

AMENDING OFFICIAL ZONING MAP

3617-3635 MCCONNELL ROAD, GENERALLY DESCRIBED AS NORTH OF MCCONNELL ROAD AND WEST OF CLAPP FARM 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 AG (Agricultural) to City PUD (Planned Unit Development).

The area is described as follows:

BEGINNING at a point on the northern right-of-way line of McConnell Road (N.C.S.R. 3000, a 60-foot right-of-way), said point being at the intersection of said right-of-way line and the northwardly projection of the western line of that annexation shown on City of Greensboro Annexation Drawing D-2909, located N 01° 11' 02" W approximately 60 feet from a corner in the existing city limits; thence in a westerly direction with said right-of-way line approximately 400 feet to its intersection with the western line of William M. Causey, Jr., as recorded in Deed Book 5926, Page 111; thence with Causey's western line N 02° 06' 20" E approximately 753 feet to an iron pin in the southeastern line of Southfork Greensboro, as recorded in Plat Book 99, Page 1; thence with said southeastern line N 60° 57' 00" E 350.56 feet to an existing iron pin in the western line of William M. Causey, Jr. and wife, Jennifer R. Causey, as recorded in Deed Book 5697, Page 1126; thence with the western line of said Causey tract N 82° 45' 30" W 179.37 feet to an iron stake; thence continuing with said western line N 12° 59' W 26.67 feet to an iron stake; thence with the northwestern line of said Causey tract N 65° 57' E approximately 1,330 feet to its intersection with the western right-of-way line of Clapp Farms Road; thence in a southerly direction with said right-of-way line approximately 1,640 feet to its intersection with the northern right-of-way line of McConnell Road; thence proceeding in a westerly direction with said northern right-of-way line approximately 800 feet to the point and place of BEGINNING, having an area of approximately 33.83 acres.

All deeds and plats referred to hereinabove are recorded in the Office of the Guilford County Register of Deeds.

Section 2. That the zoning amendment from County AG (Agricultural) to City PUD (Planned Unit Development) is hereby authorized subject to the following use limitations and conditions:

1. Uses shall be limited to single-family dwellings, townhomes, and multi-family dwellings.
2. Buildings shall not exceed thirty (30) feet in height.
3. The site shall be limited to a maximum of 150 residential units.

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the PUD (Planned Unit Development) 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.