

AMENDING OFFICIAL ZONING MAP

5672-5696 MILLSTREAM ROAD, SOUTH OF MILLSTREAM ROAD AND WEST OF VILLAGE 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 LI** (Light Industrial) to **City CD-LI** (Conditional District Light Industrial).

The area is described as follows:

BEGINNING at a point marking the northeastern corner of Carolina Tractor and Equipment Co., Lots 9-11, Millstream Business Park, Section 2, Phase 1 as shown on a map recorded in Plat Book 149 Page 120 in the office of the Register of Deeds of Guilford County, North Carolina, said beginning point being located North 84°15'00" East 356.26 feet from the PC into Roosevelt Court, said beginning point also being in the southern margin of Millstream Road (State Road 3143); thence running said southern margin of said Millstream Road (State Road 3143) North 84°15'00" East 812.46 feet to a point marking the northwestern corner of Southern Log Homes Realty, LLC, Lot 1, Millstream Business Park, Section 1, Phase 1 as shown on a map recorded in Plat Book 124 Page 18 in said Guilford County Registry; thence along the western line of said Southern Log Homes Realty, LLC South 19°56'00" West 237.79 feet to a point marking the southwestern corner of said Southern Log Homes Realty, LLC; thence along the southern line of said Southern Log Homes Realty, LLC North 84°19'37" East 300.44 to a point in the western line of Arthur Jerome Williamson as recorded and described in Deed Book 1293 Page 0303 in said Guilford County Registry; thence along said western line of said Williamson South 19°51'30" West 543.81 feet to a point in the northern line of property owned by Guilford County as recorded and described in Deed Book 4706 Page 0926 in said Guilford County Registry; thence along said northern line of said Guilford County, the following three (3) courses and distances: 1) North 72°50'09" West 82.91 feet to a point; thence 2) South 74°51'14" West 269.98 feet to a point; thence 3) South 36°44'58" West 409.22 feet to a point in the eastern line Drainageway & Open Space & Utility Easement, Guilford County as shown on said map recorded in said Plat Book 149 Page 120 and as recorded and described in Deed Book 6142 Page 2077 in said Guilford County Registry; thence along said eastern line of said Drainageway & Open Space & Utility Easement, Guilford County the following seven (7) courses and distances: 1) North 43°20'59" West 50.19 feet to a point; thence 2) North 23°23'50" West 66.12 feet to a point; thence 3) North 21°58'04" East 346.31 feet to a point; thence 4) North 04°06'49" East 81.43 feet to a point; thence 5) North 43°15'52" West 54.44 feet to a point; thence 6) North 48°55'08" West 131.02 feet to a point; thence 7) South 62°04'18" West 25.53 feet to a point in said eastern line of said Carolina Tractor and Equipment Co.; thence along said Carolina Tractor and Equipment Co., said Lots 10-9 the following two (2) courses and distances; 1) North 28°56'47" West 190.07 feet to a point; thence 2) North 20°21'04" West 232.73 feet to the point and place of BEGINNING containing approximately 12.547 acres, more or less, being all that portion of Guilford County PIN 8814508354, south of said Millstream Road (State Road 3143).

Section 2. That the zoning amendment from **County LI** (Light Industrial) to **City CD-LI** (Conditional District Light Industrial) is hereby authorized subject to the following use limitations and conditions:

1. Uses limited to automobile/ recreational vehicle sales and service with a retail component.
2. Maximum building size limited to 45,000 square feet of useable floor space.

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the **CD-LI** (Conditional District Residential Single Family) 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 November 18, 2014.