

## AMENDING OFFICIAL ZONING MAP

5566 BURLINGTON ROAD, GENERALLY DESCRIBED AS SOUTH OF BURLINGTON ROAD AND 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 original zoning from **County LI (Light Industrial)** to **City LI (Light Industrial)**

The area is described as follows:

BEGINNING at a point in the center line of U. S. Highway 70 (Burlington Road), said point being the northwest corner of Lot #1 on Recombination Plat for Publix Super Markets, Inc., as recorded at Plat Book 198, Pages 85-86; thence with the center line of Highway 70 S 82° 57' 54" E 938.21 feet to a point; thence with said center line with a curve to the left having a radius of 2,050 feet and a chord bearing and distance of S 84° 53' 36" E 137.97 feet to a point; thence departing from said center line S 02° 34' 15" W 40.63 feet to a point on the southern right-of-way line of Highway 70; thence with said right-of-way line with a curve to the left having a radius of 1,994.85 feet and a chord bearing and distance of S 89° 04' 52" E 150.06 feet to a point; thence with said right-of-way line N 02° 34' 15" E 9.98 feet to a point; thence with said right-of-way line with a curve to the left having a radius of 1,984.86 feet and a chord bearing and distance of N 86° 21' 40" E 166.14 feet to a point; thence with said right-of-way line N 83° 57' 44" E 120.64 feet to a point; thence N 03° 40' 57" E 30.45 feet to a point in the center line of Highway 70; thence with said center line N 83° 52' 24" E 978.45 feet to a point; thence with said center line N 84° 36' 50" E 312.45 feet to a point; thence with said center line N 88° 32' 32" E 33.71 feet to a point; thence S 46° 34' 26" E 42.55 feet to an iron rod set on the southern right-of-way line of Highway 70; thence with said right-of-way line S 87° 35' 49" E 241.07 feet to an iron rod set; thence with said right-of-way line S 86° 13' 57" E 1,500.95 feet to an iron rod set; thence with said right-of-way line S 73° 14' 36" E 309.16 feet to an iron pipe found; thence with said right-of-way line S 60° 13' 17" E 1,701.37 feet to the northeast corner of said Lot #1; thence with the eastern line of said Lot #1 the following three (3) courses and distances: 1) S 03° 36' 07" W 467.44 feet to an iron rod set, 2) S 89° 45' 06" E 175.42 feet to an iron pipe found, and 3) S 02° 29' 17" W 1,287.08 feet to an iron rod found at the southeast corner of said Lot #1; thence with the southern line of said Lot #1 the following nine (9) courses and distances: 1) N 88° 43' 52" W 707.14 feet to an iron pipe found, 2) N 88° 14' 50" W 560.62 feet to an iron pipe found, 3) N 85° 56' 44" W 2,484.77 feet to an iron pipe found in the eastern right-of-way line of Birch Creek Road (NCSR 3048), 4) N 02° 54' 41" E 108.85 feet with said right-of-way line to an iron rod set at the southern terminus of that road closing recorded at Deed Book 8093, Pages 1797-1798, 5) N 84° 23' 47" W 30.97 feet along said terminus to a point, 6) N 88° 44' 14" W 29.07 feet along said terminus to a point, 7) N 88° 44' 14" W 251.09 feet to

an iron rod set, 8) S 02° 23' 46" W 199.99 feet to an iron pipe found in the northern line of Wagoner Property, as recorded at Plat Book 190, Page 30, and 9) N 88° 44' 04" W 1,390.12 feet to the southwest corner of said Lot #1; thence with the western line of said Lot #1 the following five (5) courses and distances: 1) N 01° 07' 21" E 1,006.69 feet to an iron rod set, 2) N 87° 19' 54" W 577.78 feet to an iron rod set, 3) N 28° 09' 54" W 334.74 feet to an iron rod found, 4) N 86° 15' 22" W 251.78 feet to an iron rod set, and 5) N 01° 43' 14" W 1,295.58 feet to the point and place of BEGINNING, and containing 338.688 acres. All plats, deeds, and road closings 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 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 December 20, 2022.