe at Aburto and Molina's northeast corner; thence with Aburto and Molina's north line S 61° 16' 18" W 24.94 feet to a computed point; thence continuing with said north line S 58° 34' 55" W 100.00 feet to the northeast corner of G. A. and Shirley Rosson, as recorded in Deed Book 3115, Page 829; thence with Rosson's north line of S 64° 20' 16" W 105.36 feet to an existing iron pipe; thence continuing with said line S 58° 13' 37" W 11.89 feet to the northeast corner of that annexation approved by Ordinance #12-128; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS S 61° 57' W 169.0 feet to the northeast corner of Julie E. and Nadine H. Allen, as recorded in Deed Book 8046, Page 585; THENCE DEPARTING FROM THE

EXISTING CITY LIMITS with Allen's north line S 57° 18' 12" W 127.51 feet to the southwest corner of Lot 2 of Mary D. Waite & Hattie D. Sears, as recorded in Plat Book 93, Page 148; thence with the west line of said Lot 2 N 01° 01' 01" E approximately 26 feet to the southeast corner of Tract III of Jim Allen, Inc., as recorded in Deed Book 8589, Page 1364; thence with the east line of said Tract III N 00° 55' 34" E 474.25 feet to an existing iron pin; thence continuing with said line N 01° 01' 25" E 9.18 feet to a new iron pipe in the existing Greensboro city limit line; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS along the west line of said Lot 2 N 01° 01' 25" E 649.28 feet to an existing iron pin found at the southwest corner of Lot 1 of Mary D. Waite and Hattie D. Sears; thence with the west line of said Lot 1 the following 3 courses and distances: 1) N 01° 01' 05" E 211.38 feet to an existing iron pin found, 2) N 01° 01' 35" E 200.50 feet to an existing iron pin found, and 3) N 01° 01' 25" E 207.79 feet to an existing iron pin found at the northwest corner of said Lot 1; thence with the north line of said Lot 1 S 87° 47' 21" E 98.69 feet to the southwest corner of Donna M. and Robert A. Sanders, as recorded in Deed Book 8100, Page 1966; thence with Sanders' west line N 03° 43' 22" E 282.34 feet to the northwest corner of Sanders; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with Sanders' north line S 89° 54' 37" E 1,211.23 feet to a new iron rebar in the roadbed of Willowlake Road; thence S 01° 57' 44" E approximately 130 feet to the point and place of BEGINNING, and containing approximately 56.2 acres. All deeds and plats referred to hereinabove are recorded in the Office of the Register of Deeds of Guilford County.

Section 2. That the zoning amendment from County AG (Agricultural), County AG-SP (Agricultural with a Special Use Permit), County HB (Highway Business) and County RS-40 (Residential Single Family) to, City CD-LI (Conditional District Light Industrial) is hereby authorized subject to the following use limitations and conditions:

1. The following uses shall be prohibited on the subject property:
 - a. Cemeteries,
 - b. Shelters, Temporary and Emergency.
 - c. Junked Motor Vehicles (Accessory Use).

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 September 20, 2022.