

AMENDING OFFICIAL ZONING MAP

PORTION OF 5440 MILLSTREAM ROAD, GENERALLY DESCRIBED AS SOUTH OF MILLSTREAM ROAD AND NORTH OF BIRCH CREEK 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 **BP** (Business Park) to **CD-LI (Conditional District Light Industrial)**

The area is described as follows:

BEGINNING AT THE SOUTHERN MOST COMMON CORNER OF LOT 1 OF PLAT BOOK 208, PAGE 82 (GCR) LOT 2 OF PLAT BOOK 208, PAGE 82 (GCR), AND THE PROPERTY OF LB-UBS 2007-C2 MILLSTREAM ROAD, LLC, AS DESCRIBED IN DEED BOOK 8039, PAGE 1498 (GCR), THENCE, WITH THE SOUTHERN LINE OF LB-UBS 2007-C2 MILLSTREAM ROAD, LLC, THE FOLLOWING TWELVE (12) CALLS: 1) S75°39'24"E, 678.26 FEET TO A POINT; 2) N75°39'24"W, 25.00 FEET TO A POINT; 3) N41°53'54"W, 25.00 FEET TO A POINT; 4) N88°53'54"W, 45.00 FEET TO A POINT; 5) S86°06'06"W, 60.00 FEET TO A POINT; 6) S69°06'06"W, 30.00 FEET TO A POINT; 7) N66°53'54"W, 20.00 FEET TO A POINT; 8) N23°53'54"W, 15.00 FEET TO A POINT; 9) N79°53'54"W, 20.00 FEET TO A POINT; 10) N46°53'54"W, 25.00 FEET TO A POINT; 11) N70°53'54"W, 35.00 FEET TO A POINT AND 12) S76°06'06"W, 105.00 FEET TO A POINT ON THE WESTERN RIGHT OF WAY LINE OF AT & T DRIVE; THENCE, WITH THE WESTERN RIGHT OF WAY OF AT & T DRIVE, THE FOLLOWING ELEVEN (11) CALLS: 1) ON A CURVE TO THE LEFT HAVING A LENGTH OF 99.03 FEET, A RADIUS OF 517.47 FEET, AND A CHORD OF S11°17'29"W, 98.88 FEET TO A POINT; 2) S00°50'04"W, 106.17 FEET TO A POINT; 3) S05°15'01"E, 109.77 FEET TO A POINT; 4) S05°17'04"E, 98.08 FEET TO A POINT; 5) S00°11'58"W, 94.15 FEET TO A POINT; 6) ON A CURVE TO THE RIGHT HAVING A LENGTH OF 446.07 FEET, A RADIUS OF 480.87 FEET, AND A CHORD OF S31°23'03"W, 430.25 FEET TO A POINT; 7) S68°02'56"W, 98.08 FEET TO A POINT; 8) S68°57'33"W, 404.55 FEET TO A POINT; 9) S67°54'32"W, 102.17 FEET TO A POINT; 10) S61°38'09"W, 106.43 FEET TO A POINT AND 11) ON A CURVE TO THE LEFT HAVING A LENGTH OF 88.79 FEET, A RADIUS OF 498.37 FEET, AND A CHORD OF S51°21'19"W, 88.67 FEET TO A POINT OF THE TRANSITION FROM THE WESTERN RIGHT OF WAY OF AT & T DRIVE TO THE NORTHERN RIGHT OF WAY OF MOUNT HOPE CHURCH ROAD; THENCE, WITH SAID TRANSITION S84°10'39"W, A TOTAL OF 111.99 FEET TO A POINT; THENCE, WITH THE NORTHERN RIGHT OF WAY OF MOUNT HOPE CHURCH ROAD, N55°14'27"W, 34.67 FEET TO A POINT; THENCE, A NEW LINE THROUGH LOT 1, THE FOLLOWING NINE (9) CALLS: 1) N05°06'47"W, 224.92 FEET TO A POINT; 2) N12°24'12"E, 531.68 FEET TO A POINT; 3) N35°45'41"W, 228.38 FEET TO A POINT; 4) N53°13'48"E, 25.29

FEET TO A POINT; 5) N35°53'01"W, 116.13 FEET TO A POINT; 6) N39°13'34"W, 10.51 FEET TO A POINT; 7) S53°35'39"W, 52.68 FEET TO A POINT; 8) N37°51'01"W, 53.58 FEET TO A POINT AND 9) ON A CURVE TO THE LEFT HAVING A LENGTH OF 500.59 FEET, A RADIUS OF 1192.00 FEET AND A CHORD OF N39°34'04"E, 496.92 FEET TO THE POINT OF BEGINNING,

SAID PORTION OF LOT 1 HAVING AN AREA OF 29.364 ACRES, MORE OR LESS.

Section 2. That the zoning amendment from BP (Business Park) to CD-LI (Conditional District Light Industrial) is hereby authorized subject to the following use limitations and condition:

1. All uses permitted in the LI zoning district, except the following:
 - a. Cemeteries;
 - b. Shooting Ranges;
 - c. Funeral Homes and Crematoriums;
 - d. Recycling Processing Centers; and
 - e. Land Clearing and Inert Debris Landfills, Minor (Temporary 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 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 November 15, 2022.