

AMENDING OFFICIAL ZONING MAP

1039-1049 NC HIGHWAY 68, 1049 NC HIGHWAY 68 NORTH AND A PORTION OF 1051-1099 NC HIGHWAY 68, GENERALLY DESCRIBED AS SOUTHWEST OF NC HIGHWAY 68 AND SOUTH OF LEABOURNE 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 CU-PDM (Conditional Use Planned Development Mixed)** to **City CD-LI (Conditional District Light Industrial)** and **CD-C-M (Conditional District Commercial Medium)**.

The area is described as follows:

Commencing at point in the western margin of the right-of-way of NC Highway 68 and also being the southeast property corner of Greenlea 68 Land, LLC (Deed Book 7425, Page 146, Guilford County Registry); THENCE following the center of the creek, the following eighty-nine (89) calls:

- 1) South 59°07'06" West 12.54 feet to a point;
- 2) North 90°00'00" West 14.00 feet to a point;
- 3) South 66°00'00" West 26.00 feet to a point;
- 4) North 85°00'00" West 20.00 feet to a point;
- 5) North 56°00'00" West 31.00 feet to a point;
- 6) North 74°00'00" West 14.60 feet to a point;
- 7) North 88°10'03" West 173.30 feet to a point;
- 8) North 85°00'00" West 7.09 feet to a point;
- 9) North 63°00'00" West 24.00 feet to a point;
- 10) North 85°00'00" West 19.00 feet to a point;
- 11) North 49°00'00" West 13.00 feet to a point;
- 12) South 80°00'00" West 14.00 feet to a point;
- 13) South 28°00'00" West 16.00 feet to a point;
- 14) North 87°00'00" West 14.00 feet to a point;
- 15) North 75°00'00" West 27.00 feet to a point;
- 16) South 50°00'00" West 19.00 feet to a point;
- 17) South 86°00'00" West 18.00 feet to a point;
- 18) South 52°00'00" West 24.00 feet to a point;
- 19) South 74°00'00" West 28.00 feet to a point;
- 20) North 79°00'00" West 32.00 feet to a point;
- 21) North 26°00'00" West 14.00 feet to a point;
- 22) North 63°00'00" West 8.00 feet to a point;
- 23) South 61°00'00" West 21.00 feet to a point;
- 24) South 42°00'00" West 20.00 feet to a point;
- 25) South 70°00'00" West 17.00 feet to a point;
- 26) North 87°00'00" West 12.00 feet to a point;
- 27) South 38°00'00" West 18.00 feet to a point;
- 28) South 82°00'00" West 15.00 feet to a point;
- 29) South 59°00'00" West 17.00 feet to a point;
- 30) South 73°00'00" West 17.00 feet to a point;
- 31) South 55°00'00" West 40.00 feet to a point;
- 32) North 85°00'00" West 19.00 feet to a point;

