

AMENDING OFFICIAL ZONING MAP

3526 MCCONNELL ROAD, GENERALLY DESCRIBED AS SOUTH OF MCCONNELL ROAD AND EAST OF YOUNGS MILL 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 found 1" iron pipe in the existing Greensboro city limits (as of March 31, 2025), said point being the southwest corner of Molly Feimster, as recorded in Deed Book 8041, Page 35; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with the eastern line of Lot 1 of Property of Margie C. Scott, as recorded in Plat Book 116, Page 68, now being the property of Alexander and Pamela K. Pratto, as recorded in Deed Book 5292, Page 1371, N 19° 08' 35" W 196.44 feet to a found 1" iron pipe in the southern right-of-way line of McConnell Road (S.R. 3000); thence with said right-of-way line the following three (3) courses and distances: 1) N 61° 07' 19" E 101.56 feet to a #5 iron rebar set, 2) N 70° 27' 11" E 96.50 feet to a #5 iron rebar set, and 3) N 78° 46' 21" E 60.00 feet to a found 1" iron pipe in the existing city limit line, said pipe being in the western line of WC McConnell 20 LLC, as recorded in Deed Book 8866, Page 893, said pipe being located S 01° 12' 46" W 10.18 feet from a found 1" iron pipe having NC state plane coordinates NAD 83(2011) N:842,165.16 E:1,790,829.35; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS with the western line of said LLC S 01° 12' 46" W 160.36 feet to a 1" iron pipe found; thence continuing with said western line S 55° 19' 02" W 207.84 feet to the point and place of BEGINNING, and containing approximately 0.936 acres.

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 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.

2. There shall be an enhanced visual screen along the western property boundary with the residential properties located at 3520 & 3524 McConnell Road that includes the following: Existing canopy trees in the required Type A buffer yard shall be saved as much as possible. Any new plantings in the required Type A landscape buffer yard shall be of evergreen material for year round screening. Any additional required canopy trees will be substituted with 2 understory trees for each required canopy tree to ensure full visual screening from ground level.

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 July 15, 2025.