

AMENDING OFFICIAL ZONING MAP

4490 CHICKASHA DRIVE, GENERALLY DESCRIBED AS SOUTH OF CHICKASHA DRIVE AND WEST OF SUMMIT AVENUE

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 **CU-HI (Conditional Use Heavy Industrial)** to **CD-HI (Conditional District Heavy Industrial)**

The area is described as follows:

BEGINNING at a point, said point being the northwest corner of Lot 2 of the "Final Plat: Redivision of Lots 4, 5 and 6, Brown Summit Industrial Park" as recorded in Plat Book 158 on Page 122, thence proceeding with the western line of said Lot 2 S 01°19'27" W a distance of 586.95 feet to a point, said point being the southeast corner of Lot 1 of said Redivision plat, and said point also being along the northern line for Lot 2 of said Redivision plat; thence proceeding along the northern line of said Lot 2 N 89°29'36" W a distance of 430.89 feet to a point, said point being along the eastern right-of-way for Kiowa Court (60-foot width); thence proceeding along the eastern right-of-way for Kiowa Court N 02°34'59" W a distance of 532.36 feet to a point, thence proceeding with a curve to the right having a radius of 30.00 feet and a chord bearing and distance of N 42° 25' 01" E 42.426 feet and an arc length of 47.124 feet to a point, said point being along the southern right-of-way line for Chickasha Drive (60-foot width); thence proceeding along the southern right-of-way for Chickasha Drive N 87°25'01" E a distance of 440.26 feet to the POINT AND PLACE OF BEGINNING, containing an area of 5.93 acres, more or less. The deeds referred to hereinabove are recorded in the Office of the Register of Deeds of Guilford County.

Section 2. That the zoning amendment from County CU-HI (Conditional Use Heavy Industrial) to CD-HI (Conditional District Heavy Industrial) is hereby authorized subject to the following use limitations and condition:

1. Building height shall not exceed 50 feet.

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the **CD-HI (Conditional District Heavy 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 January 19, 2021.