

AMENDING OFFICIAL ZONING MAP

112 MAXFIELD ROAD, GENERALLY DESCRIBED AS WEST OF MAXFIELD ROAD AND SOUTH OF BURLINGTON 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 and rezoning from County HI (Heavy Industrial) and CD-HI (Conditional District Heavy Industrial) to City HI (Heavy Industrial).

The area is described as follows:

BEGINNING at a point, said point being the southeast corner of Lot 1 of the "Exclusion Plat for the Properties of JGJ, LLC" as recorded in Plat Book 153 on Page 81, said point also being along the western right-of-way for Maxfield Road (55.15-foot width), and said point being along the existing Greensboro City Limit line as per Map #D-2817A with an effective date of September 31, 2007; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS and the western right-of-way for Maxfield Road in a southerly direction a distance of approximately 570 feet to a point, said point being the northeast corner of Lot 2 of the "Recombination Plat for Maxfield Road Industrial Park" as recorded on Plat Book 188 on Page 87; thence proceeding along the northern line of said Lot 2 S 89°50'09" W a distance of 765.03 feet to a point, said point being #4 rebar at NC Grid Coordinate NAD83(2011) of N:850,248.12' E:1,787,509.67'; thence continuing along the northern line of said Lot 2 S 89°50'09" W a distance of 170.83 feet to a point; thence proceeding along the eastern line of said Lot 2 the following 11 calls: 1) N 19°24'22" E a distance of 14.34 feet to a point; 2) N 07°21'15" W a distance of 29.55 feet to a point; 3) N 15°14'53" W a distance of 51.37 feet to a point; 4) N 01°30'59" E a distance of 31.49 feet to a point; 5) N 14°50'27" W a distance of 66.67 feet to a point; 6) N 30°40'04" E a distance of 49.93 feet to a point; 7) N 84°42'59" E a distance of 19.19 feet to a point; 8) N 36°04'06" E a distance of 17.31 feet to a point; 9) N 72°00'50" E a distance of 14.68 feet to a point; 10) N 11°14'28" E a distance of 36.90 feet to a point; and 11) N 00°10'31" W a distance of 284.38 feet to a point, said point being the southeast corner of the property of TJG Realty of Rockland, LLC as recorded in Deed Book 7913 on Page 2795; THENCE DEPARTING FROM THE EXISTING CITY LIMITS along the eastern line of said TJG Realty of Rockland N 16°33'21" E a distance of 357.06 feet to a point, said point being along the southern right-of-way for Burlington Road and said point being along the existing Greensboro City Limit line as per map #D-2676 with an effective date of June 20, 2003; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS in a easterly direction a distance of 93.77 feet to a point, said point being the northeast corner of Lot 1 of said "Recombination Plat for Maxfield Road Industrial Park;" THENCE DEPARTING FROM THE EXISTING CITY LIMITS along the eastern line of said Lot 1 S 01°20'41" W a distance of 339.50 feet to a point; thence proceeding along the north line of said Lot 1 S 89°55'35" E a distance of 125.35 feet to a point, said point being the southwest corner of the existing Greensboro City Limit line as per map #D-2572 with an effective date of June 30, 2001; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS S 89°55'35" E a distance of 100 feet to a point, said point being the southwest corner of Lot 1 of said "Exclusion Plat for the Properties of JGJ, LLC"; THENCE DEPARTING

FROM THE EXISTING CITY LIMITS along the southern line of said Lot 1 S 87°17'50" E a distance of 500 feet to the POINT AND PLACE OF BEGINNING, containing an area of 14.102 acres, more or less. The deeds 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 HI (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 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 January 19, 2021.