

AMENDING OFFICIAL ZONING MAP

7908 LEABOURNE ROAD AND PORTION OF NC HIGHWAY 68, GENERALLY DESCRIBED AS NORTH OF LEABOURNE ROAD AND WEST OF NC 68

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 CU-PI (Conditional Use Public and Institutional)** to **City PI (Public and Institutional)**.

The area is described as follows:

BEGINNING at an existing iron rod (rebar) in the existing Greensboro satellite city limits (as of December 31, 2018) at the northwest corner of that 50.883-acre annexation shown of City of Greensboro Annexation Drawing D-3213, said rebar being at the intersection of the eastern right-of-way line of NC Highway 68 North and the southern line of Lot 7 of Saddle Brook Estates, as recorded in Plat Book 61, Page 146, said rebar being located S 24° 19' 31" E 1,240.13 feet from North Carolina Geodetic Survey Monument "Peeples" (said monument having state plane coordinates of N: 872780.50, E: 1713409.52), said rebar also being in the southern town limit line of the Town of Oak Ridge; THENCE PROCEEDING WITH THE EXISTING GREENSBORO SATELLITE CITY LIMITS along said eastern right-of-way line S 23° 25' 36" E 611.56 feet to an existing iron rod (rebar); thence continuing in a southerly direction with said eastern right-of-way line 200.00 feet to a point; THENCE DEPARTING FROM THE EXISTING GREENSBORO CITY LIMITS in a westerly direction across NC Highway 68 North approximately 300 feet to an iron pipe set (IPS) located at the intersection of the western right-of-way line of NC Highway 68 North and the northern right-of-way line of Leabourne Road, being the southeast corner of Lot 1 of Guilford Technical Community College (Northwest Campus), as recorded in Plat Book 180, Page 32; thence with said northern right-of-way line the following three (3) courses and distances: 1) S 71° 56' 22" W 30.29 feet to an IPS, 2) N 89° 00' 00" W 436.08 feet to an IPS, and 3) S 80° 51' 00" W 84.36 feet to an IPS in the eastern line of property of Verna Poynor, as recorded in Deed Book 4077, Page 1798; thence with Poynor's eastern line N 18° 49' 02" W 198.57 feet to an iron pipe found (IPF); thence with Poynor's northern line S 74° 50' 47" W 130.00 feet to an IPF at the northeast corner of property of Carrie Cook Williams, as recorded in Deed Book 3170, Page 510; thence with the northern line of Williams S 74° 50' 47" W 130.13 feet to an IPF; thence with the western line of Williams S 19° 10' 20" E 215.83 feet to an IPS in said northern right-of-way line; thence with said right-of-way line the following four (4) courses and distances: 1) S 65° 43' 27" W 30.00 feet to an IPS, 2) along a curve to the left having a radius of 790.00 feet and a chord bearing and distance of S 47° 18' 15" W 291.72 feet to an IPS, 3) S 37° 48' 18" W 42.84 feet to a computed point (CP), and 4) S 37° 48' 18" W 196.85 feet to the northeast corner of Duke Power Company, as recorded in Deed Book 3588, Page 1919; thence with the northern line of Duke Power Company the following (4) courses and distances: 1) S 85° 28' 25" W 350.64 feet to an IPF, 2) N 34° 33' 13" W 162.75 feet to a rebar found, 3) S 85° 26' 39" W 528.60 feet to rebar found, and 4) S 85° 27' 05" W 24.47 feet to a CP located in the eastern line of Lot 10 of Longview Country Estates, Section II, as recorded in Plat Book 42, Page 12; thence with the eastern lines

of Lots 10 through 19 of said Section II the following seventeen (17) courses and distances: 1) N 00° 31' 36" W 65.81 feet to a CP, 2) N 10° 00' 05" W 76.93 feet to a CP, 3) N 24° 15' 50" W 84.93 feet to a CP, 4) N 05° 53' 37" W 56.65 feet to a CP, 5) N 32° 07' 17" E 48.24 feet to a CP, 6) N 19° 20' 24" W 179.70 feet to a CP, 7) N 10° 04' 17" E 45.36 feet to a CP, 8) N 02° 40' 35" W 124.84 feet to a CP, 9) N 29° 43' 42" W 62.38 feet to a CP, 10) N 04° 51' 03" E 51.38 feet to a CP, 11) N 15° 49' 56" W 79.45 feet to a CP, 12) N 04° 34' 32" E 70.54 feet to a CP, 13) N 56° 31' 28" W 10.33 feet to a CP, 14) N 16° 34' 53" W 129.27 feet to a CP, 15) N 39° 30' 06" E 28.10 feet to a CP, 16) N 11° 51' 38" W 70.87 feet to a CP, and 17) N 05° 19' 11" E 24.63 feet to a CP in the southern line of Luther E. and Naomi G. Trivette, as recorded in Deed Book 3418, Page 391; thence with Trivette's southern line S 89° 16' 11" E 43.60 feet to an IPS at Trivette's southeast corner; thence with Trivette's eastern line N 13° 02' 03" W 1,009.07 feet to an IPF in the southern line of Keith D. Siler and Karen A. Brady-Siler, as recorded in Deed Book 3440, Page 502; thence with Siler's southern line the following two (2) courses and distances: 1) N 79° 44' 26" E 1,035.61 feet to an axle found, and 2) N 76° 22' 13" E 822.39 feet to an IPS in the western right-of-way line of NC Highway 68 North; thence N 76° 22' 13" E approximately 80 feet across said highway to a point in the Oak Ridge town limit line; thence in a southerly direction with the Oak Ridge town limits approximately 1,450 feet to the point and place of BEGINNING, containing approximately 105 acres, of which 101.628 acres lies outside street right-of-way. The 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 **PI (Public and Institutional)** 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 21, 2019.