

AMENDING OFFICIAL ZONING MAP

4626 HICONE ROAD, GENERALLY DESCRIBED AS
SOUTH OF HICONE ROAD AND WEST OF RANKIN MILL 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 CU-GO-M (Conditional Use General Office Moderate) to City C-M (Commercial Medium).

The area is described as follows:

BEGINNING at an existing iron pipe in the existing (as of May 31, 2019) satellite Greensboro city limits, said point being the southeast corner of Lot 1 of Exclusion Map – Property of Bryant, Sutphin Properties, LLC & Bryant Properties, recorded in Plat Book 171, Page 104; THENCE DEPARTING FROM THE EXISTING SATELLITE CITY LIMITS with the eastern line of said Lot 1 N 05° 46' 20" E 161.05 feet to the northeast corner of said Lot 1, said corner being on the southern right-of-way line of Hicone Road (SR # 2565); thence continuing N 05° 46' 20" E 41.95 feet to a computed point near the centerline of Hicone Road; thence S 86° 03' 07" E 656.93 feet to a computed point near the centerline of Hicone Road; thence S 02° 57' 20" W 54.73 feet to an existing iron rebar at the northwest corner of Lot 4 of Property of Hicone Properties, LLC, recorded in Plat Book 131, Page 109, said point being in the existing Greensboro satellite city limits; THENCE PROCEEDING WITH THE EXISTING SATELLITE CITY LIMITS S 02° 57' 20" W 148.27 feet to the southeast corner of property of Dorothy W. Carson, Trustee, recorded in Deed Book 5268, Page 1518, also being the northeast corner of Greensboro Housing Authority, recorded in Deed Book 7366, Page 147; thence with the northern line of said Greensboro Housing Authority N 86° 02' 44" W 666.91 feet to the point and place of BEGINNING, containing approximately 3.084 acres. All deeds and plats referred to hereinabove are recorded in the Office of the Register of Deeds of Guilford County.

Section 2. This property will be perpetually bound to the uses authorized and subject to the development standards of the C-M (Commercial Medium) 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 December 17, 2019.