

## AMENDING OFFICIAL ZONING MAP

1317 PLEASANT RIDGE ROAD, GENERALLY DESCRIBED AS NORTH OF PLEASANT RIDGE ROAD AND EAST OF BRIGHAM ROAD

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 County AG-SP (Agricultural with Special Use Permit), County RS-40-SP (Residential Single Family with Special Use Permit) and City AG (Agricultural) to City CD-PI (Conditional District Public and Institutional)

The area is described as follows:

Beginning at an iron pipe found at the southeast corner of Lot 30 of Woodfield, Phase 1, Map 1, as recorded in Plat Book 119, Page 144; thence with the eastern line of said Map 1 N 00° 01' 39" E 548.35 feet to a computed point (0.42 feet from a bent iron pipe); thence with the eastern line of Lot 27 of said Map 1 N 30° 50' 51" W 78.75 feet to an iron pipe set; thence continuing with the eastern line of said Map 1 and property of Edgefield Road Partners, LLC, as recorded in Deed Book 7768, Page 1145, N 01° 55' 06" E 991.22 feet to an iron pipe found; thence with the 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 the following eight (8) courses and distances: 1) S 21° 09' 24" E 122.30 feet to a right-of-way monument found, 2) S 33° 53' 35" E 104.32 feet to a right-of-way monument found, 3) with a curve to the left having a radius of 948.00 feet and a chord bearing and distance of S 10° 49' 28" W 441.24 feet to a right-of-way monument found, 4) S 02° 53' 49" E 202.48 feet to a right-of-way monument found, 5) with a curve to the right having a radius of 875.00 feet and a chord bearing and distance of S 36° 24' 13" W 756.73 feet to a right-of-way monument found, 6) S 27° 43' 15" W 76.18 feet to a right-of-way monument found, 7) S 65° 23' 14" W 256.15 feet to an iron pipe set, and 8) N 00° 01' 39" E 16.64 feet to the point and place of beginning, and containing approximately 23.115 acres.

All plats and deeds referred to hereinabove are recorded in the Office of the Guilford County Register of Deeds.

Section 2. That the zoning amendment from County AG-SP (Agricultural with Special Use Permit), County RS-40-SP (Residential Single Family with Special Use Permit) and City AG to City CD-PI (Conditional District Public and Institutional) is hereby authorized subject to the following use limitations and condition:

1. Permitted uses include all uses allowed in the PI zoning district except; Fraternities and Sororities, Correctional Institutions, Passenger Terminals, Shooting Ranges, Archery, Skeet, Commercial Parking Lots, Junked Motor Vehicles, Recycling Collection Points, Satellite Dishes/TV and Radio Antennae Towers, Carnivals and Fairs, Christmas Tree Sales, Trade Shows.

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the CD-PI (Conditional District 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.