

AMENDING OFFICIAL ZONING MAP

PORTION OF 4000 PRESBYTERIAN ROAD AND PORTION OF PRESBYTERIAN ROAD
RIGHT OF WAY, GENERALLY DESCRIBED AS WEST OF PRESBYTERIAN ROAD AND
NORTH OF FOUST ROAD

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

Section 1. The Official Zoning Map is hereby amended by rezoning from County PI (Public and Institutional), County AG (Agricultural) and County RS-40 (Residential Single Family) to City PI (Public and Institutional)

The area is described as follows:

BEGINNING at a point in the existing Greensboro city limit line (as of March 31, 2022), said point being on the southern line of that 188.2-acre annexation described in Ordinance #20-053, said point being located on the northern right-of-way line of Presbyterian Road (NCSR #3330) 25.0 feet westwardly along said right-of-way line from the western line of Jeff Swanson, as recorded in Deed Book 5093, Page 614; THENCE PROCEEDING WITH THE EXISTING GREENSBORO CITY LIMITS eastwardly with said northern right-of-way line 25.0 feet to Swanson' western line; THENCE DEPARTING FROM THE EXISTING CITY LIMITS in an easterly direction with said northern right-of-way line approximately 290 feet to a point in Swanson' eastern line, said point being in the existing city limit line; THENCE PROCEEDING WITH THE EXISTING GREENSBORO CITY LIMITS with said northern right-of-way line approximately 410 feet to the western line of John B. Elkins, as recorded in Deed Book 7998, Page 2999; THENCE DEPARTING FROM THE EXISTING CITY LIMITS in an easterly direction with said northern right-of-way line approximately 230 feet to a point in the southern line of Elkins; thence with the eastern right-of-way line of Presbyterian Road in a southerly direction approximately 1,350 feet to a point on the northern line of Alamance Fire District, Inc.; thence N 82° 56' 03" W approximately 30 feet to a point in the centerline of Presbyterian Road; thence with said centerline N 03° 42' 47" W 252.98 feet to its intersection with the eastwardly projection of the northern right-of-way line of Foust Road; thence with said projection and said northern right-of-way line the following two (2) courses and distances: 1) N 84° 12' 00" W 266.05 feet to a point, and 2) N 84° 19' 34" W 526.19 feet to its intersection with the eastern right-of-way line of West Green Court; thence with said eastern right-of-way line the following three (3) courses and distances: 1) N 02° 28' 34" E 110.19 feet to a point, 2) N 01° 59' 54" E 78.09 feet to a point, and 3) N 02° 19' 31" E 478.97 feet to a point; thence with the northern terminus of North Green Court and the northern line of Lot 32 of Property of J. W. Hobbs, as recorded in Plat Book 24, Page 54, N 88° 59' 03" W 315.16 feet to a point in the eastern line of Alamance Forest, as recorded in Plat Book 23, Page 81; thence with said eastern line N 03° 09' 35" E 101.10 feet to the southernmost

corner of Kevin J. Smith and Jessica Coble, as recorded in Deed Book 8570, Page 1269; thence with Smith and Coble's southern and eastern lines the following four (4) courses and distances: 1) N 75° 22' 16" E 48.34 feet to a point, 2) N 23° 48' 05" E 139.69 feet to a point, 3) N 49° 36' 59" E 57.48 feet to a point, and 4) N 03° 09' 35" E 282.09 feet to a point in the centerline of Presbyterian Road; thence in a northerly direction approximately 30 feet to the point and place of BEGINNING, containing approximately 24.89 acres. The plats and deeds 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 PI (Public and Institutional) 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 June 21, 2022.