

AMENDING OFFICIAL ZONING MAP

4019-R2 SOUTH HOLDEN ROAD AND 1311 GLENDALE ROAD, GENERALLY DESCRIBED AS SOUTH OF GLENDALE ROAD, EAST OF SOUTH HOLDEN ROAD AND WEST OF US HIGHWAY 220

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

Section 1. The Official Zoning Map is hereby amended by rezoning from CD-PI (Conditional District Public and Institutional) to O (Office)

The area is described as follows:

BEGINNING at a point in the eastern line of the property now or formerly of Dorothy M. Oliver, Trustee of Oliver, Trustee of Oliver Living Trust, which Beginning point is located South $02^{\circ}44'02''$ West 190.77 feet from the southern margin of Glendale Road and running thence along the present corporate limit lines of the City of Greensboro South $84^{\circ}40'47''$ East 898.90 feet to a point; thence along the western line of the property now or formerly of Jerry Wayne Hare South $04^{\circ}30'18''$ West 575.54 feet to an existing iron pin located at the southwest corner of the property now or formerly of Hare; thence along the southern line of the property now or formerly of Hare South $83^{\circ}34'12''$ East 328.59 feet to a new iron pin; thence continuing along the southern line of Hare South $83^{\circ}34'12''$ East 38.12 feet to an existing iron pin in the western margin of U.S. Highway 220 South; thence along the western margin of U.S. Highway 220 South along a curve to the right having a radius of 5,574.58 feet, a chord bearing and distance of South $10^{\circ}59'15''$ West 387.87 feet to a new iron pin; thence continuing with the western margin of U.S. Highway 220 South North $79^{\circ}17'40''$ West 34.53 feet to a new iron pin; thence continuing with the western margin of U.S. Highway 220 South South $11^{\circ}27'21''$ West 299.95 feet to a new iron pin; thence continuing with the right-of-way of U.S. Highway 220 South and the interchange with the 1-85 Urban Loop South $57^{\circ}29'41''$ West 71.99 feet to a point; thence along a curve to the left having a radius of 344.49 feet, a chord bearing and distance of North $69^{\circ}38'04''$ West 184.78 feet to a point; thence continuing along a curve to the left having radius of 344.39 feet, a chord bearing and distance of South $43^{\circ}25'25''$ West 556.59 feet to a brass cap in monument in the northern margin of the 1-85 Urban Loop; thence continuing along the northern margin of the 1-85 Urban Loop North $79^{\circ}35'24''$ West 180.27 feet to a control point; thence still with the northern margin of said Loop North $79^{\circ}34'46''$ West 289.90 feet to a new iron pin located within Memory Lane in the southern line of the property now or formerly of Barbara M. Rich; thence North $7^{\circ}36'42''$ West 65.54 feet to a point in the line of the property now or formerly of Billy T. McCuiston; thence along the line of McCuiston North $48^{\circ}51'10''$ West 34.16 feet to a point in the line of McCuiston; thence along the eastern line of McGuiston North $04^{\circ}45'38''$ East 375.35 feet to an existing iron pin; thence continuing along the line of McCuiston North $04^{\circ}45'38''$ East 217.36 feet to a control point; thence still with the line of McCuiston North $04^{\circ}45'38''$ East 65.38 feet to a new iron pin in the eastern line of the property now or formerly of McCuiston; thence along the eastern line of McCuiston North $04^{\circ}46'08''$ East 602.20 feet to a stone at the southeast corner of the property now or formerly of Dorothy M. Oliver, Trustee of the Oliver Living Trust; thence along the eastern line of Oliver, Trustee North $02^{\circ}44'02''$ East 370.29 feet to the point and place of BEGINNING.

AND

BEGINNING at an existing iron pin in the southern margin of Glendale Road at the northeast

comer of the property now or formerly of Dorothy M. Oliver, Trustee of Oliver Living Trust, and running thence along the southern margin of Glendale Road South 84°16'02" East 200.00 feet to a new iron pin; thence South 05°43'58" West 10.00 feet to a new iron pin in the widened margin of Glendale Road; thence along the widened margin of Glendale Road the following courses and distances: South 84°48'14" East 23a.96 feet to a new iron pin, South 79°56'33" East 271.53 feet to a new iron pin, South 80°39'10" East 100.00 feet to a new iron pin and South 75°04'10" East 100.79 feet to a concrete monument; thence South 04°30'18" West 708.94 feet to an existing iron pin in the western line of the property of Jerry Wayne Hare; thence along the southern line of the property now or formerly of Hare South 83°34'12" East 328.59 feet to a new iron pin; thence continuing along the southern line of Hare South 83°34'12" East 38.12 feet to an existing iron pin in the western margin of U.S. Highway 220 South; thence along the western margin of U.S. Highway 220 South along a curve to the right having a radius of 5,574.58 feet, a chord bearing and distance of South 10°59'15" West 387.87 feet to a new iron pin; thence continuing with the western margin of U.S. Highway M0 South North 79°17'40" West 34.53 feet to a new iron pin; thence continuing with the western margin of U.S. Highway 220 South South 11°27'21" West 299.95 feet to a new iron pin; thence continuing with the right-of-way of U.S. Highway 220 South and the interchange with the 1-85 Urban Loop South 57°29'41" West 71.99 feet to a point; thence along a curve to the left having a radius of 344.49 feet, a chord bearing and distance of North 69°38'04" West 184.78 feet to a point; thence continuing along a curve to the left having a radius of 344.39 feet, a chord bearing and distance of South 43°25'25" West 556.59 feet to a brass cap in monument in the northern margin of the 1-85 Urban Loop; thence continuing along the northern margin of the 1-85 Urban Loop North 79°35'24" West 180.27 feet to a control point; thence still with the northern margin of said Loop North 79°34'46" West 289.90 feet to a new iron pin located within Memory Lane in the southern line of the property now or formerly of Barbara M. Rich; thence North 79°36'42" West 65.54 feet to a point in the line of the property now or formerly of Billy T. McCuiston; thence along the line of McCuiston North 48°51'10" West 34.16 feet to a point in the line of McCuiston; thence along the eastern line of McCuiston North 04°45'38" East 375.35 feet to an existing iron pin; thence continuing along the line of McCuiston North 04°45'38" East 217.36 feet to a control point; thence still with the line of McCuiston North 04°45'38" East 65.38 feet to a new iron pin in the eastern line of the property now or formerly of McCuiston; thence along the eastern line of McCuiston North 04°46'08" East 602.20 feet to a stone at the southeast corner of the property now or formerly of Dorothy M. Oliver, Trustee of the Oliver Living Trust; thence along the eastern line of Oliver, Trustee North 02°44'02" East 561.06 feet to the point and place of BEGINNING.

Section 2. This property will be perpetually bound to the uses authorized and subject to the development standards of the O (Office) 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 October 20, 2020.