

AMENDING OFFICIAL ZONING MAP

4712 HICONE ROAD, GENERALLY DESCRIBED AS SOUTH OF HICONE ROAD AND
EAST OF RANKIN MILL 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 CZ-LB** (Conditional Zoning Limited Business) to **City CD-C-M** (Conditional District Commercial Medium)

The area is described as follows:

Beginning at a new iron pipe in the existing Greensboro satellite city limits (as of May 31, 2025), said point being on the southern right-of-way line of Hicone Road (N.C.S.R. 2565) and being the northeast corner of Lot 2 of Dollar General, as recorded in Plat Book 175, Page 51; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS with the eastern line of said Lot 2 S 28°51'00" E 228.50 feet to an existing iron pipe at the southeast corner of Lot 2; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with the southern line of Lot 2 the following three (3) courses and distances: 1) S 63°28'14" W 193.62 feet to a new iron pipe, 2) S 63°18'36" W 16.02 feet to a new iron pipe; and 3) S 61°23'43" W 104.48 feet to a new iron pipe at the southwest corner of Lot 2; thence with the western line of Lot 2 N 11°56'30" W 301.50 feet to a new iron pipe at the northwest corner of Lot 2, said corner being on the southern right-of-way line of Hicone Road; thence with said southern right-of-way line the following two (2) courses and distances: 1) N 78°09'59" E 100.32 feet to a new iron pipe, and 2) N 78°00'34" E 136.18 feet to the POINT AND PLACE OF BEGINNING, being all of said Lot 2 and containing 1.6323 acres. The plat referred to hereinabove is recorded in the Guilford County Register of Deeds Office.

Section 2

That the zoning amendment from County RS-30 (Residential Single Family) to City CD-RM-18 (Conditional District Residential Multi-family - 18) is hereby authorized subject to the following use limitations and conditions:

1. Uses shall include all uses permitted in the Commercial – Medium zoning district EXCEPT the following: Group Living Facilities; Animal Shelters; Cemeteries; Temporary and Emergency Shelters; Shooting Ranges; Amusement and Water Parks; Fairgrounds; Campgrounds and Recreational Vehicle Parks; Bars, Nightclubs, and Brewpubs; Pawnshops; Sexually Oriented Businesses; Laundry and Dry Cleaning Plants;

Warehousing; Junked Motor Vehicles; Land Clearing and Inert Debris Landfills; and Portable Storage Units.

2. There shall be no new vehicular access from the subject property to Hicone Road.

Section 3

This property will be perpetually bound to the uses authorized and subject to the development standards of the **CD-C-M (Conditional District Commercial Medium)** 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 July 15, 2025.