

AMENDING OFFICIAL ZONING MAP

3618 MCCONNELL ROAD, GENERALLY DESCRIBED AS SOUTH OF MCCONNELL ROAD AND NORTH OF INTERSTATE 40/BUSINESS 85

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 AG (Agricultural)** 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 January 31, 2019), said point being the intersection of the northern right-of-way line of Business I-85 and I-40 and the eastern property line of Joanne S. Mason, as recorded in Deed Book 1707, Page 396 in the Office of the Register of Deeds of Guilford County; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with Mason's eastern line N 23° 44' 02" W 311.30 feet to a ½" new iron pipe, being the southernmost corner of John E. and Angela L. Welch, as recorded in Deed Book 6001, Page 2270 in the Office of the Register of Deeds of Guilford County; thence with Welch's eastern line N 01° 47' 46" E 1,016.11 feet to a ¾" existing iron pipe in the southern right-of-way line of McConnell Road (S.R. 3000); thence S 87° 41' 31" E 628.45 feet with said right-of-way line to its intersection with the existing city limit line; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS S 01° 11' 02" E 1,213.75 feet to the northern right-of-way line of Business I-85 and I-40; thence with said right-of-way line the following two (2) courses and distances: (1) S 83° 44' 32" W 498.70 feet to a concrete right-of-way monument and (2) S 83° 23' 48" W 64.18 feet to the point and place of BEGINNING, and containing 18.721 acres.

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

1. All uses allowed in the Light Industrial (LI) zoning district except Passenger Terminals (includes Bus and Rail Terminals); Eating and Drinking Establishments; Dry Cleaning Pick Up/Drop Off with drive through facilities; Overnight Accommodations (Single Occupancy Residences).

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 May 21, 2019.