

## **AMENDING OFFICIAL ZONING MAP**

**128 BIRCH CREEK ROAD, SOUTH OF MCLEANSVILLE ROAD AND WEST OF BIRCH CREEK 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** (Agriculture) to **City CD-R-5** (Conditional District Residential Single Family).

The area is described as follows:

Book 7594, page 1085, said Guilford County Registry, South 23 degrees 01 minute 16 seconds East, 107.14 feet to a calculated point in the western margin of said Birch Creek Road (State Road 2826) right of way ( a 60 foot public right of way); thence along said western margin of said Birch Creek Road (State Road 2826) right of way (a 60 foot public right of way) the following three courses and distances (i) South 18 degrees 02 minutes 25 seconds West, 368.03 feet to a new iron pipe; (ii) thence along the arc of a curve to the left (said arc having a radius of 730.13 feet and a length of 421.33 feet) a chord bearing of South 01 degree 30 minutes 30 seconds West, and a chord distance of 415.51 feet to a new iron pipe; (iii) thence South 15 degrees 01 minute 29 seconds East, 969.77 feet to an existing iron pipe in the northeast corner of Jannette D. Dumas (Deed Book 2743, page 595, said Guilford County Registry); thence with the northern boundary of said Dumas South 74 degrees 23 minutes 22 seconds West, 365.80 feet to an existing iron pipe in the northwest corner of said Dumas; thence along the western line of said Dumas South 05 degrees 36 minutes 30 seconds West, 184.89 feet to an existing iron pipe in the northwest corner of Jannette D. Dumas (Deed Book 2656, page 678, said Guilford County Registry); thence with the western boundary of said Dumas South 05 degrees 36 minutes 30 seconds West, 48.77 feet to the point and place of BEGINNING, containing approximately 24.41 acres, more or less including road right of ways; being all that portion of Guilford County PIN 8805455687, west of Birch Creek Road (State Road 2826).

**Section 2.** That the zoning amendment from **County AG** (Agriculture) to **City CD-R-5** (Conditional District Residential Single Family) is hereby authorized subject to the following use limitations and conditions:

1. Uses shall be limited to 91 single family detached dwellings.
2. All single family lots that front Birch Creek Road shall have a driveway turn around for each lot to facilitate forward vehicular entry into the public right of way.

**Section 3.** This property will be perpetually bound to the uses authorized and subject to the development standards of the **CD-R-5** (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 7, 2014.