

AMENDING OFFICIAL ZONING MAP

1299 AND 1301 YOUNGS MILL ROAD, GENERALLY DESCRIBED AS EAST OF YOUNGS MILL ROAD, WEST OF MCCONNELL CENTER DRIVE AND SOUTH OF INTERSTATE 40

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

Section 1. The Official Zoning Map is hereby amended by rezoning from **CD-R-3 (Conditional District Residential Single Family)** to **CD-LI (Conditional District Light Industrial)**.

The area is described as follows:

““Tract I:

BEGINNING at an existing iron pipe (EIP) in the eastern margin of Youngs Mill Road, the northwestern corner of M.M. Patterson as per Book 2257, Page 34, Guilford County Registry, and running thence along the eastern margin of Youngs Mill Road North 08°12' West 315.58 feet; thence North 38°28' East 148.71 feet to a right of way marker; thence a chord bearing and distance North 76°41' East 184.80 feet; thence North 84°49' East 245.86 feet to an existing axle; thence South 06°11' West 457.79 feet to an EIP; and thence South 84°48' West 424.57 feet to the Point and Place of BEGINNING, and being 4.710 acres, more or less, according to a survey by Marvin L. Borum & Associates, RLS, dated May 30, 1990 (B-2730)

Tract II:

BEGINNING at an existing iron pipe (EIP), being the northeasternmost corner of M.M. Patterson, as per Book 2257, Page 34, Guilford County Registry, and running thence North 06°11' East 483.93 feet, thence a chord bearing and distance North 81°58' East 312.85 feet; thence North 83°36' East 1377.09 feet, the northwestern corner of Gay Hosiery, Inc., as per Book 1903, Page 388; thence South 04°26' West 669.03 feet to an EIP, the northwestern corner of Vernell Stallings, as per Book 3011, page 984; thence South 20°20' West 296.53 feet to an EIP; thence South 82°54' West 348.62 feet to an EIP; thence North 84°11' West 1249.67 feet to an EIP; and thence North 04°12' East 183.69 feet to the Point and Place of BEGINNING, and being 31.966 acres, more or less, according to a survey by Marvin L. Borum & Associates, RLS, dated May 30, 1990 (B-2730)

SAVE AND EXCEPT from the above-described property, all of Lot 1, as per plat thereof entitled “McConnell Center, Lots 1-5, 7 & 8” recorded in Plat Book 179, Page 53, in the Office of the Register of Deeds of Guilford County, North Carolina.”

Section 2. That the zoning amendment from **R-3 (Residential Single Family)** to **CD-RM-26 (Conditional District Residential Multifamily)** is hereby authorized subject to the following use limitations and conditions:

1. Vehicle access will only be allowed from McConnell Center Drive.
2. Loading docks shall not be oriented to any residentially zoned properties to the south.

3. Where permitted, provide a 50 foot wide landscape buffer along the southern property line. This buffer shall include a minimum six (6) feet tall berm or opaque fence adjacent to any lots containing residential uses. Any fence shall be installed in the portion of the buffer farthest from the southern property line.

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the **CD-LI (Conditional District Light Industrial)** 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 May 15, 2018.