

## AMENDING OFFICIAL ZONING MAP

### 4209 BURLINGTON ROAD AND 109-115 FLEMINGFIELD ROAD, GENERLALY DESCRIBED AS NORTH OF BURLINGTON ROAD AND EAST OF ELSIELEE 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 RS-30 (Single Family Residential)** to **City CD-O (Conditional District Office)**.

The area is described as follows:

“BEGINNING at a point in the existing Greensboro city limits (as of October 31, 2017), said point being the northwest corner of Lot 28 of Property of Elsie B. Lee, as recorded in Plat Book 11, Page 92; THENCE PROCEEDING WITH THE EXISTING GREENSBORO CITY LIMITS S 86° 29' 12" E approximately 7.10 feet along the north line of said Lot 28 to an existing iron pipe; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with the north lines of Lots 28-37 on said plat S 83° 00' E approximately 260.6 feet to the northeast corner of said Lot 37; thence with the east line of said Lot 37 S 06° 31' W 300.1 feet to an iron stake in the western right-of-way line of Flemingfield Road (S. R. #2848); thence with said right-of-way line S 06° 50' 30" W 160.0 feet to an iron pipe; thence continuing with said right-of-way line in a southerly direction approximately 100 feet to a point in the existing city limits; THENCE PROCEEDING WITH THE EXISTING GREENSBORO CITY LIMITS in a westerly direction approximately 260 feet to a point on the eastern right-of-way line of Elsielee Road (S. R. #2849); THENCE DEPARTING FROM THE EXISTING GREENSBORO CITY LIMITS with said eastern right-of-way line N 07° 05' 20" E approximately 170 feet to an existing iron pipe; thence continuing with said eastern right-of-way line N 05° 38' E 160.00 feet to an iron pipe; thence N 83° 29' W a short distance with the south line of property of Bryant Brothers, as recorded in Deed Book 7841, Page 2972, to an iron stake at the southwest corner of said property; thence with the west line of Lot 28 of Property of Elsie B. Lee N 05° 39' E 300 feet to the point and place of BEGINNING, and containing approximately 3.4 acres. All pleats and deeds referred to hereinabove are 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-O (Conditional District Office)** is hereby authorized subject to the following use limitations and conditions:

1. Building square footage shall not exceed 25,000 square feet.
2. Maximum building height shall not exceed three (3) stories.
3. There shall be no driveway cuts on Burlington Road.

**Section 3.** This property will be perpetually bound to the uses authorized and subject to the development standards of the **CD-O (Conditional District Office)** 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 March 20, 2018.