

AMENDING OFFICIAL ZONING MAP

4716 HICONE ROAD, GENERLALY DESCRIBED AS SOUTH OF HICONE ROAD AND WEST OF CHINABERRY PLACE

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)** to **City CD-C-L (Conditional District Commercial Low)**.

The area is described as follows:

“BEGINNING at the northwest corner of Lot 87 of Burlwood, Section 7, recorded at Plat Book 70, Page 98; thence with the southern right-of-way line of Hicone Road N 78° 04' E 205.09 feet to the northeast corner of said lot; thence with the east line of said lot S 11° 56' E 220.0 feet to the southeast corner of said lot; thence with the south line of said lot S 69° 49' W 133.74 feet to the southwest corner of said lot; thence with the west line of said lot N 28° 51' W 250 feet to the point and place of BEGINNING, being all of said Lot 87, and containing approximately 0.89 acres. The plat referred to hereinabove is recorded in the Office of the Register of Deeds of Guilford County.”

Section 2. That the zoning amendment from **County RS-30 (Residential Single Family)** to **City CD-C-L (Conditional District Commercial Low)** is hereby authorized subject to the following use limitations and conditions:

1. Maximum building square footage shall be 5,000 square feet.

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the **CD-C-L (Conditional District Commercial Low)** 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 August 15, 2017.