

AMENDING OFFICIAL ZONING MAP

3712, 3724 AND 3742 MCCONNELL ROAD, GENERALLY DESCRIBED AS SOUTH OF MCCONELL 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 on the existing Greensboro city limit line (as of December 31, 2018), said point being in the eastern line of that 37.81-acre annexation effective April 30, 2008 and in the southern right-of-way line of McConnell Road; THENCE DEPARTING FROM THE EXISTING CITY LIMITS in an easterly direction along the southern right-of-way line of McConnell Road approximately 1,050 feet to its intersection with the northwestern right-of-way line of the Interstate 40 on-ramp; thence in a southwesterly direction with the northwestern right-of-way line of the Interstate 40 on-ramp approximately 1,300 feet to its intersection with the existing city limit line; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS in a northerly direction approximately 930 feet to the point and place of BEGINNING, and containing approximately 14.8 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 permitted LI zoning district permitted except the following: Laundry and Dry Cleaning Plants; Sheet Metal Shop and Welding, Machine and Tool Repair Shop
2. Applicant shall install a Type A buffer along the western line of the subject property.

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.