AMENDING OFFICIAL ZONING MAP

1347, 1353 AND 1357 PLEASANT RIDGE ROAD AND 1025 NC HIGHWAY 68 NORTH, GENERALLY DESCRIBED AS WEST NC HIGHWAY 68 NORTH AND NORTH OF PLEASANT RIDGE 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 AG (**Agricultural), **County AG-SP** (Agricultural with a Special Use Permit), **County HB** (Highway Business) and **County RS-40** (Residential Single Family) to, **City CD-LI** (Conditional District Light Industrial)

The area is described as follows:

BEGINNING at a point in the existing (as of June 22, 2022) Greensboro satellite city limits, said point being the southeast corner of that satellite annexation approved in Ordinance #19-108; THENCE PROCEEDING WITH THE EXISTING CITY LIMIT LINE and following the center of a creek the following eight-nine (89) calls: 1) S 59° 07’ 06” W 12.54 feet to a point, 2) N 90° 00’ 00” W 14.00 feet to a point, 3) S 66° 00’ 00” W 26.00 feet to a point, 4) N 85° 00’ 00” W 20.00 feet to a point, 5) N 56° 00’ 00” W 31.00 feet to a point, 6) N 74° 00’ 00” W 14.60 feet to a point, 7) N 88° 10’ 03” W 173.30 feet to a point, 8) N 85° 00’ 00” W 7.09 feet to a point, 9) N 63° 00’ 00” W 24.00 feet to a point, 10) N 85° 00’ 00” W 19.00 feet to a point, 11) N 49° 00’ 00” W 13.00 feet to a point, 12) S 80° 00’ 00” W 14.00 feet to a point, 13) S 28° 00’ 00” W 16.00 feet to a point, 14) N 87° 00’ 00” W 14.00 feet to a point, 15) N 75° 00’ 00” W 27.00 feet to a point, 16) S 50° 00’ 00” W 19.00 feet to a point, 17) S 86° 00’ 00” W 18.00 feet to a point, 18) S 52° 00’ 00” W 24.00 feet to a point, 19) S 74° 00’ 00” W 28.00 feet to a point, 20) N 79° 00’ 00” W 32.00 feet to a point, 21) N 26° 00’ 00” W 14.00 feet to a point, 22) N 63° 00’ 00” W 8.00 feet to a point, 23) S 61° 00’ 00” W 21.00 feet to a point, 24) S 42° 00’ 00” W 20.00 feet to a point, 25) S 70° 00’ 00” W 17.00 feet to a point, 26) N 87° 00’ 00” W 12.00 feet to a point, 27) S 38° 00’ 00” W 18.00 feet to a point, 28) S 82° 00’ 00” W 15.00 feet to a point, 29) S 59° 00’ 00” W 17.00 feet to a point, 30) S 73° 00’ 00” W 17.00 feet to a point, 31) S 55° 00’ 00” W 40.00 feet to a point, 32) N 85° 00’ 00” W 19.00 feet to a point, 33) S 21° 00’ 00” W 45.00 feet to a point, 34) S 11° 00’ 00” W 21.00 feet to a point, 35) S 49° 00’ 00” W 23.00 feet to a point, 36) S 62° 00’ 00” W 20.00 feet to a point, 37) S 75° 00’ 00” W 20.00 feet to a point, 38) N 19° 00’ 00” W 16.00 feet to a point, 39) N 74° 00’ 00” W 8.00 feet to a point, 40) S 15° 00’ 00” W 9.00 feet to a point, 41) S 26° 00’ 00” W 14.00 feet to a point, 42) S 43° 00’ 00” W 22.00 feet to a point, 43) N 83° 00’ 00” W 20.00 feet to a point, 44) N 74° 00’ 00” W 27.00 feet to a point, 45) S 56° 00’ 00” W 10.00 feet to a point, 46) N 74° 00’ 00” W 27.00 feet to a point, 47) S 69° 00’ 00” W 22.00 feet to a point, 48) N 34°

