

## AMENDING OFFICIAL ZONING MAP

1812, 1814, AND 1818 YOUNGS MILL ROAD AND 3921 PRESBYTERIAN ROAD,  
GENERALLY DESCRIBED AS SOUTH OF I-85 AND WEST 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-HI (Conditional District Heavy Industrial).

The area is described as follows:

Beginning at a 1 Inch Iron Pipe Found with a Nail at Base having NC Grid NAD83(2011) coordinates of Northing 830,801.01 feet, Easting 1,789,458.62 feet being at the Southwestern corner of now or formerly Tammie Andrews Rigley, Amy Elizabeth Andrews and Larry Todd Andrews as recorded in Deed Book 4056, Page 1073 as Tract 1 in the Guilford County Register of Deeds, North Carolina, also being a 1 Inch Iron Pipe Found with a Nail at Base, South 01°05'11" West 114.39 feet from a #4 Rebar Found at the northeastern corner of William Mitchell Causey, Jr. and wife, Jennifer R. Causey as recorded in Deed Book 7518, Page 1945 as Tract 2, said #4 Rebar Found being in the southern right-of-way line of the I-85 Bypass Ramp and said point being a corner on City of Greensboro Annexation Drawing D-2775 (June 30, 2005); thence from Said Point of Beginning, along the southern property line of said Rigley, Andrews and Andrews, North 88° 41' 16" East 552.02 feet to a 3/4 Inch Iron Pipe Set at the southwestern corner of now or formerly North Carolina Department of Transportation as recorded in Deed Book 4589, Page 1300 and said point being a corner on City of Greensboro Annexation Drawing D-2775 (June 30, 2005); THENCE PROCEEDING WITH THE EXISTING CITY LIMITS by continuing along the southern property line of said Department of Transportation, North 88° 41' 16" East 210.46 feet to a 3/4 Inch Iron Pipe Set at a southwestern corner of said Rigley, Andrews and Andrews as recorded in Deed Book 4056, Page 1073 as Tract 1 and said point being a corner on City of Greensboro Annexation Drawing D-2775 (June 30, 2005); THENCE DEPARTING FROM THE EXISTING CITY LIMITS by continuing along said southern property line of Rigley, Andrews and Andrews, the following ten (10) courses: 1) North 88° 41' 16" East 827.96 feet to a 3/4 Inch Iron Pipe Set; 2) North 77° 00' 16" East 117.95 feet to a 3/4 Inch Iron Pipe Set; 3) South 21° 57' 22" East 25.52 feet to a 3/4 Inch Iron Pipe Set; 4) North 88° 41' 16" East 590.22 feet to a 3/4 Inch Iron Pipe Set; 5) North 16° 58' 14" East 52.88 feet to a point in a creek; 6) North 44° 47' 11" East 77.30 feet to a point in a creek; 7) North 58° 54' 28" East 22.07 feet to a point in a creek; 8) South 74° 54' 29" East 40.25 feet to a point in a creek; 9) South 49° 44' 03" East 29.55 feet to a point in a creek; 10) North 52° 41' 27" East 288.60 feet to a 3/4 Inch Iron Pipe Set in said southern right-of-way line of the I-85 Bypass Ramp (the southern property lines of Tammie Andrews Rigley, Amy Elizabeth Andrews and Larry Todd Andrews as recorded in Deed Book 4056, Page 1073 as Tract 1 and North Carolina Department of Transportation as recorded in Deed Book 4589, Page 1300 was established by a property line agreement recorded in Deed Book 6718, Page 67) said point being a corner on City of Greensboro Annexation Drawing D-2775 (June 30, 2005); THENCE PROCEEDING WITH THE EXISTING CITY LIMITS along said southern right-of-way line of the I-85 Bypass Ramp, North 85° 46' 22" East 42.79 feet to a 3/4 Inch Iron Pipe Set in a creek at

