

AMENDING OFFICIAL ZONING MAP

5594 AND 5598 GARDEN VILLAGE WAY, GENERALLY DESCRIBED AS
NORTHWEST OF GARDEN VILLAGE WAY AND NORTHEAST OF
OLD OAK RIDGE 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 CU-PD-M (Conditional Use Planned Development Mixed) to City CD-LI (Conditional District 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 western corner of Lot 3 of Recombination Plat for Lot #2 & Lot #3, New Garden Village, as recorded at Plat Book 196, Page 79; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS with the southwestern line of Lot 3 S 63° 02' 17" E 72.34 feet to a new iron pipe; thence with the southwestern line of Lot 3 S 69° 49' 38" E 147.73 feet to a new iron pipe at the southern corner of Lot 3; 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 with the southwestern line of Lot 1 N 29° 11' 32" W 131.25 feet to the westernmost corner of Lot 1; thence with the northwestern line of Lot 1 N 29° 38' 04" E 93.21 feet to a right-of-way monument; thence with said northwestern line and the northwestern line of Lot 2 of said Recombination Plat N 22° 03' 40" E 225.37 feet to a right-of-way monument; thence with the northwestern line of Lot 2 N 25° 27' 40" E 31.50 feet to the point and place of BEGINNING, and containing 1.725 acres.

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

Section 2. That the zoning amendment from County CU-PD-M (Conditional Use Planned Development Mixed) to City CD-LI (Conditional District Light Industrial) is hereby authorized subject to the following use limitations and conditions:

1. All uses allowed in the LI zoning district except the following: manufactured home sales, truck stops, laundry and dry cleaning plants, car washes, sheet metal shops, tractor trailer leasing and service, welding, machine and tool repair shops, and convenience stores with or without fuel pumps.

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, 2020.