

AMENDING OFFICIAL ZONING MAP

3201 MURRAYLANE ROAD, GENERALLY DESCRIBED AS EAST OF MURRAYLANE ROAD
AND SOUTH OF MAYBROOK DRIVE

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

Section 1. The Official Zoning Map is hereby amended by rezoning from LI (Light Industrial) to CD-R-7 (Conditional District Residential Single Family - 7)

The area is described as follows:

Beginning at a new iron pipe located in the eastern right-of-way line of the 30-foot wide Murraylane Road, said point being a corner with a tract owned by Bigham, Inc. as recorded in Deed Book 2419, Page 420 and running with the Bigham's line North 88 degrees 59 minutes 01 seconds East 685.64 feet to a new iron pipe; thence South 06 degrees 59 minutes and 00 seconds east 784.68 feet to an existing iron pipe; thence North 82 degrees 42 minutes 25 seconds west 931.96 feet to new iron pipe located in the eastern right-of-way line of the 30-foot wide Murraylane Road; thence with said right-of-way the following two courses and distances: 1) North 10 degrees 32 minutes and 03 seconds east approximately 313.03 feet to a point is said right-of-way line and 2) North 14 degrees 13 minutes and 20 seconds east approximately 313.03 feet to the point and place of beginning containing approximately 13.3 acres. All courses and distances are in accordance with a survey prepared by Borum, Wade & Associates, P.A. entitled "Property Survey for James M. Myers" dated July 14, 1999.

Section 2. That the zoning amendment from LI (Light Industrial) to CD-R-7 (Conditional District Residential Single Family – 7) is hereby authorized subject to the following use limitations and conditions:

1. Limited to a density of 5 single family dwelling units per acre.

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the CD-R-7 (Conditional District Residential Single Family - 7) 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 August 18, 2020.