

AMENDING OFFICIAL ZONING MAP

3530 AND 3534 MCCONNELL ROAD, GENERALLY DESCRIBED SOUTH OF MCCONNELL ROAD AND WEST OF STANFIELD 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** (Agricultural) and **County HB** (Highway Business) to **City CD-LI** (Conditional District Light Industrial)

The area is described as follows:

BEGINNING at a found 5/8" iron rod in the existing Greensboro city limits (as of March 31, 2024), said point being at the intersection of the western line of property of Remnant Real Estate Solutions LLC, as recorded in Deed Book 8708, Page 2862, and the northern right-of-way line of Business I-85 and I-40; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS with said right-of-way line S 83° 31' 13" W 204.38 feet to a found 5/8" rebar on the eastern line of property of Betty Gail Garrett, as recorded in Deed Book 8318, Page 2636; thence continuing with said right-of-way line the following two (2) courses and distances: 1) S 83° 23' 30" W 355.81 feet to a found 5/8" iron rod, and 2) with a curve to the left having a radius of 5,729.58 feet, an arc distance of 256.82 feet, a delta angle of 2° 34' 06", and a chord bearing and distance of S 82° 01' 53" W 256.80 feet to a found 5/8" iron rod in the eastern line of property of Barbara Starr Revocable Trust, as recorded in Deed Book 7241, Page 2971; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with said eastern line N 05° 14' 07" E 131.41 feet to a found 1" iron pipe on the southern line of Lot 2 of Property of Margie C. Scott, as recorded in Plat Book 116, Page 68; thence with the southern line of said Lot 2 S 87° 04' 35" E 165.26 feet to a found 1" iron pipe at the southeast corner of said Lot 2; thence with the eastern line of said Lot 2 N 02° 31' 04" E 888.64 feet to a found 1" iron pipe at the southeast corner of Lot 1 of said Property of Margie C. Scott; thence with the eastern line of said Lot 1 N 02° 21' 56" E 180.00 feet to a found 1" iron pipe; thence with the southeastern line of said Lot 1 N 55° 23' 58" E 95.84 feet to a found 1" iron pipe at the southwest corner of property of Molly Feimster, as recorded in Deed Book 8041, Page 35; thence with Feimster's southeastern line N 55° 19' 02" E 207.84 feet to a found 1" iron pipe at Feimster's southeast corner; thence with Feimster's eastern line N 01° 12' 46" E, passing a found iron pipe at 160.36 feet, for a total distance of 170.54 feet to a found 1" iron pipe on the southern right-of-way line of McConnell Road (S.R. 3000), said iron pipe having NC state plane coordinates NAD 83(2011) N:842,165.16 E:1,790,829.35; thence with said right-of-way line the following three (3) courses and distances: 1) with a curve to the right having a radius of 535.05 feet, an arc distance of 94.64 feet, a delta angle of 10° 08' 03", and a chord bearing and distance of N 87° 16' 46" E 94.52 feet to a point, 2) S 87° 39' 12" E 67.29 feet to a point on the western line of property of Charles William Rich, as recorded in Deed Book 7665, Page 2143, and 3) S

87° 39' 12" E 204.85 feet to Rich's northeast corner, having NC state plane coordinates NAD 83(2011) N:842,158.51 E:1,791,195.67; thence with the western line of Pinecrest Farms, as recorded in Plat Book 13, Page 5, the following six (6) courses and distances: 1) S 01° 19' 15" W 389.20 feet to a found axle, 2) S 01° 16' 22" W 184.54 feet to a found 1" iron pipe, 3) S 01° 17' 17" W 215.43 feet to a found 1" iron pipe, 4) S 01° 17' 15" W 349.22 feet to a found 1" iron pipe, 5) S 02° 10' 27" W 49.90 feet to a found 2" iron pipe, and 6) S 01° 08' 02" W 239.09 feet to the point and place of BEGINNING, and containing approximately 19.945 acres;

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

Section 2. That the zoning amendment from County AG (Agricultural) and County HB (Highway Business) to City CD-LI (Conditional District Light Industrial) is hereby authorized subject to the following use limitations and conditions:

1. Permitted uses shall include all uses allowed in LI zoning district except: Cemeteries; Auditoriums, Coliseums, and Stadiums; Bus and Rail Terminal; Shooting Range; Amusement or Water Park, Fairgrounds; Hotels and Motels; Single Room Occupancy Residences; Inert Debris Landfill, Minor (Temporary Use); and Animal Shelter;

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

Section 5. This ordinance shall be effective on June 18, 2024.