

AMENDING OFFICIAL ZONING MAP

PORTIONS OF 2900, 2910, 2924 AND 3136 MCCONNELL ROAD, GENERLALY DESCRIBED AS SOUTH OF MCCONNELL ROAD AND WEST OF OLD MCCONNELL LOOP

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)** and **County PI (Public and Institutional)** to **City PI (Public and Institutional)**.

The area is described as follows:

“BEGINNING at a point in the existing Greensboro city limit line (as of August 31, 2017), said point being the southeast corner of Odell Beasley, as recorded in Deed Book 4981, Page 557; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS the following 16 courses and distances: (1) S 87° 56' 04" E 324.13 feet to a point, (2) S 32° 08' 03" E 31.02 feet to a point, (3) S 50° 48' 07" E 366.88 feet to a point, (4) S 00° 00' E 48.21 feet to a point, thence (5) N 89° 54' 23" E a distance of 83.41 feet to a point, (6) N 42° 07' 40" E 354.07 feet to a point, (7) N 33° 10' 10" E 19.85 feet to a point, (8) N 87° 22' 33" E 108.20 feet to a point, (9) N 86° 31' 22" E 299.27 feet to a point, (10) S 78° 52' 09" E 287.63 feet to a point, (11) N 02° 39' 08" E 159.71 feet to a point, (12) N 00° 32' 04" W 22.90 feet to a point, (13) N 05° 01' 16" E 100.89 feet to a point, (14) S 88° 12' 15" E 258.75 feet to a point, (15) S 88° 35' 47" E 198.37 feet to a point, and (16) S 17° 40' 16" E 572.02 feet to a point, said point being the northernmost point of that annexation adopted in Ordinance #11-31; thence continuing with the city limits in a southeasterly direction approximately 1,800 feet to the northwest corner of the 4.69-acre tract dedicated to Guilford County, City of Greensboro, and the public as drainageway, open space, and utility easement within the Guilford Commons Subdivision, as recorded in Plat Book 165, Page 52; thence proceeding with the northwest line of said tract N 63° 57' 06" E approximately 100 feet to the southwest corner of Wilhelmina T. Hargett, as recorded in Deed Book 5212, Page 1022; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with Hargett's west line N 02° 14' E 380.2 feet to an iron; thence continuing with said line N 01° 14' E approximately 1,390 feet to a point in the southern right-of-way line of McConnell Road; thence in a westerly direction with said right-of-way line approximately 970 feet to its intersection with the existing city limit line; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS

in a southerly direction 1 foot to a corner in the existing city limits; thence in a westerly direction approximately 1,800 feet along a line that is 1 foot south of and normal to the southern margin of said road to the intersection of said line and the southerly extension of the western margin of Cole Street; thence in a southerly direction along said southerly extension approximately 199 feet to a point, said point being 200 feet south of and normal to the southern margin of McConnell Road; thence in a westerly direction approximately 660 feet along a line 200 feet south of and normal to the southern margin of McConnell Road to a point on the east line of Solid Rock Baptist Church, Inc., as recorded in Deed Book 3127, Page 906; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with said east line S 02° 30' W approximately 200 feet to the Church's southeast corner; thence S 78° W 349 feet with the south lines of the Church and of Norman B. Anderson, as recorded in Deed Book 3771, Page 249, to Anderson's southwest corner; thence with the east

line of Odell Beasley S 04° 08' 00" W approximately 900 feet to the point and place of beginning; containing 110 acres, more or less. All plats and deeds referred to hereinabove are recorded in the Guilford County Register of Deeds Office."

Section 2. This property will be perpetually bound to the uses authorized and subject to the development standards of the **PI (Public and Institutional)** 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 December 19, 2017.