- 33) South 21°00'00" West 45.00 feet to a point;
- 34) South 11°00'00" East 21.00 feet to a point;
- 35) South 49°00'00" West 23.00 feet to a point;
- 36) South 62°00'00" West 20.00 feet to a point;
- 37) South 75°00'00" West 20.00 feet to a point;
- 38) North 19°00'00" West 16.00 feet to a point;
- 39) North 74°00'00" West 8.00 feet to a point;
- 40) South 15°00'00" West 9.00 feet to a point;
- 41) South 26°00'00" West 14.00 feet to a point;
- 42) South 43°00'00" West 22.00 feet to a point;
- 43) North 83°00'00" West 20.00 feet to a point;
- 44) North 74°00'00" West 27.00 feet to a point;
- 45) South 56°00'00" West 10.00 feet to a point;
- 46) North 74°00'00" West 27.00 feet to a point;
- 47) South 69°00'00" West 22.00 feet to a point;
- 48) North 34°00'00" West 14.00 feet to a point;
- 49) North 73°00'00" West 28.00 feet to a point;
- 50) South 47°00'00" West 14.00 feet to a point;
- 51) North 72°00'00" West 20.00 feet to a point;
- 52) South 88°00'00" West 12.00 feet to a point;
- 53) South 51°00'00" West 18.00 feet to a point;
- 54) North 50°00'00" West 11.00 feet to a point;
- 55) North 41°00'00" West 12.00 feet to a point;
- 56) North 89°00'00" West 9.00 feet to a point;
- 57) South 52°00'00" West 9.00 feet to a point;
- 58) South 73°00'00" West 13.00 feet to a point;
- 59) South 86°00'00" West 16.00 feet to a point;
- 60) South 14°00'00" West 23.00 feet to a point;
- 61) North 71°00'00" West 13.00 feet to a point;
- 62) North 45°00'00" West 11.00 feet to a point;
- 63) South 28°00'00" West 25.00 feet to a point;
- 64) South 41°00'00" West 14.00 feet to a point;
- 65) North 79°00'00" West 8.00 feet to a point;
- 66) South 68°00'00" West 34.00 feet to a point;
- 67) North 65°00'00" West 15.00 feet to a point;
- 68) South 56°00'00" West 17.00 feet to a point;
- 69) North 83°00'00" West 9.00 feet to a point;
- 70) North 57°00'00" West 8.00 feet to a point;
- 71) South 70°00'00" West 30.00 feet to a point;
- 72) North 82°00'00" West 20.00 feet to a point;
- 73) South 73°00'00" West 40.00 feet to a point;
- 74) South 76°00'00" West 12.00 feet to a point;
- 75) North 90°00'00" West 50.00 feet to a point;
- 76) South 55°00'00" West 16.00 feet to a point;
- 77) South 42°00'00" West 15.00 feet to a point;
- 78) South 80°00'00" West 10.00 feet to a point;
- 79) North 64°00'00" West 14.00 feet to a point;
- 80) North 81°00'00" West 10.00 feet to a point;
- 81) South 57°00'00" West 9.00 feet to a point;
- 82) South 62°00'00" West 15.00 feet to a point;
- 83) South 87°00'00" West 24.00 feet to a point;

- 84) North 66°00'00" West 7.00 feet to a point;
- 85) South 80°00'00" West 8.00 feet to a point;
- 86) South 53°00'00" West 14.00 feet to a point;
- 87) North 10°00'00" West 5.00 feet to a point;
- 88) North 50°00'00" West 6.00 feet to a point;
- 89) South 86°00'00" West 11.00 feet to a point;

THENCE leaving the center of the creek, South 13°58'35" East 29.60 feet to an existing iron pipe, said point being the northeast corner of Silverstein Construction Corp (Deed Book 6116, Page 1491, Guilford County Registry) ; THENCE North 32°05'59" West 1,040.50 feet to a new iron pipe; THENCE North 15°45'52" West 63.80 feet to a point in the center of the creek; THENCE following the center of the creek, the following forty-four (44) calls:

- 1) South 74°00'09" West 20.00 feet to a point;
- 2) South 76°00'09" West 32.00 feet to a point;
- 3) North 62°59'51" West 14.00 feet to a point;
- 4) North 72°59'51" West 31.00 feet to a point;
- 5) North 52°59'51" West 25.00 feet to a point;
- 6) North 36°59'51" West 11.00 feet to a point;
- 7) North 02°59'51" West 18.00 feet to a point;
- 8) North 56°00'09" East 22.00 feet to a point;
- 9) North 77°00'09" East 19.00 feet to a point;
- 10) North 19°00'09" East 9.00 feet to a point;
- 11) North 18°59'51" West 14.00 feet to a point;
- 12) North 37°59'51" West 18.00 feet to a point;
- 13) North 76°59'51" West 39.00 feet to a point
- 14) North 40°59'51" West 15.00 feet to a point;
- 15) North 00°59'51" West 61.00 feet to a point;
- 16) North 10°00'09" East 40.00 feet to a point;
- 17) North 17°00'09" East 32.00 feet to a point;
- 18) North 01°59'51" West 21.00 feet to a point;
- 19) North 48°00'09" East 11.00 feet to a point;
- 20) South 80°59'51" East 10.00 feet to a point;
- 21) South 45°59'51" East 18.00 feet to a point;
- 22) South 74°59'51" East 32.00 feet to a point;
- 23) North 05°59'51" West 46.00 feet to a point;
- 24) North 48°59'51" West 18.00 feet to a point;
- 25) North 52°59'51" West 38.00 feet to a point;
- 26) North 18°59'51" West 16.00 feet to a point;
- 27) North 04°59'51" West 16.00 feet to a point;
- 28) North 61°59'51" West 39.00 feet to a point;
- 29) North 34°59'51" West 13.00 feet to a point;
- 30) North 19°00'09" East 18.00 feet to a point;
- 31) North 21°59'51" West 16.00 feet to a point;
- 32) North 49°59'51" West 11.00 feet to a point;
- 33) North 12°00'09" East 20.00 feet to a point;
- 34) North 55°00'00" East 6.00 feet to a point;
- 35) North 07°59'51" West 58.00 feet to a point;
- 36) North 11°00'09" East 20.00 feet to a point;
- 37) North 04°00'09" East 21.00 feet to a point;
- 38) North 16°59'51" West 53.00 feet to a point;
- 39) North 23°00'09" East 18.00 feet to a point;

