

AMENDING OFFICIAL ZONING MAP

PORTIONS OF 3725 AND 3739 AND ALL OF 3751 MCCONNELL ROAD, GENERALLY DESCRIBED AS EAST OF MCCONNELL ROAD, NORTH OF I-40 AND WEST OF WILLOWLAKE 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) to City CD-LI (Conditional District Light Industrial)

The area is described as follows:

BEGINNING at a point on the existing Greensboro city limit line (as of December 31, 2024), said point being a right-of-way monument with cap on the western right-of-way line of Interstate I-85/I-40 off ramp (heading south) and having a NC Grid Coordinate (NAD 83/2011) of N:841524.69, E: 1796236.53; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS S 55°09'17" W 282.44 feet to a right-of-way monument with cap; thence with the northern right-of-way line of I-40 N 85°56'47" W 165.25 feet to a point; thence N 75°45'28" W 326.16 feet to a point; thence S 80°45'23" W 303.95 feet to a point; thence N 63°46'27" W 103.69 feet to a right-of-way monument in concrete with an "X" on the eastern right-of-way line of McConnell Road (SR #3000); THENCE DEPARTING FROM THE EXISTING CITY LIMITS with said right-of-way line the following eight (8) courses and distances: 1) N 23°30'38" W 105.67 feet to a point, 2) N 03°40'39" E 50.54 feet to a right-of-way monument with a cap, 3) N 86°46'11" E 92.96 feet to an iron rebar, 4) N 00°07'30" E 60.09 feet to a right-of-way monument with a cap, 5) N 67°48'57" W 97.49 feet to a point, 6) N 27°24'49" W 136.63 feet to an iron pipe, 7) with a curve to the left having a radius of 121.40 feet and a chord bearing and distance of N 69°34'04" W 161.65 feet to an iron pipe, and 8) N 49°22'49" W 29.90 feet to the westernmost corner of Area P1 shown on Boundary Exhibit 3739, 3751, & 3725 McConnell Road, by KCI Associates of N.C., dated 12/05/24; thence with the western line of said Area P1 the following four (4) courses and distances: 1) with a curve to the left having a radius of 38.00 feet and a chord bearing and distance of N 64°59'33" E 37.65 feet to a point, 2) N 35°18'03" E 68.50 feet to a point, 3) with a curve to the right having a radius of 569.25 feet and a chord bearing and distance of N 42°51'23" E 149.70 feet to a point, and 4) N 50°24'43" E 197.79 feet to a point on the western line of Batts, et al., as recorded in Deed Book 7688, Page 837; thence with the western line of Batts et al. N 00°09'57" W 397.79 feet to an iron axle; thence with the northern line of said Area P1 S 88°05'02" E 1085.36 feet to an iron pipe in the western right-of-way line of Interstate I-85/I-40 off ramp, a point in the existing city limit line; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS along said right-of-way line the following three (3) courses and distances: 1) S 08°01'33" E 631.48 feet to a right-of-way monument with cap, 2) S 06°01'56" W

216.57 feet to a right-of-way monument with cap, and 3) S 25°46'20" W 225.04 feet to the point and place of BEGINNING, and containing approximately 32.31 acres. All deeds and plats 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) 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 the 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); Animal Shelter; Day Care Centers; Elementary/Secondary Schools, Neighborhood-scale; Elementary/Secondary Schools, Community-scale; Religious Assembly, Neighborhood-scale; Religious Assembly, Community-scale; Shelters, Temporary and Emergency; Funeral Homes and Crematoriums; Veterinary Services, Pet Grooming, Kennels; Car Washes; Recycling Processing Centers; Caretaker Dwellings; Junk Motor Vehicles; Eating and Drinking Establishments; Group Care Facilities.

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.

Section 5. This ordinance shall be effective on May 20, 2025.