

AMENDING OFFICIAL ZONING MAP

PORTION OF 5281 MACKAY ROAD AND PORTION OF 2005 GUILFORD COLLEGE ROAD, GENERALLY DESCRIBED AS NORTH OF MACKAY ROAD AND WEST OF RENAISSANCE PARKWAY

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 CD-RM-5 (Conditional District Residential Multifamily - 5).

The area is described as follows:

Beginning at a point on the north side of Mackay Road and being the beginning point of Tract Three as described in Deed Book 4624, Page 475, said point also being in the west line of that property shown on Plat Book 168, Page 47; said point also being the southwest corner of Annexation D-2808 (as of January 31, 2006); THENCE PROCEEDING WITH THE EXISTING CITY LIMITS with the west line of said Plat Book 168, Page 47, and the west line of Plat Book 170, Page 92, the following three calls, (1) North 4 Degrees, 00 Minutes, 00 Seconds East, 1039.50 feet, to a point, (2) North 80 Degrees, 00 Minutes, 00 Seconds West, 209.22 feet, to a point, (3) North 5 Degrees, 00 Minutes, 00 Seconds East, approximately 164.5 feet, to a point; said point also being along the west line of Annexation D-2808 (as of January 31, 2006); THENCE DEPARTING FROM THE EXISTING CITY LIMITS along a new line approximately North 86 Degrees, 00 Minutes, 00 Seconds West, 230 feet, to the northeast corner of a lot labeled "To be recombined with Lea Family Partnership property" on Plat Book 169, Page 144, said point also being the southeast corner of Lot #6 of Plat Book 51, Page 17; thence North 84 Degrees, 32 Minutes, 00 Seconds West, 212.79 feet along the southern line of said Lot #6 to the northeast corner of Lot #1 of Plat Book 169, Page 144; thence proceeding with the west line of Lot #1, South 5 Degrees, 08 Minutes, 17 Seconds West, 201.10 feet to a point; thence continuing with the east line of said Lot #1, South 4 Degrees, 00 Minutes, 00 Seconds West, 865.43 feet, to a point on the southern right-of-way line for Mackay Road; thence proceeding in a southeasterly direction along the southern right-of-way line for Mackay Road approximately 675 feet to the southwest corner of Annexation D-2805 (as of June 30, 2008); THENCE PROCEEDING WITH THE EXISTING CITY LIMITS in a northerly direction across the right-of-way for Mackay Road approximately 63 feet to Point of Beginning, containing 16.43 Acres more or less. All deeds and plats referred to hereinabove are recorded in the Office of the Register of Deeds of Guilford County.

Section 2. That the zoning amendment from County AG (Agricultural) to City CD-RM-5 (Conditional District Residential Multifamily - 5) is hereby authorized subject to the following use limitations and conditions:

1. Only Residential uses permitted.

2. A Type C landscape buffer shall be installed along the eastern and western property lines between any existing residential development and any new development on site.

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 Residential Multifamily - 5) 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 July 21, 2020.