

AMENDING OFFICIAL ZONING MAP

PORTIONS OF LEABOURNE ROAD AND NC HIGHWAY 68 RIGHTS OF WAY

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 CZ-PDM (Conditional Zoning Planned Development Mixed)**, **County AG (Agricultural)** and **County RS-40 (Residential Single Family)** to **City C-M (Commercial Medium)**

The area is described as follows:

BEGINNING at a point in the existing Greensboro satellite city limit line (as of February 28, 2022), said point being in the northern line of that 6.36-acre annexation described in Ordinance #20-069 and in the western right-of-way line of NC Highway 68 North; THENCE PROCEEDING WITH THE EXISTING GREENSBORO CITY LIMITS in a northeasterly direction, crossing said highway, approximately 280 feet to a 5/8" rebar on the eastern right-of-way line of said highway; thence with a curve to the left having a radius of 11,590.00 feet and a chord bearing and distance of N 20° 46' 29" W 142.97 feet to an existing iron rod; thence continuing in a northerly direction with said right-of-way line approximately 304.50 feet to a point, said point being the southeast corner of that 105-acre annexation described in Ordinance #19-54; thence in a westerly direction across said highway approximately 300 feet to an iron pipe set at the intersection of the western right-of-way line of said highway and the northern right-of-way line of Leabourne Road, being the southeast corner of Lot 1 of Guilford Technical Community College (Northwest Campus), as recorded in Plat Book 180, Page 32; thence with said northern right-of-way line the following three (3) courses and distances: 1) S 71° 56' 22" W 30.29 feet to an IPS, 2) N 89° 00' 00" W 436.08 feet to an IPS, and 3) S 80° 51' 00" W 84.36 feet to an IPS in the eastern line of property of Verna Poyner, as recorded in Deed Book 4077, Page 1798; THENCE DEPARTING FROM THE EXISTING CITY LIMITS in a westerly direction with said northern right-of-way line approximately 133 feet to a point in Poyner's western property line; thence continuing in a westerly direction with said right-of-way line approximately 130 feet to an IPS in said northern right-of-way line, said point being in the existing city limits; THENCE PROCEEDING WITH THE EXISTING GREENSBORO CITY LIMITS with said right-of-way line the following four (4) courses and distances: 1) S 65° 43' 27" W 30.00 feet to an IPS, 2) with a curve to the left having a radius of 790.00 feet and a chord bearing and distance of S 47° 18' 15" W 291.72 feet to an IPS, 3) S 37° 48' 18" W 42.84 feet to a point, and 4) S 37° 48' 18" W 196.85 feet to the northeast corner of Duke Power Company, as recorded in Deed Book 3588, Page 1919; THENCE DEPARTING FROM THE EXISTING CITY LIMITS in a southeasterly direction, crossing Leabourne Road, approximately 60 feet to an existing iron rod on the southeastern right-of-way line of said road; thence with said right-of-way line in an easterly direction the following six (6) courses and

distances: 1) N 38° 12' 18" E 329.97 feet to an existing iron rod, 2) with a curve to the right having a radius of 735.00 feet and a chord bearing and distance of N 45° 20' 09" E 182.48 feet to an existing iron rod, 3) with a curve to the right having a radius of 570.00 feet and a chord bearing and distance of N 59° 03' 09" E 130.75 feet to an existing iron rod, 4) with a curve to the right having a radius of 745.56 feet and a chord bearing and distance of N 74° 05' 15" E 219.09 feet to a right-of-way monument, 5) S 56° 52' 30" E 117.89 feet to a right-of-way monument, and 6) S 89° 00' 00" E 376.88 feet to a right-of-way monument in the western right-of-way line of NC Highway 68 North; thence with said western right-of-way line the following three (3) courses and distances: 1) S 52° 12' 11" E 151.68 feet to a right-of-way monument, 2) with a curve to the right having a radius of 11,375.00 feet and a chord bearing and distance of S 21° 05' 47" E 263.25 feet to a right-of-way monument, and 3) S 20° 26' 00" E 169.98 feet to the point and place of BEGINNING, containing approximately 6.64 acres, all within street right-of-way. 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 **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 May 23, 2022.