

AMENDING OFFICIAL ZONING MAP

4428 BURLINGTON ROAD AND PORTION OF BURLINGTON ROAD RIGHT OF WAY,
GENERALLY DESCRIBED AS WEST OF INTERSTATE 840 AND SOUTH OF
BURLINGTON 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 LI** (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 intersection of the eastern line of Lot 1 of Estate of Lena Owen Isley, as recorded in Plat Book 99, Page 25, and the southern right-of-way line of Burlington Road (US Highway 70); THENCE PROCEEDING WITH THE EXISTING CITY LIMITS in a northerly direction approximately 100 feet to a point on the northern right-of-way line of Burlington Road; thence in an easterly direction along said northern right-of-way line approximately 400 feet to its intersection with the western right-of-way line of Interstate 840; thence in a southerly direction with said I-840 right-of-way line approximately 1,050 feet to its intersection with the southern line of Lot 13 of J. E. Sockwell Farm, as recorded in Plat Book 4, Page 92; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with the southern lines of Lots 13 and 12 on said plat, being along the centerline of the Southern Railway right-of-way, S 85° 45' W approximately 360 feet to the southwest corner of said Lot 12; thence with the western line of said Lot 12 N 06° 30' W approximately 920 feet to its intersection with the southern right-of-way line of Burlington Road; thence in a westerly direction with said southern right-of-way line approximately 200 feet to the point and place of BEGINNING, containing approximately 5.2 acres. The plats referred to hereinabove are recorded in the Guilford County Register of Deeds Office.

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 February 18, 2025.