

AMENDING OFFICIAL ZONING MAP

389 FAIRYSTONE DRIVE, GENERALLY DESCRIBED AS
EAST OF FAIRYSTONE DRIVE AND SOUTH OF BETHANY TRACE

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 RS-30 (Residential Single Family) to City CD-RM-5 (Conditional District Residential Multifamily - 5).

The area is described as follows:

BEGINNING at a point in the existing Greensboro city limit line (as of June 30, 2019), said point being the southeast corner of Section 10-B of Cedar Creek Subdivision, as recorded at Plat Book 91, Page 150; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS with the northeast line of said Section 10-B N 37° 02' 16" W 745.70 feet to a point on the northwest right-of-way line of Humble Road; thence with the northeast line of Cedar Creek Subdivision, as recorded at Plat Book 93, Page 79, N 37° 02' 16" W 177.16 feet to the southwest corner of the Open Space shown on Bethany Woods, Phase 2, Map 2, as recorded at Plat Book 130, Page 49; thence with the south line of said Map 2 S 84° 45' 56" E 277.26 feet to a point on the northwest right-of-way line of Humble Road; thence with the south line of Bethany Woods, Phase 2, Map 1, as recorded at Plat Book 130, Page 48, S 84° 45' 56" E 123.01 feet to a point in the south line of Lot 50 on said Map 1; thence continuing with said south line S 88° 35' 30" E 737.62 feet to the southwest corner of Bethany Woods, Phase IV, as recorded at Plat Book 137, Page 150; thence with the south line of said Phase IV S 89° 47' 52" E 344.09 feet to the northeast corner of Demetrios D. Dascalakis, as recorded at Deed Book 7211, Page 2987; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with the east line of Dascalakis S 00° 22' W 460 feet to the northeast corner of that SAVE AND EXCEPT parcel described in said deed; thence with the north line of said parcel N 87° 25' W 350 feet to the northwest corner of said parcel; thence with the west line of said parcel S 00° 22' W 300 feet to the southwest corner of said parcel; thence with the north line of Olympic Products LLC, as recorded at Deed Book 6474, Page 2353, N 84° 43' 03" W 257.16 feet to an existing iron pin; thence continuing with said line N 84° 40' 51" W 366.96 feet to the point and place of BEGINNING, and containing approximately 18.67 acres. The 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 RS-30 (Residential Single Family) to City CD-RM-5 (Conditional District Residential Single Family - 5) is hereby authorized subject to the following use limitations and conditions:

1. Maximum building height shall be limited to 35 feet.
2. Minimum required open space shall be calculated at a rate of 456 square feet per dwelling unit.

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the CD-RM-5 (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 October 15, 2019.