

## AMENDING OFFICIAL ZONING MAP

9064 WEST MARKET STREET, GENERALLY DESCRIBED AS NORTHEAST OF WEST MARKET STREET AND NORTHWEST OF SANDY RIDGE 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 AG (Agricultural)** to **City LI (Light Industrial)**

The area is described as follows:

Beginning at an old iron control in the existing Greensboro corporate limits (as of December 31, 2022), said point being in the northern line of City of Greensboro Annexation Area 2008-2, as described in Ordinance Number 07-282, said point also being the southeast corner of Lot 3 of Property of William W. Linville and wife Mary B. Linville, as recorded in Plat Book 90, Page 42; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS N 84° 58' 47" W 416.70 feet to a point; thence N 82° 52' 00" W 90.45 feet to a point; thence S 57° 09' 57" W 118.56 feet to a point; thence N 42° 45' 11" W 183.00 feet to an existing iron pipe in the eastern line of Colfax Elementary School; thence N 47° 11' 10" E 252.37 feet to an existing iron pipe; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with the southern line of Patricia J. Bull, as recorded in Deed Book 1206, Page 554, N 89° 44' 40" E 204.57 feet to an existing iron pipe at the southwest corner of Colfax Development Company, LLC, as recorded in Deed Book 6000, Page 1936; thence S 88° 30' 09" E 387.89 feet to an existing iron pipe; thence the S 08° 42' 32" W 269.76 feet to the point and place of BEGINNING, containing approximately 4.07 acres.

All deeds and plats 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 March 21, 2023.