

AMENDING OFFICIAL ZONING MAP

4410 BURLINGTON ROAD, GENERALLY DESCRIBED AS SOUTH OF BURLINGTON ROAD AND EAST OF WILLOWLAKE 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 RS-30** (Residential Single Family) and **County HB** (Highway Business) to **City CD-LI** (Conditional District Light Industrial)

The area is described as follows:

BEGINNING at a point in the existing Greensboro city limit line (as of November 30, 2024), said point being the southeast corner of that annexation approved in Ordinance No. 19-110, said point also being the southeast corner of Lot 1 of Estate of Lena Owen Isley, as recorded in Plat Book 99, Page 25; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS with the eastern line of said Lot 1 N 11° 40' W approximately 520 feet to a point on the southern right-of-way line of Burlington Road (US Highway 70); THENCE DEPARTING FROM THE EXISTING CITY LIMITS in an easterly direction along said right-of-way line approximately 200 feet to its intersection with the eastern line of Lot 11 of J. E. Sockwell Farm, as recorded in Plat Book 4, Page 92; thence with said eastern line S 06° 30' E approximately 920 feet to the southeast corner of said Lot 11; thence with the southern line of said Lot 11, being along the centerline of the Southern Railway right-of-way, S 85° 45' W approximately 200 feet to the southwest corner of said Lot 11; thence with the western line of said Lot 11 N 06° 30' W approximately 450 feet to the point and place of BEGINNING, containing approximately 4.4 acres. The plats referred to hereinabove are recorded in the Guilford County Register of Deeds Office.

SAVE AND EXCEPT that property described in a deed to the Department of Transportation recorded in Book 4504, Page 693, Guilford County Registry

Section 2. That the zoning amendment from County RS-30 (Residential Single Family) and County HB (Highway Business) to City CD-LI (Conditional District Light Industrial) is hereby authorized subject to the following use limitations and conditions:

1. Building height shall not exceed 50 (fifty) feet.

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 February 18, 2025.