

AMENDING OFFICIAL ZONING MAP

9067 AND 9069 WEST MARKET STREET, 105 AND 106 BOBBY LANE AND 8839 NEVILLE ROAD, GENERALLY DESCRIBED AS SOUTHWEST OF WEST MARKET STREET, SOUTHWEST OF BOBBY LANE ROAD AND EAST OF GRAY WILSON 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 HI** (Heavy Industrial), **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 the southwest corner of Lot 2 of Exception Map Bobby Lee and Cynthia Evans Stanley and Steven W. and Amanda Pearman, as recorded in Plat Book 179, Page 3; thence following the center of a creek along the western line of Lot 2 of said Exception Map the following nine (9) bearings and distances: 1) N 05° 33' 14" W 91.44 feet to a point, 2) N 29° 11' 30" W 55.29 feet to a point, 3) N 11° 29' 58" W 58.96 feet to a point, 4) N 15° 17' 15" W 43.62 feet to a point, 5) N 11° 35' 59" W 26.59 feet to a point, 6) N 38° 48' 43" W 99.03 feet to a point, 7) N 31° 02' 30" W 26.38 feet to a point, 8) N 08° 30' 50" E 44.65 feet to a point, and 9) N 33° 53' 13" W 54.83 feet to the southernmost corner of Lot 1 of said Exception Map; thence continuing with the center of said creek that forms the western line of said Lot 1 the following six (6) bearings and distances: 1) N 20° 48' 53" W 142.78 feet to a point, 2) N 55° 05' 03" W 111.31 feet to a point, 3) N 07° 55' 25" W 122.82 feet to a point, 4) S 81° 04' 44" W 31.97 feet to a point, 5) N 27° 29' 29" W 48.65 feet to a point, and 6) N 22° 34' 46" E approximately 40 feet to the southeast corner of Lot 2 of Final Subdivision Plat for Jim Wilson, as recorded in Plat Book 149, Page 75; thence with the southern line of said Lot 2 S 88° 34' 04" W 327.62 feet to the southwest corner of said Lot 2; thence with the western line of Lot 3 on said Jim Wilson Plat S 03° 04' 22" W 115.23 feet to a point on the northern line of Lot 1 on said Plat; thence with said northern line N 85° 04' 16" W 217.78 feet to the northwest corner of said Lot 1, also being the southwest corner of Colfax Development Company, LLC, as recorded in Deed Book 7568, Page 2430; thence with the eastern right-of-way line of Gray Wilson Road N 03° 25' E 200.00 feet to an iron stake at the northwest corner of said property; thence with the northern line of said property S 86° 25' E 217.8 feet to an iron stake on the western line of Lot 2 on said Plat; thence with said western line the following two (2) bearings and distances: 1) N 03° 46' 08" E 200.24 feet to a point, and 2) N 85° 10' 11" W 219.48 feet to a point in the eastern right-of-way line of Gray Wilson Road; thence with said right-of-way line N 03° 30' 02" E 200.49 feet to the northwest corner of said Lot 2; thence continuing with said right-of-way line N 02° 18' E 375 feet to an iron at the northwest corner of Tract 1 of Hilltop Holdings II, LLC, as recorded in Deed Book 8379, Page 2088; thence with the northern

