

## AMENDING OFFICIAL ZONING MAP

PORTION OF ALAMANCE CHURCH ROAD RIGHT OF WAY FRONTING 1447-A AND 1453 ALAMANCE CHURCH ROAD, GENERALLY DESCRIBED AS NORTHEAST OF ALAMANCE CHURCH ROAD AND SOUTHEAST OF FAIRCREST LANE

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) to **City HI** (Heavy Industrial)

The area is described as follows:

BEGINNING at a point on the existing (as of November 30, 2022) Greensboro city limits, said point being the northwest corner of that City of Greensboro property shown on Exhibit B, as recorded in Deed Book 8678, Page 1811; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with the north line shown on said Exhibit B S 65° 02' 54" E 238.70 feet to the northwest corner of that City of Greensboro property shown on Exhibit C, as recorded in Deed Book 8678, Page 1812; thence with the north line shown on said Exhibit C S 65° 02' 54" E 282.88 feet to the northeast corner of that City of Greensboro property shown on Exhibit C; thence with the east line of said property S 23° 23' 54" W 52.47 feet to the southeast corner of said property, a point on or near the centerline of Alamance Church Road; thence with the south line of said property N 64° 41' 31" W 107.69 feet to a point in the existing city limit line; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS in a northerly direction with the northward projection of the east line of Lot 1 on Pond Plat for Neese Country Sausage Co., Inc., as recorded in Plat Book 143, Page 42, approximately 32 feet to a point on the former north right-of-way line of said road; thence in a westerly direction with said former right-of-way line approximately 410 feet to a point in the western line of that City of Greensboro property shown on Exhibit B; thence with said western line in a northerly direction approximately 20 feet to the point and place of BEGINNING, having an area of approximately 0.32 acres. All deeds and plats 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 **HI (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 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 February 21, 2023.