

AMENDING OFFICIAL ZONING MAP

4622 MCKNIGHT MILL ROAD, GENERLALY DESCRIBED AS EAST OF MCKNIGHT MILL ROAD AND NORTH OF BRIAR RUN 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 AG (Agricultural)** to **City CD-RM-8 (Conditional District Residential Multifamily)**.

The area is described as follows:

“BEGINNING at a point in the existing Greensboro satellite city limits (as of September 30, 2017), said point being the southeast corner of Lot 2 of Exclusion Map Property of Bryant, Sutphin Properties, LLC & Bryant Properties, as recorded in Plat Book 171, Page 104; THENCE PROCEEDING WITH THE EXISTING SATELLITE CITY LIMITS N 88° 41’ 14” W 765.84 feet with the south line of said Lot 2 to a corner; thence N 01° 20’ 39” E 247.38 feet with the south line of said Lot 2 to a corner; thence S 89° 56’ 49” W 330.05 feet with the south line of said Lot 2 to the southeast corner of Lot 1 of Exempt Recombination Plat Bryant Properties, as recorded in Plat Book 175, Page 118; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with the south line of said Lot 1 S 89° 56’ 46” W 1,455.96 feet to the southwest corner of said Lot 1; thence S 04° 56’ 42” W 630.46 feet with the eastern right-of-way line of McKnight Mill Road to its intersection with the north line of Leonardo and Jeanne C. Reyes, as recorded in Deed Book 5267, Page 1134; thence with the north line of Reyes S 88° 00’ 17” E 290.57 feet to the northeast corner of Reyes; thence with the east line of Reyes S 04° 26’ 29” W 150.23 feet to the northeast corner of Melvin A. and Margaret P. Yow, as recorded in Deed Book 2446, Page 445; thence with Yow’s east line S 04° 27’ 09” W 148.83 to a corner in in the north line of Thomas Wayne Cook and Timothy Lane Cook; thence with Cook’s north line S 87° 09’ 49’ E 897.86 feet to Cook’s northeast corner; thence with Cook’s east line S 01° 56’ 20” W 417.44 feet to the northwest corner of the property shown on Greensboro Annexation Drawing D-2598; THENCE PROCEEDING WITH THE EXISTING SATELLITE CITY LIMITS S 87° 27’ 21” E 1,399.41 feet to the northeast corner of said annexation; THENCE DEPARTING FROM THE EXISTING CITY LIMITS N 02° 32’ 04” E 77.85 feet with the west line of property of Edgar Underhill Living Trust, as recorded in Deed Book 5081, Page 1972, to the southwest corner of Lot 5 on Map 2 of Property of William C. May, Jr. & wife Lillian B., as recorded in Plat Book 86, Page 77; thence with the west line of said Lot 5 N 02° 11’ 07” E 89.96 feet to the southwest corner of Lot 4 on said Map 2; thence with the west line of said Lot 4 N 01° 26’ 46” E 90.20 feet to the southwest corner of Lot 3 on said Map 2; thence with the west line of said Lot 3 N 02° 47’ 52” E 89.28 feet to the southwest corner of Lot 1 on Map 1 of William C. May, Jr. & wife Lillian B. May, as recorded in Plat Book 85, Page 52; thence with the west line of said Lot 1 the following three courses and distances: 1) N 02° 29’ 12” E 53.93 feet to a point, 2) N 02° 13’ 48” E 104.11 feet to a point, and 3) N 01° 44’ 10” E 65.80 feet to the southwest corner of Lot 3 of W. A. McGuire, as recorded in Plat Book 82, Page 60; thence with the west line of said Lot 3 the following two courses and distances: 1) N 02° 18’ 45” E 120.92 feet

to a point, and 2) N 03° 05' 17" E 454.27 feet to the point and place of BEGINNING, and containing approximately 64.336 acres. All plats and deeds referred to hereinabove are 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-RM-8 (Conditional District Residential Multifamily)** is hereby authorized subject to the following use limitations and conditions:

1. Uses limited to a maximum of 240 residential dwelling units

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the **CD-RM-8 (Conditional District Residential Multifamily)** 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 November 14, 2017.