

AMENDING OFFICIAL ZONING MAP

3321 OLD MCCONNELL LOOP, GENERLALY DESCRIBED AS NORTH AND SOUTH OF OLD MCCONNELL LOOP AND NORTH OF MCCONNELL 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-R-7 (Conditional District Residential Single Family)**.

The area is described as follows:

“BEGINNING at the northeast corner of Parcel 4(A) of Hackett Estate, as recorded at Plat Book 190, Page 125; thence with the western right-of-way line of JFH Dairy Road the following six courses and distances: 1) S 01° 21' 24" E 202.26 feet to an iron pipe, 2) with a curve to the right a chord bearing and distance of S 07° 28' 42" W 232.20 feet to an iron pipe, 3) S 17° 01' 52" W 313.57 feet to an iron pipe, 4) with a curve to the left a chord bearing and distance of S 07° 28' 00" W 239.60 feet to an iron pipe, 5) S 01° 22' 43" E 79.38 feet to an iron pipe, and 6) S 40° 30' 32" W 58.30 feet to an iron pipe at the northwest corner of Old McConnell Loop and JFH Dairy Road, said pipe being the southeasternmost corner of said Parcel 4(A); thence crossing Old McConnell Loop S 08° 25' 28" E 60.00 feet to an iron pipe on its southern right-of-way line; thence with said right-of-way line S 81° 34' 42" W 7.54 feet to an iron pipe at the northeast corner of Parcel 4(B) of Hackett Estate; thence with the eastern line of said Parcel 4(B) S 02° 36' 00" W 596.73 feet to an iron pipe on the northern right-of-way line of McConnell Road (60-foot right-of-way); thence with said right-of-way line N 86° 46' 50" W 103.18 feet to an iron pipe; thence continuing with said right-of-way line with a curve to the right having a radius of 536.76 feet and a chord bearing and distance of N 77° 57' 54" W 164.52 feet to an iron pipe; thence with the western line of said Parcel 4(B) N 08° 25' 18" W 507.41 feet to an iron pipe on the southern right-of-way line of Old McConnell Loop; thence crossing Old McConnell Loop N 08° 25' 18" W 60.00 feet to a point in the southern line of said Parcel 4(A); thence with the southern line of said Parcel, also being the northern right-of-way line of said road, S 81° 34' 32" W 133.68 feet to an iron pipe at the southwest corner of said Parcel 4(A); thence with the western line of said Parcel 4(A) the following six courses and distances: 1) N 48° 39' 16" W 8.14 feet to a point, 2) N 48° 39' 16" W 47.44 feet to an iron pipe, 3) N 22° 56' 09" W 52.08 feet to an iron pipe, 4) N 16° 09' 56" W 50.45 feet to an iron pipe, 5) N 03° 01' 11" W 50.01 feet to an iron pipe, and 6) N 02° 48' 52" W 730.54 feet to an iron pipe at the northwest corner of said Parcel 4(A); thence with the northern line of said Parcel 4(A) S 86° 02' 08" E 777.71 feet to an iron pipe; thence continuing with said line N 05° 08' 22" E 310.53 feet to the point and place of BEGINNING, and containing approximately 17.9 acres. The plat referred to hereinabove is 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-R-7 (Conditional District Residential Single Family)** is hereby authorized subject to the following use limitations and conditions:

1. Use shall be limited to a maximum of 85 Residential Single Family dwelling units.

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the **CD-R-7 (Conditional District 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 October 16, 2018.