the northwestern corner of the remainder of the property of Brian L. Welker said point being a corner on City of Greensboro Annexation Drawing D-2775 (June 30, 2005); THENCE DEPARTING FROM THE EXISTING CITY LIMITS along the western and northern property lines of said Welker, the following two (2) courses: 1) South 12° 07' 00" East 87.68 feet to an Iron Rod Found (3" Bolt); 2) North 30° 21' 11" East 105.49 feet to a 3/4 Inch Iron Pipe Set in said southern right-of-way line of the I-85 Bypass Ramp said point being a corner on City of Greensboro Annexation Drawing D-2775 (June 30, 2005); THENCE PROCEEDING WITH THE EXISTING CITY LIMITS along said southern right-of-way line of the I-85 Bypass Ramp, the following eight (8) courses: 1) North 85° 46' 22" East 205.56 feet to a Disk Found; 2) North 85° 42' 49" East 225.33 feet to a Nail Found in a Fence Post; 3) North 88° 11' 16" East 328.20 feet to a Disk Found; 4) South 82° 38' 59" East 182.85 feet to a Disk Found; 5) North 77° 53' 51" East 166.65 feet to a Disk Found; 6) North 88° 05' 09" East 278.82 feet to a Disk Found; 7) South 85° 52' 45" East 280.98 feet to a Disk Found; 8) North 76° 39' 25" East 254.97 feet to a Disk Found at the intersection of said southern right-of-way line of the I-85 Bypass Ramp and the western right-of-way line of Youngs Mill Road; thence along said western right-of-way line of Youngs Mill Road, the following three (3) courses: 1) South 06° 26' 39" East 324.98 feet to a Disk Found; 2) South 00° 05' 43" West 128.67 feet to a Disk Found; 3) South 11° 38' 30" East 144.35 feet to a Disk Found; said point being a corner on City of Greensboro Annexation Drawing D-2775 (June 30, 2005); THENCE DEPARTING FROM THE EXISTING CITY LIMITS along the western right-of-way line for Youngs Mill Road in a southerly direction approximately 1,280 feet to a Rebar Found at the northeastern corner of now or formerly J.L Hobbs and wife, Pearl Hobbs as recorded in Deed Book 1504, Page 538; thence along northern and eastern property lines of said Hobbs and the northern property line of now or formerly K&F Investments of the Triad, LLC as recorded in Deed Book 7753, Page 1714, the following four (4) courses: 1) North 88° 46' 50" West 883.49 feet to a #4 Rebar Found; 2) North 01° 39' 23" East 505.04 feet to a #4 Rebar Found; 3) North 01° 40' 15" East 551.93 feet to a #4 Rebar Found; 4) North 88° 50' 36" West 1,007.32 feet to a 1/2 Inch Iron Found; thence along the western property lines of said K&F Investments of the Triad, LLC, the following two (2) courses: 1) South 01° 14' 27" East 198.52 feet to a #4 Rebar Found; 2) South 11° 54' 27" West 89.37 feet to a #4 Rebar Found at the northeastern corner of now or formerly Christ Apostolic Church, Mount Bethel as recorded in Deed Book 5344, Page 700; thence along the northern property lines of said Christ Apostolic Church, Mount Bethel, now or formerly Timothy E. Hobbs and wife, Janet S., Hobbs as recorded in Deed Book 2994, Page 283 and as Lots 1, 2, and 3 of Plat Book 26, Page 88; now or formerly Timothy Earl Hobbs as recorded in Deed Book 7546, Page 2398 and as Lots 4, 5, 6 and 7 of said Plat Book 26, Page 88; and now or formerly John Benjamin Elkins as recorded in Deed Book 8014, Page 2667 and as 8, 9 and 10 of said Plat Book 26, Page 88, the following ten (10) courses: 1) South 10° 38' 27" West 116.28 feet to a 3/4 Inch Rod Found; 2) South 25° 22' 41" West 193.33 feet to a #4 Rebar Found; 3) South 00° 58' 37" East 215.36 feet to a 3/4 Inch Iron Pipe Set; 4) South 01° 53' 43" West 106.40 feet to a 1/2 Inch Iron Pipe Found; 5) South 37° 37' 10" West 219.51 feet to a 2 Inch Iron Pipe Found; 6) South 44° 13' 31" West 129.69 feet to a 3/4 Inch Iron Pipe Set; 7) South 72° 27' 01" West 132.56 feet to a 1 Inch Iron Pipe Found; 8) South 74° 07' 07" West 305.82 feet to a 3/4 Inch Iron Pipe Found; 9) South 76° 41' 39" West 220.72 feet to a Stone Found; 10) South 69° 57' 24" West 476.91 feet to a 3/4 Inch Iron Pipe Set at the northeastern corner of now or formerly John Benjamin Elkins as recorded in Deed Book 7998, Page 2999; thence along the northern and western property lines of said Elkins as recorded in Deed Book 7998, Page 2999, the following two (2) courses: 1) South 78° 59' 58" West 269.33 feet to a 1 Inch Iron Pipe Found; 2) South 02° 49' 56"

West approximately 120 feet to a point along the northern right-of-way line for Presbyterian Road; thence along the northern right-of-way for Presbyterian Road in a westerly direction approximately 410 feet to a point along the eastern line of now or formerly Jeff Swanson as recorded in Deed Book 5093, Page 614; thence along the eastern, northern and western property lines of said Swanson, the following three (3) courses: 1) North 05° 40' 37" West approximately 230 feet to a Bent Iron Pipe Found; 2) South 79° 10' 22" West 290.02 feet to a 3/4 Inch Iron Pipe Set; 3) South 05° 58' 19" East approximately 195 feet to a point within the northern right-of-way for Presbyterian Road; thence along the northern right-of-way line for Presbyterian Road in a westerly direction approximately 664 feet to a Bent #8 Rebar Found in the eastern property line of now or formerly Peggy C. Bogue as recorded in Deed Book 7112, Page 655; thence along the eastern property line of said Bogue, North 11° 01' 16" West approximately 450 feet to a #8 Rebar Found at the southeastern corner of now or formerly Christine H. Trull and Gary Lee Trull, Trustees of the Trull Family Irrevocable Trust as recoded in Deed Book 8219, Page 359; thence along the eastern property lines of said Trull and said William Mitchell Causey, Jr. and wife, Jennifer R. Causey, the following nine (9) courses: 1) North 11° 01' 16" West 97.66 feet to a point; 2) North 06° 44' 38" West 343.74 feet to a point; 3) North 40° 30' 29" East 157.89 feet to a point; 4) North 01° 59' 02" East 186.84 feet to a 3/4 Inch Iron Pipe Set; 5) North 58° 50' 32" West 91.70 feet to a point; 6) South 78° 03' 34" West 214.27 feet to a point; 7) North 00° 12' 10" East 757.00 feet (crossing a #4 Rebar Found at 69.55 feet) to an Axel Found; 8) South 83° 44' 18" East 519.62 feet to a 1/2 Inch Square Iron Pipe Found; 9) North 01° 09' 48" East 204.58 feet to the Point of Beginning, containing 188.2 Acres more or less. 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-HI (Conditional District Heavy Industrial) is hereby authorized subject to the following use limitations and conditions:

1. All uses permitted in the LI zoning district except: Cemeteries, Amusement and Water Parks, Dry Cleaning Pickup/Drop-off with Drive Through Facilities, Funeral Homes and Crematoriums, Taxi Dispatch Terminals, Taxidermists, and Termite and Pest Control.

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the CD-HI (Conditional District Heavy 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 19, 2020.