line of said Tract 1 S 87° 42' E 300.98 feet to an iron in the centerline of a creek; thence with the eastern line of said Tract 1 following the creek centerline the following four (4) bearings and distances: 1) S 27° 13' E 137.34 feet to a new iron stake, 2) S 17° 56' 30" E 89.05 feet to a new iron stake, 3) S 06° 37' 30" W 83.10 feet to a new iron stake, and 4) S 29° 54' 40" E 117.42 feet to a new iron stake in the centerline of the creek, said stake being at the northeast corner of Lot 2 on said Jim Wilson Plat; thence with the eastern line of said Lot 2 following the centerline of said creek the following eight (8) bearings and distances: 1) S 05° 52' 26" W 40.53 feet to a new iron, 2) S 01° 33' 56" W 47.83 feet to a new iron, 3) S 09° 09' 04" W 29.35 feet to a new iron, 4) S 00° 30' 16" E 44.82 feet to a new iron, 5) S 23° 53' 33" W 34.97 feet to a new iron, 6) S 23° 00' 36" E 33.42 feet to a new iron, 7) S 37° 31' 08" W 31.68 feet to a new iron, and 8) S 08° 58' 59" E 24.34 feet to a new iron in the western line of Lot 1 of said Exception Map; thence with the western line of said Lot 1 N 34° 14' 43" E 1,535.19 feet to a new iron pipe at the northernmost corner of said Lot 1, also being the southwest corner of Lot 1 of Property of Bobby Stanley, as recorded in Plat Book 80, Page 47; thence with the southwestern line of Lot 1 of Property of Bobby Stanley S 48° 41' 48" E 247.09 feet to the southernmost corner of said Lot 1; thence with the southeastern line of said Lot 1 N 44° 58' 30" E 249.78 feet to an existing iron pipe at the easternmost corner of said Lot 1; thence with the northeastern line of Lot 2 of Property of Bobby Stanley S 45° 10' E 368.15 feet to its easternmost corner; thence with the northeastern line of Lot 1 on said Exception Map S 48° 34' 39" E 343.69 feet to an existing iron rod at the easternmost corner of Lot 1; thence crossing the 90° right-of-way of Norfolk Southern Railroad N 41° 28' 03" E 122.29 feet to an existing iron rod located at or near the southern margin of W. Market Street; thence along a line at or near said southern margin S 45° 22' 55" E 569.00 feet to an existing right-of-way monument; thence with a curve to the left having a radius of 3,654.00 feet and a chord bearing and distance of S 45° 21' 16" E 52.88 feet to an existing iron pipe; thence S 46° 01' 10" W 42.93 feet to a computed point located at or near the centerline of the 90° right-of-way of Norfolk Southern Railroad; thence with a line at or near said centerline N 48° 33' 26" W 50.23 feet to a computed point; thence S 46° 05' 43" W 44.90 feet to an existing iron pipe at the easternmost corner of Lot 2 on said Exception Map; thence with the eastern line of said Lot 2 the following three (3) courses and distances: 1) S 45° 33' 14" W 826.10 feet to a point, 2) S 44° 21' 36" E 49.98 feet to a point, and 3) S 45° 33' 23" W 379.30 feet to Carolina Steel Corp. Monument #11 at the northernmost corner of Colfax Development Company, LLC, as recorded in Deed Book 6899, Page 2636; thence with the western line of Carolina Steel Group LLC, as recorded in Deed Book 6527, Page 2549, the following five (5) bearings and distances: 1) S 27° 51' 25" E 240.32 feet to CSC MON. #309, 2) S 01° 24' 05" W 542.20 feet to CSC MON. #304, 3) S 01° 25' 10" W 479.05 feet to CSC MON. #302, 4) S 01° 24' 50" W 226.69 feet to CSC MON. #301, and 5) S 01° 21' 20" W 59.96 feet to CSC MON. #300 at the southwest corner of Carolina Steel Group LLC, also being the northwest corner of Lisa J. Stuckey, as described in Deed Book 7685, Page 2027; thence with the western line of Stuckey in a southerly direction approximately 100 feet to a new iron at the northeast corner of William A. Shular, Jr. and Dyanne B. Shular, as described in Deed Book 4513, Page 396; thence with Shular's

northern line N 84° 32' 32" W 224.34 feet to a new iron at Shular's northwest corner; thence with Shular's western line the following three (3) bearings and distances: 1) S 02° 23' 38" E 179.99 feet to an existing iron, 2) S 00° 35' 08" E 124.43 feet to an existing iron, and 3) S 00° 35' 26" E 45.40 feet to a new iron at Shular's southwest corner; thence in a the southerly direction approximately 90 feet to a point at the southwest corner of the right-of-way of the Neville Road L-shaped turnaround; thence with the southern right-of-way line of said turnaround in an easterly direction approximately 60 feet to an existing iron pipe in the western line of Lot 1 of Stone Truck Parts, as recorded in Plat Book 199, Page 47; thence with the western line of said Lot 1 and the projection thereof S 00° 26' 28" E 395.46 feet to an existing iron pipe on the northern right-of-way line of Interstate 40; thence with said right-of-way line N 69° 08' 11" W 1,232.98 feet to a found iron pipe at the southeast corner of Lot 1 of Final Plat for: Kenneth A. Zselvay, as recorded in Plat Book 174, Page 114; thence with the eastern line of said Lot 1 the following three (3) bearings and distances: 1) N 28° 30' 00" E 211.17 feet to a found iron pipe, 2) N 84° 00' 00" W 222.25 feet to a found iron pipe, and 3) N 10° 00' 00" E 321.00 feet to an existing stone at the southeast corner of Lot 8 of Phase II, Property of Corrie F. Sain Gray, as recorded in Plat Book 105, Page 64; thence with the eastern lines of Lots 8 through 4 of said Phase II N 11° 06' E 916.76 feet to the northeast corner of said Lot 4, at an old stone in the southern line of Lot 1 of Property of Rudolph G. Wilson Estate, as recorded in Plat Book 132 , Page 148; thence with the southern line of said Lot 1 S 80° 44' 30" E 212.94 feet to the point and place of BEGINNING, and containing approximately 123.84 acres.

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

Section 2. County HI (Heavy Industrial), 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 include all uses allowed in the HI, Heavy Industrial Zoning District, except for the following:
 - a. All Cemeteries,
 - b. Crematoriums, and
 - c. Pulp and Paper Mills
 - d. Bars, Nightclubs, and Brewpubs
 - e. Sexually-Oriented Business

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 June 20, 2023.