00’ 00” W 14.00 feet to a point, 49) N 73° 00’ 00” W 28.00 feet to a point, 50) S 47° 00’ 00” W 14.00 feet to a point, 51) N 72° 00’ 00” W 20.00 feet to a point, 52) S 88° 00’ 00” W 12.00 feet to a point, 53) S 51° 00’ 00” W 18.00 feet to a point, 54) N 50° 00’ 00” W 11.00 feet to a point, 55) N 41° 00’ 00” W 12.00 feet to a point, 56) N 89° 00’ 00” W 9.00 feet to a point, 57) S 52° 00’ 00” W 9.00 feet to a point, 58) S 73° 00’ 00” W 13.00 feet to a point, 59) S 86° 00’ 00” W 16.00 feet to a point, 60) S 14° 00’ 00” W 23.00 feet to a point, 61) N 71° 00’ 00” W 13.00 feet to a point, 62) N 45° 00’ 00” W 11.00 feet to a point, 63) S 28° 00’ 00” W 25.00 feet to a point, 64) S 41° 00’ 00” W 14.00 feet to a point, 65) N 79° 00’ 00” W 8.00 feet to a point, 66) S 68° 00’ 00” W 34.00 feet to a point, 67) N 65° 00’ 00” W 15.00 feet to a point, 68) S 56° 00’ 00” W 17.00 feet to a point, 69) N 83° 00’ 00” W 9.00 feet to a point, 70) N 57° 00’ 00” W 8.00 feet to a point, 71) S 70° 00’ 00” W 30.00 feet to a point, 72) N 82° 00’ 00” W 20.00 feet to a point, 73) S 73° 00’ 00” W 40.00 feet to a point, 74) S 76° 00’ 00” W 12.00 feet to a point, 75) N 90° 00’ 00” W 50.00 feet to a point, 76) S 55° 00’ 00” W 16.00 feet to a point, 77) S 42° 00’ 00” W 15.00 feet to a point, 78) S 80° 00’ 00” W 10.00 feet to a point, 79) N 64° 00’ 00” W 14.00 feet to a point, 80) N 81° 00’ 00” W 10.00 feet to a point, 81) S 57° 00’ 00” W 9.00 feet to a point, 82) S 62° 00’ 00” W 15.00 feet to a point, 83) S 87° 00’ 00” W 24.00 feet to a point, 84) N 66° 00’ 00” W 7.00 feet to a point, 85) S 80° 00’ 00” W 8.00 feet to a point, 86) S 53° 00’ 00” W 14.00 feet to a point, 87) N 10° 00’ 00” W 5.00 feet to a point, 88) N 50° 00’ 00” W 6.00 feet to a point, and 89) S 86° 00’ 00” W 11.00 feet to a point; thence leaving the center of the creek S 13° 58’ 35” E 29.60 feet to an existing iron pipe at the northeast corner of Sanfords Creek – Phase Two, as recorded in Plat Book 192, Page 66; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with the eastern line of said Phase Two S 13° 58’ 10” E 1,186.77 feet to a stone at the southeast corner of said Phase Two, thence with the southern line of said Phase Two N 87° 26’ 00” W 128.24 feet to a new iron pipe in a branch, said iron pipe being at the northwest corner of Edgefield Road Partners, LLC , as recorded in Deed Book 7768, Page 1145, said point also being the northeast corner of Stephen Edward Rensi, as recorded in Deed Book 6739, Page 114; thence with the eastern line of Rensi S 04° 33’ 45” W 765.33 feet to an existing ½” iron pipe; thence continuing with Rensi’s eastern line S 31° 13’ 54” E 283.58 feet to an existing ½” iron pipe; thence continuing with Rensi’s eastern line S 31° 06’ 51” E 58.24 feet to a point on the eastern right-of-way of Brigham Road at its northern end on Woodfield, Phase 1, Map 2, as recorded in Plat Book 119, Page 145; thence with said right-of-way line S 28° 02’ 25” E 303.88 feet to a point on the northern line of Lot 20 of Woodfield, Phase 1, as re-recorded in Plat Book 133, Page 2; thence with the northern line of said Lot 20 along a curve to the right having a radius of 20.0 feet and a chord bearing and distance of N 16° 56’ 00” E 28.27 feet to a point; thence continuing with said northern line N 61° 54’ 25” E 378.79 feet to the northeast corner of said Lot 20; thence with the eastern line of said Lot 20 S 20° 27’ 30” E 214.09 feet to a point; thence continuing with said line S 51° 05’ 55” E 95.83 feet to the northeast corner of Lot 21 on said plat; thence with the eastern line of said Lot 21 S 38° 43’ 06” E 123.87 feet to a point; thence continuing with said eastern line S 28° 19’ 39” E 151.54 feet to the northwest corner of Lot 22 of Woodfield, Phase 1, Map 1, as recorded in Plat Book 119, Page 144;

