

AMENDING OFFICIAL ZONING MAP

PORTION OF 1511 PLEASANT RIDGE ROAD AND PORTIONS OF PLEASANT RIDGE ROAD, NC HIGHWAY 68 AND INTERSTATE 73 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 AG-SP (Agricultural with Special Use Permit), County AG (Agricultural) and County LI (Light Industrial) to City LI (Light Industrial)

The area is described as follows:

Beginning at an iron pipe found in the western right-of-way line of Pleasant Ridge Road (NCSR 2133) at the northeast corner of property of Mercy Hill Church, as recorded in Deed Book 8561, Page 2631; 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, as recorded in Deed Book 7768, Page 1145; thence in a northeasterly direction, crossing Interstate Highway 73 and NC Highway 68 (which separate Mercy Hill Church's property from the existing city limits in that direction) approximately 1,300 feet to a point in the existing city limits, 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 PROCEEDING WITH THE EXISTING CITY LIMITS** with the western line of said Lot 1 S 30° 05' 42" E approximately 230 feet to a corner in the exiting city limits; thence in a southwesterly direction with said city limits (being 200 feet north of and parallel to the former northern right-of-way line of Pleasant Ridge Road) approximately 1,700 feet to the intersection of the city limit line and the eastern line of Mercy Hill Church; **THENCE DEPARTING FROM THE EXISTING CITY LIMITS** with the eastern line of said Church, also being the western right-of-way line of Pleasant Ridge Road, the following three (3) courses and distances: 1) with a curve to the right having a radius of 948.00 feet and a chord bearing and distance of N 12° 19' 17" E 392.92 feet to a right-of-way monument found, 2) N 33° 53' 35" W 104.32 feet to a right-of-way monument found, and 3) N 21° 09' 24" W 122.30 feet to the point and place of beginning, containing approximately 8.0 acres.

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

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 June 21, 2022.