

AMENDING OFFICIAL ZONING MAP

3819-3825 MCCONNELL ROAD AND 4802 CLOVER ROAD, GENERLALY DESCRIBED AS EAST OF MCCONNELL ROAD AND SOUTH OF CLOVER 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 HB (Highway Business)** and **County AG (Agricultural)** to **City C-M (Commercial Medium)**.

The area is described as follows:

“BEGINNING at a point in the existing Greensboro city limit line (as of June 30, 2018), said point being the intersection of the east right-of-way line of McConnell Road and the south right-of-way line of Clover Road; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with said south right-of-way line, , N 86° 50’ 58” E 260.78 feet to an iron pipe at the northwest corner of Gregory K. and Mary M. Jenkins, as recorded in Deed Book 3609, Page 892, said iron pipe also being NC Grid NAD 83 (CORS 96.2002) N 840,565.897, E 1,795,784.465; thence along the west line of Jenkins the following two courses and distances: S 21° 43’ 27” E 95.21 feet to a bent angle iron and S 22° 42’ 12” E 103.38 feet to an iron pipe, said iron pipe being NC Grid NAD 83 (CORS 96.2002) N 840,382.078, E 1,795,859.606; thence with the south lines of Lots 2 and 3 of Revision of C. H. Huffling Subdivision, as recorded in Plat Book 25, Page 57, S 88° 36’ 06” E 214.81 feet to an existing iron pipe at the southeast corner of said Lot 3; thence with the east line of Tract 1 of Shiv Sumangala, LLC, as recorded in Deed Book 8055, Page 3014, S 00° 31’ 59” W 224.17 feet to an existing iron pipe at the southeast corner of said Tract; thence with the east line of another property of Shiv Sumangala, LLC, as recorded in Deed Book 8059, Page 1656, S 01° 29’ W 144 feet to an axle at the southeast corner of said property; thence with the south line of said property and the westwardly projection of said line N 86° 05’ W approximately 385 feet to a point in the existing city limit line; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS in a generally northerly direction approximately 670 feet to the point and place of BEGINNING, containing approximately 4.4 acres, of which approximately 4.3 acres lies outside existing street right-of-way. The deeds and plats referred to hereinabove are recorded in the Office of the Register of Deeds of Guilford County.”

Section 2. This property will be perpetually bound to the uses authorized and subject to the development standards of the **C-M (Commercial Medium)** 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 October 16, 2018.