

## AMENDING OFFICIAL ZONING MAP

### PORTION OF BURLINGTON ROAD RIGHT OF WAY, GENERALLY DESCRIBED AS EAST OF WILLOWLAKE ROAD AND WEST OF I-840

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 CU-HB (Conditional Use Highway Business)** to **City LI (Light Industrial)**.

The area is described as follows:

BEGINNING at a point in the existing Greensboro city limit line (as of April 30, 2019), said point being the southwest corner of that annexation approved in Ordinance No. 15-031, said point being in the roadbed of Willowlake Road (NCSR No. 2828); THENCE PROCEEDING WITH THE EXISTING CITY LIMITS N 87° 47' 30" E 31.30 feet to a right-of-way monument; thence with the northeast corner right-of-way line of Burlington Road (US Highway 70) and Willowlake Road S 48° 23' 42" E 47.90 feet to a right-of-way monument; thence with the north right-of-way line of Burlington Road N 89° 47' 57" E 160.48 feet to a right-of-way monument; thence continuing with said right-of-way line S 89° 29' 20" E 100.00 feet to a point; THENCE DEPARTING FROM THE EXISTING CITY LIMITS in a southerly direction approximately 140 feet to 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 said south right-of-way line in a westerly direction approximately 230 feet to its intersection with the current east right-of-way line of Willowlake Road; thence in a southerly direction with said east right-of-way line approximately 150 feet to its intersection with the western line of said Lot 1; thence with the former east right-of-way line of Willowlake Road N 08° 32' W approximately 220 feet to a point within the right-of-way near the southeast corner of the intersection of Burlington Road and Willowlake Road; thence in a northwesterly direction approximately 140 feet to the point and place of BEGINNING, containing approximately 0.7 acres.

**Section 2.** This property will be perpetually bound to the uses authorized and subject to the development standards of the **LI (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 3.** 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 4.** This ordinance shall be effective on August 20, 2019.