- 40) North 40°59'51" West 38.00 feet to a point;
- 41) North 12°00'09" East 12.00 feet to a point;
- 42) North 22°00'09" East 25.00 feet to a point;
- 43) North 57°59'51" West 9.00 feet to a point;
- 44) North 23°59'51" West 21.00 feet to a point;
- 45) North 51°59'51" West 3.31 feet to a point;

THENCE leaving the center of creek and following a new lot line of Greenlea 68 Land, LLC (Deed Book 7425, Page 155, Guilford County Registry), the following nine (9) calls:

- 1) North 63°41'12" East 199.30 feet to a point;
- 2) North 76°44'56" East 257.25 feet to a point;
- 3) North 85°15'14" East 116.83 feet to a point;
- 4) North 79°05'38" East 172.22 feet to a point;
- 5) South 89°04'27" East 257.87 feet to a point;
- 6) South 57°13'16" East 160.39 feet to a point;
- 7) South 78°15'58" East 507.08 feet to a point;
- 8) South 63°26'45" East 181.73 feet to a point;
- 9) South 88°54'42" East 216.47 feet to a point;

said point being in the western margin of the new right of way of a service road; THENCE with a curve to the right, having an arc length of 239.17 feet and a radius of 330.00 feet, a chord bearing of North 33°51'39" East a chord distance of 233.97 feet to a point; THENCE following a curve to the right, having an arc length of 85.87 feet and a radius of 330.00 feet to a point; THENCE with a curve to the right, having an arc length of 85.87 feet and a radius of 330.00 feet, a chord bearing of North 62°04'42" East a chord distance of 85.62 feet to a point; THENCE South 20°26'00" East 225.00 feet to a point, said point being in the western margin of the right-of-way of NC Highway 68 and the northeast corner of Greenlea 68 Land, LLC (Deed Book 7425, Page 155 (Guilford County Registry); THENCE with the right of way of NC Highway 68, South 20°26'00" East 463.95 feet a point; THENCE with a curve to the left having an arc length of 25.44 feet and a radius of 3,450.00 feet, a chord bearing of South 19°55'07" West a chord distance of 25.44 feet to a point; THENCE with a curve to the left, having an arc length of 853.53 feet and a radius of 3,450.00 feet, a chord bearing of South 12°37'12" West a chord distance of 851.34 feet to a point, said point being the POINT and PLACE of BEGINNING containing 73.561 acres more or less with and subject to covenants, easements and restrictions of record.

Section 2. That the zoning amendment from **County CU-PDM (Conditional Use Planned Development Mixed)** to **City CD-LI (Conditional District Light Industrial)** and **City CD-C-M (Conditional District Commercial Medium)** is hereby authorized subject to the following use limitations and conditions:

1. Permitted uses in Tract 1 shall include all uses allowed in the Light Industrial (LI) district, except for the following:
 - a. All Cemeteries;
 - b. Shooting Ranges;
 - c. Funeral Homes and Crematoriums;
 - d. Recycling Processing Centers; and
 - e. Land Clearing and Inert Debris Landfills, Minor

2. Permitted uses in Tract 2 shall include all uses allowed in the Commercial – Medium (C-M) district, except for the following:
 - a. All Cemeteries;
 - b. Shooting Ranges;
 - c. Funeral Homes and Crematoriums;
 - d. Taxi Dispatch Terminals;
 - e. Taxidermists;
 - f. Pawnshops;
 - g. Sexually Oriented Businesses; and
 - h. Land Clearing and Inert Debris Landfills, Minor

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)** and **CD-C-M (Conditional District Commercial Medium)** 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 August 20, 2019.