

AMENDING OFFICIAL ZONING MAP

PORTION OF 1511 PLEASANT RIDGE ROAD AND PORTION OF NC HIGHWAY 68 NORTH RIGHT OF WAY, GENERALLY DESCRIBED AS EAST OF NC HIGHWAY 68 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 LI** (Light Industrial)

The area is described as follows:

BEGINNING at a point on the existing Greensboro city limit line (as of June 22, 2022), said point being the southeast corner of Edgefield Road Partners, LLC, as recorded in Deed Book 7768, Page 1145; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS in a northeasterly direction, crossing Interstate Highway 73 and NC Highway 68 approximately 1,300 feet to a point, said point being 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 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 the following eight (8) courses and distances; 1) with a curve to the left having a radius of 3,450.00 feet and a chord bearing and distance of S 23° 19' 44" E 446.73 feet to a right-of-way corner, 2) S 45° 18' 14" E 177.11 feet to a new iron pipe, 3) S 45° 17' 05" E 33.70 feet to a point, 4) S 27° 01' 19" E 63.32 feet to a point, 5) S 27° 01' 19" E 383.72 feet to a new iron pipe, 6) S 27° 01' 07" E 106.38 feet to a new iron pipe, 7) S 27° 01' 19" E 169.36 feet to a new iron pipe, and 8) S 27° 01' 07" E 297.39 feet to the point and place of BEGINNING, containing 32.75 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. This property will be perpetually bound to the uses authorized and subject to the development standards of the **LI (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 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 August 16, 2022.