

AMENDING OFFICIAL ZONING MAP

PORTION OF MCCONNELL ROAD RIGHT OF WAY, GENERALLY DESCRIBED AS NORTHWEST OF I-40 AND EAST OF CLAPP FARMS 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 LI (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 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 in a westerly direction, crossing McConnell Road, approximately 200 feet to a point on the existing city limit line, said point being the western end of Line "L-1" on the northern line of Lot 1 of Property of Penske Truck Leasing Co., L.P., as recorded in Plat Book 214, Page 13; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS in a southeasterly direction approximately 630 feet to the point and place of BEGINNING, and containing approximately 3.37 acres. All deeds and plats referred to hereinabove are recorded in the Office of the Register of Deeds of Guilford County.

Section 2. This property will be perpetually bound to the uses authorized and subject to the development standards of the LI (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 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 May 20, 2025.