

AMENDING OFFICIAL ZONING MAP

PORTION OF GARDEN VILLAGE WAY RIGHT OF WAY, GENERALLY DESCRIBED AS
THE EASTERN RIGHT OF WAY LINE OF OLD OAK RIDGE ROAD EXTENDING
EASTWARD APPROXIMATELY 500 FEET.

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 CU-PD-M (Conditional Use Planned Development Mixed) to City LI (Light Industrial).

The area is described as follows:

BEGINNING at a point in the existing Greensboro city limits (as of September 30, 2019), said point being the southern corner of Lot 3 of Recombination Plat for Lot #2 & Lot #3, New Garden Village, as recorded at Plat Book 196, Page 79; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with the northwestern right-of-way line of Garden Village Way (private street) S 18° 22' 13" W 44.87 feet to a point; thence continuing with said right-of-way line 118.41 feet along a curve to the right with a radius of 415.00 feet and a chord bearing of S 26° 34' 20" W to the easternmost corner of Lot 1 of New Garden Village, Section 1, as recorded at Plat Book 148, Page 69; thence continuing with said right-of-way line 73.27 feet along a curve to the right with a radius of 415.00 feet and a chord bearing of S 39° 50' 19" W to a point; thence continuing with said right-of-way line S 50° 23' 02" W 147.90 feet to a point; thence continuing with said right-of-way line S 47° 53' 23" W 74.71 feet to the southernmost corner of said Lot 1; thence crossing Garden Village Way S 29° 11' 32" E 70.50 feet to the westernmost corner of Lot 19 as shown on the Unified Development Plan for New Garden Village Lot 19, as recorded at Plat Book 182, Page 103, a point in the existing Greensboro city limits; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS in a northeasterly direction with the southeastern right-of-way line of Garden Village Way approximately 500 feet to a point on the northwestern line of Lot 6 of New Garden Village, Section 1; thence N 69° 49' 38" W approximately 50 feet to the point and place of BEGINNING, and containing approximately 0.63 acres.

All plats referred to hereinabove are recorded in the Office of the Register of Deeds of Guilford County.

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 January 21, 2020.