

## AMENDING OFFICIAL ZONING MAP

2300 Z4 HUFFINE MILL ROAD AND A PORTION OF INTERSTATE 840 RIGHT OF WAY,  
GENERALLY DESCRIBED AS THE SOUTH OF HUFFINE MILL ROAD AND EAST OF  
AND INCLUDING INTERSTATE 840

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) to **City HI** (Heavy Industrial)

The area is described as follows:

BEGINNING at a point in the existing Greensboro city limit line (as of May 31, 2023), said point being the northeast corner of property of the NC Department of Transportation, as recorded in Deed Book 7542, Page 548, in the Office of the Register of Deeds of Guilford County; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS along the eastern line of said property S 04° 25' 54.1" W 644.769 feet to the southeast corner of said property; thence with the southern line of said property N 86° 41' 58.4" W 226.646 feet to a point on the eastern right-of-way line of Interstate Highway 840; thence crossing I-840 in a westerly direction along the existing city limit line approximately 500 feet to a point on the western right-of-way line of I-840; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with the western right-of-way line of I-840 the following three (3) courses and distances: 1) N 30° 32' 59" W approximately 200 feet to a NCDOT monument, 2) N 00° 45' 13" E 306.39 feet to a NCDOT monument, and 3) N 00° 41' 53" E 91.90 feet to a NCDOT monument; thence in an easterly direction, crossing I-840, approximately 740 feet to the northwest corner of said property of the NC Department of Transportation; thence with the northern line of said property S 84° 39' 58.4" E 125.687 feet to the point and place of BEGINNING, and containing approximately 11.73 acres.

Section 2. This property will be perpetually bound to the uses authorized and subject to the development standards of the **HI (Heavy 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 August 15, 2023.