

## AMENDING OFFICIAL ZONING MAP

### PORTION OF 3505 MCCONNELL ROAD, NORTH OF MCCONNELL ROAD AND WEST OF WATERLYN DRIVE.

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 R-7** (Residential Single Family).

The area is described as follows:

BEGINNING at an existing iron pin at the southeast corner of Lot 50 of Creekside Phase 1, as recorded in Plat Book 163, Page 120, in the Office of the Register of Deeds of Guilford County, said point being on the western right-of-way line of Waterlyn Drive; thence with said right-of-way line with a curve to the left having a radius of 1,525.00 feet and a chord bearing and distance of S 32° 13' 35" E 116.69 feet to a point; thence with a curve to the right having a radius of 25.00 feet and a chord bearing and distance of S 13° 22' 19" W 37.04 feet to a point; thence S 61° 09' 47" W 10.00 feet to a point; thence S 28° 50' 13" E 50.00 feet to a point; thence N 61° 09' 47" E 20.14 feet to a point; thence with a curve to the right having a radius of 25.00 feet and a chord bearing and distance of S 76° 44' 02" E 33.52 feet to a point; thence with the western right-of-way line of Waterlyn Drive and the southwardly projection thereof S 34° 37' 49" E 185.72 feet to a point near the centerline of McConnell Road; thence with said centerline line S 55° 05' 09" W 174.78 feet to a point; thence with a curve to the right having a radius of 530.00 feet and a chord bearing and distance of S 67° 20' 19" W 214.19 feet to a point; thence S 79° 35' 28" W 55.65 feet to an existing nail in said centerline; thence S 79° 35' 28" W 272.47 feet to a point; thence leaving said centerline N 13° 19' 12" W 336.96 feet to a point; thence N 72° 29' 45" E 139.13 feet to an existing iron pin, being a common corner with Lot 43 of Creekside Phase 1; thence N 61° 44' 45" E 435.73 feet to the point and place of BEGINNING, and containing approximately 5.71 acres.

**Section 2.** This property will be perpetually bound to the uses authorized and subject to the development standards of the **R-7** (Residential Single Family) 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 January 19, 2016.