

## AMENDING OFFICIAL ZONING MAP

**4501 OLD BURLINGTON ROAD, GENERLALY DESCRIBED AS NORTH OF OLD BURLINGTON ROAD, EAST OF WILLOWLAKE ROAD AND SOUTH OF BURLINGTON 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 HB (Highway Business)** and **County CU-HB (Conditional Use Highway Business)** to **City CD-LI (Conditional District Light Industrial)**.

The area is described as follows:

BEGINNING at the intersection of the south right-of-way line of Burlington Road and the eastern line of Lot 1 of Estate of Lena Owen Isley, as recorded in Plat Book 99, Page 25 in the Office of the Register of Deeds of Guilford County; thence with the eastern line of said Lot 1 S 11° 40' E approximately 500 feet to the southeast corner of said Lot 1; thence with the southeastern line of said Lot 1 S 42° 38' W 245.00 feet to the southernmost corner of said Lot 1; thence with the northeast right-of-way line of Old Burlington Road N 57° 27' W 148.92 feet to its intersection with the east right-of-way line of Willowlake Road; thence in a northerly direction with said east right-of-way line approximately 600 feet to its intersection with the south right-of-way line of Burlington Road; thence in an easterly direction with said south right-of-way line approximately 230 feet to the point and place of BEGINNING, containing approximately 4.02 acres.

**Section 2.** That the zoning amendment from **R-5 (Residential Single Family - 5)** to **CD-RM-18 (Conditional District Residential Multifamily - 18)** is hereby authorized subject to the following use limitations and conditions:

1. All uses permitted in the LI district except: animal shelters, cemeteries, daycare, craft distillery, equipment repairs, laundry and dry cleaning plants, maintenance yards, medical and dental labs, microbrewery, pest and termite control services, printing and publishing, sheet metal shops, truck servicing or rental welding machine and tool shops, passenger terminals, social service facilities, utility equipment and storage yards, waste water treatment facilities, amusement parks, campgrounds, shooting ranges, commercial parking facilities, bars, nightclubs, kennels, self-storage, automobile repair services, warehouse and storage and trucking terminals.

**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 August 20, 2019.