

## AMENDING OFFICIAL ZONING MAP

3923, 3927 AND 3929 PRESBYTERIAN ROAD, GENERALLY DESCRIBED AS SOUTH OF MCCONNELL ROAD, SOUTH OF I-85 AND NORTH OF PRESBYTERIAN 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) and City R-3 (Residential Single Family - 3)** to **City CD-HI (Conditional District Heavy Industrial)**

The area is described as follows:

Beginning at a point in the existing Greensboro corporate limits (as of December 31, 2022), said point being at a 1" iron pipe found with a nail at base, having NC grid coordinates NAD83(2011) of Northing 830,801.01 feet, Easting 1,789,458.62 feet; said point being an eastern corner of now or formerly Tammie Andrews Nichols, Amy Elizabeth Andrews, and Larry Todd Andrews, as recorded in Deed Book 4056, Page 1073, said point also being a corner designated as "P.O.B." on Greensboro Annexation Drawing D-3253; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS with the western property lines of Greensboro Land Development Partners OZ II, LLC, as recorded in Deed Book 8630, Page 1632, the following three (3) courses and distances: 1) S 01° 09' 48" W 204.58 feet to a ½" square iron pipe found, 2) N 83° 44' 18" W 519.62 feet to an axle found, and 3) S 00° 12' 10" W 711.01 feet to a point at or near the centerline of Alamance Creek; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with the northern property lines of now or formerly Gary Lee Trull, as recorded in Deed Book 8578, Page 739, the following three (3) courses and distances: 1) N 67° 41' 52" W 100.94 feet to a point, 2) S 79° 42' 46" W 103.54 feet to a point, and 3) S 67° 01' 15" W 13.21 feet to a point in an eastern property line of now or formerly David William Jobe, as recorded in Deed Book 7953, Page 928; thence with the eastern property lines of said Jobe the following three (3) courses and distances: 1) N 01° 12' 24" E 717.24 feet to a stone found with an iron rod witness, 2) N 88° 01' 19" W 340.56 feet to a #4 rebar found in a rock pile, and 3) N 01° 53' 53" E 61.69 feet to a #4 rebar found on the southern right-of-way line of Interstate 85, a point in the existing city limits; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS with said right-of-way line the following eight (8) courses and distances: 1) N 77° 09' 01" E 105.52 feet to a ¾" iron pipe found, 2) N 78° 36' 50" E 271.56 feet to a ¾" iron pipe found, 3) N 80° 17' 39" E 160.12 feet to a ¾" iron pipe found, 4) N 81° 19' 25" E 152.52 feet to a ¾" iron pipe found, 5) N 82° 48' 27" E 141.28 feet to a ¾" iron pipe found, 6) N 84° 24' 24" E 239.27 feet to a #4 rebar found, 7) N 85° 18' 02" E 294.98 feet to a disk found, and 8) N 85° 46' 30" E 259.37 feet to a ¾" iron pipe found; THENCE PROCEEDING WITHIN THE EXISTING CITY LIMITS with said right-of-way line N 85° 46' 30" E 210.92 feet to a ¾" iron pipe found; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS with said right-of-way line the following two (2) courses and distances: 1) N 85° 46' 30" E 1,785.33 feet to

a disk found, and 2) N 85° 46' 22" E 139.04 feet to a ¾" iron pipe set at a northeastern corner of Greensboro Land Development Partners OZ II, LLC, as recorded in Deed Book 8630, Page 1632; thence with the northern property lines of said property the following ten (10) courses and distances: 1) S 52° 41' 27" W 288.60 feet to a point, 2) N 49° 44' 03" W 29.55 feet to a point, 3) N 74° 54' 29" W 40.25 feet to a point, 4) S 58° 54' 28" W 22.07 feet to a point, 5) S 44° 47' 11" W 77.30 feet to a point, 6) S 16° 58' 14" W 52.88 feet to a point, 7) S 88° 41' 16" W 590.22 feet to a ¾" iron pipe set, 8) N 21° 57' 22" W 25.52 feet to a ¾" iron pipe set, 9) S 77° 00' 16" W 117.95 feet to a ¾" iron pipe set, and 10) S 88° 41' 16" W 827.96 feet to a ¾" iron pipe; THENCE PROCEEDING WITHIN THE EXISTING CITY LIMITS S 88° 41' 16" W 210.46 feet to a ¾" iron pipe; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS S 88° 41' 16" W 552.02 feet to the point and place of BEGINNING, containing approximately 18.10 acres.

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

Section 2. That the zoning amendment from County AG (Agricultural) and City R-3 (Residential Single Family - 3) to City CD-HI (Conditional District Heavy Industrial) is hereby authorized subject to the following use limitations and conditions:

1. Permitted uses shall be limited to all uses permitted in the HI zoning district except:  
Cemeteries, Amusement and Water Parks, Dry Cleaning Pickup/Drop-off with Drive Through Facilities; Funeral Homes and Crematoriums; Taxi Dispatch Terminals; Taxidermists; and Termite and Pest Control.

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the **CD-HI (Conditional District Heavy 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 February 21, 2023.