

## AMENDING OFFICIAL ZONING MAP

1326 SEMINOLE DRIVE AND PORTION OF 1041 BATTLEGROUND AVENUE,  
GENERALLY DESCRIBED AS NORTHWEST OF BENJAMIN PARKWAY, EAST OF  
WHILDEN PLACE AND NORTEAST OF SEMINOLE DRIVE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

**Section 1.** The Official Zoning Map is hereby amended by rezoning from **R-5** (Residential Single Family - 5) and **RM-18** (Residential Multifamily – 18) to **CD-LI** (Conditional District Light Industrial)

The area is described as follows:

Beginning at an existing 1/2" rebar, lying in the northeastern margin of Seminole Drive, being the southernmost corner of herein described Tract #1, being a northwestern portion of (Guilford County Parcel Number 6562) as shown on a map entitled "Property of: City of Greensboro – Site: Mitchell Water Treatment Plant – CORRECTION PLAT – UPDATED 09/30/2024" and recorded in Plat Book 216, Page 124 in the Office of the Register of Deeds of Guilford County, NC; thence along Seminole Drive the following four (4) courses and distances: 1) North 60°09'42" West 52.74 feet to an existing 1" iron pipe being the southeastern property corner of City of Greensboro, a NC Municipal Corporation (GCPN 6561) as described and recorded in Deed Book 8854, Page 887 and being Lot 1 on a map titled "Subdivision of City Property No. 812-159 / COG F-18" and recorded in Plat Book 12, Page 35 in above said Deed Registry; thence 2) South 70°46'43" East 75.15 feet to an existing 1" iron pipe being the southwestern property corner of GCPN 6561; thence 3) North 78°24'44" West 59.72 feet to an existing 1" iron pipe; thence 4) North 78°39'28" West 60.05 feet to an existing 1" iron pipe at the northeastern margin intersection of Seminole Drive and Whilden Place; thence leaving Seminole Drive along the eastern margin of Whilden Place North 11°20'33" East 149.62 feet to a new 1/2" rebar; thence North 78°36'29" West 5.16 feet to an existing 1" iron pipe; thence North 01°21'21" East 54.74 feet to an existing 1/2" iron pipe; thence North 14°05'12" West 54.92 feet to a point; thence North 30°31'08" West 1.42 feet to an existing 1" iron pipe; thence leaving Whilden Place North 68°09'53" East 240.53 feet to an existing rebar; thence South 50°06'51" East 150.35 feet to a new 1/2" rebar; thence South 78°37'10" East 136.58 feet (into the right-of-way of Norfolk Southern Railroad as described and recorded in Deed Book 8215, Page 1612 in above said Deed Registry) to an existing 1" iron pipe; thence South 54°03'12" East 10.28 feet to an existing 1/2" iron pipe; thence South 49°40'30" East 51.51 feet to an existing nail; thence South 53°18'55" East 2.31 feet to a new 1/2" rebar; thence leaving above said right-of-way of Norfolk Southern Railroad South 49°21'58" West 325.50 feet to a point; thence South 49°18'51" West 69.18 feet back to the point of beginning.

For further reference, see Plat Book 216, Page 124 on file with the Office of the Register of Deeds of Guilford County, NC.

**Section 2.** That the zoning amendment from R-5 (Residential Single Family - 5) and RM-18 (Residential Multifamily – 18) to CD-LI (Conditional District Light Industrial) is hereby authorized subject to the following use limitations and conditions:

1. No Outdoor Advertising Signs (Billboards) shall be permitted on the property.

**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 January 21, 2025.