thence with the northern line of said Lot 22 S 28° 19’ 40” E 11.17 feet to a point; thence continuing with the northern lines of Lots 22 and 23 on said Map 1 S 85° 20’ 30” E 255.93 feet to a point in the northern line of Lot 23; thence with the northern lines of Lots 23 and 24 on said Map 1 S 41° 37’ 55” E 209.10 feet to the northeast corner of said Lot 24, a point on the existing (as of June 22, 2022) city limit line; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS along the southern line of Edgefield Road Partners, LLC, as recorded in Deed Book 7768, Page 1145, N 01° 55’ 06” E 385.55 feet to an iron pipe found; thence continuing with said southern line of Edgefield Road Partners, LLC S 89° 40’ 49” E 694.64 feet to an iron pipe found in the western right-of-way line of Pleasant Ridge Road (NCSR 2133); thence with said right-of-way line N 21° 07’ 46” W 25.79 feet to a point; thence with said right-of-way line N 86° 04’ 05” E 145.75 feet to the southeast corner of said Edgefield Road Partners, LLC; thence in a northeasterly direction, crossing Interstate Highway 73 and NC Highway 68 (which separate petitioner’s property from the existing city limits in that direction) approximately 1,300 feet to a point located S 30° 05’ 42” E 850 feet from the northwest corner of Lot 1 of Allerton, as recorded in Plat Book 124, Page 97; thence along the western line of said Lot 1 N 30° 05’ 42” W 850 feet to the northwest corner of Lot 1 of Allerton; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with the northern line of a property owned by the North Carolina Department of Transportation, also being the southern line of property described in the Instrument of Combination recorded in Deed Book 8296, Page 2248, N 82° 48’ 29” W 238.67 feet to an old iron pin; thence in a westerly direction, crossing NC Highway 68 and Interstate Highway 73 (which separate petitioner’s property from the existing city limits in that direction) approximately 1,200 feet to an existing iron pipe at the intersection of the western right-of-way line of Interstate Highway 73 and the northern line of Edgefield Road Partners, LLC; thence with said western right-of-way line along a curve to the right having an arc length of 1,062.35 feet, a radius of 3,450.00 feet and a chord bearing and distance of N 10° 46’ 36” W 1,058.16 feet to an existing iron rod; thence with said western right-of-way line along a curve to the right having an arc length of 450.86 feet, a radius of 3,450.00 feet and a chord bearing and distance of N 01° 47’ 19” E 450.54 feet to the point and place of BEGINNING, containing 130.62 acres more or less.

The plats and 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 AG (Agricultural), County AG-SP (Agricultural with a Special Use Permit), County HB (Highway Business) and County RS-40 (Residential Single Family) to, City CD-LI (Conditional District Light Industrial) is hereby authorized subject to the following use limitations and conditions:

1. All permitted uses allowed in the LI zoning district, except for the following:
    a. Cemeteries;
    b. Shooting Ranges;

c. Funeral Homes and Crematoriums;
d. Recycling Processing Centers; and
e. Land Clearing and Inert Debris Landfills, Minor

2. The planting yard between the subject property and parcel number 97704 (1317 Pleasant Ridge Road) shall be increased to a Type A planting yard.

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the **CD-LI (Conditional District 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 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 August 16, 2022.