

AMENDING OFFICIAL ZONING MAP

351, 359 AND 367 AIR HARBOR ROAD, GENERALLY DESCRIBED AS SOUTH OF AIR HARBOR ROAD AND WEST OF QUAIL RIDGE DRIVE

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-8 (Conditional District Residential Multifamily - 8).

The area is described as follows:

BEGINNING AT AN EXISTING 3/4 INCH IRON PIPE ON THE SOUTHERN 60 FOOT WIDE PUBLIC RIGHT-OF-WAY FOR AIR HARBOR ROAD (SR#2334) AS DEDICATED ON PLAT BOOK 59 PAGE 28, SAID EXISTING 3/4 INCH IRON PIPE ALSO BEING THE NORTHEASTERN CORNER OF KELLY P. JONES AS DESCRIBED IN DEED BOOK 6320 PAGE 538, THENCE WITH THE SAID SOUTHERN 60 FOOT WIDE PUBLIC RIGHT-OF-WAY FOR AIR HARBOR ROAD NORTH 82 DEG. 44 MIN. 12 SEC. EAST DISTANCE BEING 74.53 FEET TO AN EXISTING 1/2 INCH IRON PIPE, THENCE WITH THE SAME ALSO BEING THE NORTHERN LINE OF MARLENE H. CATO AS DESCRIBED IN DEED BOOK 3914 PAGE 1863 NORTH 82 DEG. 50 MIN. 08 SEC. EAST DISTANCE BEING 247.01 FEET TO AN EXISTING 1/2 INCH IRON PIPE, THENCE WITH THE WEST LINE OF JEFF MUELLER AND WIFE GAYLE MILLER AS DESCRIBED IN DEED BOOK 5818 PAGE 2129 SOUTH 00 DEG. 51 MIN. 29 SEC. WEST DISTANCE BEING 315.27 FEET TO AN EXISTING 1 INCH IRON PIPE, SAID EXISTING 1 INCH IRON PIPE ALSO BEING A SOUTHEAST CORNER OF AFORESAID MARLENE H. CATO AS DESCRIBED IN DEED BOOK 3914 PAGE 1863, THENCE CONTINUING WITH THE WESTERN LINE OF SAID JEFF MUELLER AND WIFE GAYLE MILLER SOUTH 00 DEG. 37 MIN. 05 SEC. WEST DISTANCE BEING 74.97 FEET TO A NAIL AT THE BASE OF A BENT IRON PIPE IN THE NORTH LINE OF SIGNATURE 31, LLC AS DESCRIBED IN DEED BOOK 8120 PAGE 0053, THENCE WITH THE NORTHERN LINE OF THE SAME SOUTH 88 DEG. 38 MIN. 14 SEC. EAST DISTANCE BEING 71.79 FEET TO AN EXISTING 3/4 INCH IRON PIPE, THENCE WITH THE WESTERN LINE OF STEVEN H. MATLAGE AND WIFE KELLY J. MATLAGA AS DESCRIBED IN DEED BOOK 7501 PAGE 0909 SOUTH 01 DEG. 21 MIN. 57 SEC. WEST DISTANCE BEING 120.19 FEET TO AN EXISTING 3/4" IRON PIPE, THENCE WITH THE WESTERN LINE OF ZACHARY R. MCCALL AND WIFE LAURA F. MCCALL AS DESCRIBED IN DEED BOOK 7391 PAGE 1091 SOUTH 01 DEG. 18 MIN. 48 SEC. WEST DISTANCE BEING 114.37 FEET TO AN EXISTING 1/2 INCH IRON PIPE IN THE NORTHERN LINE OF MICHAEL DANCAUSSE AND WIFE MARIA N. DANCAUSSE AS DESCRIBED IN DEED BOOK 7278 PAGE 1580, THENCE WITH THE NORTHERN LINE OF SAID DANCAUSSE NORTH 88 DEG. 37 MIN. 05 SEC. WEST DISTANCE BEING 36.19

FEET TO AN EXISTING 3/4 INCH IRON PIPE, THENCE WITH THE WESTERN LINE OF MICHAEL DANCAUSSE AND WIFE MARIA N. DANCAUSSE AS DESCRIBED IN DEED BOOK 7278 PAGE 1580 SOUTH 02 DEG. 07 MIN. 51 SEC. WEST DISTANCE BEING 87.30 FEET TO AN EXISTING 3/4 INCH IRON PIPE, THENCE WITH THE WEST LINE OF JIMMY R. WESTMORELAND AND WIFE LISA A. WESTMORELAND AS DESCRIBED IN DEED BOOK 7460 PAGE 2370 SOUTH 01 DEG. 49 MIN. 33 SEC. WEST DISTANCE BEING 80.05 FEET TO AN EXISTING 3/4 INCH IRON PIPE, THENCE WITH THE WESTERN LINE OF WORTH M. SAUNDERS AND WIFE KATHERINE G. SAUNDERS AS DESCRIBED IN DEED BOOK 7081 PAGE 1260 SOUTH 01 DEG. 50 MIN. 23 SEC. WEST DISTANCE BEING 80.11 FEET TO AN EXISTING 1/2 INCH IRON PIPE, THENCE WITH THE WESTERN LINE OF BRIAN J. CRISCUOLO AND WIFE AMY M. CRISCUOLO AS DESCRIBED IN DEED BOOK 7425 PAGE 0837 SOUTH 01 DEG. 49 MIN. 46 SEC. WEST DISTANCE BEING 85.04 FEET TO AN EXISTING 1/2 INCH IRON PIPE, THENCE WITH THE SOUTHERN LINE OF THE SAME SOUTH 88 DEG. 02 MIN. 13 SEC. EAST DISTANCE BEING 158.26 FEET TO AN EXISTING 1/2 INCH BENT IRON PIPE ON THE WESTERN 50 FOOT RIGHT-OF-WAY FOR MOSLEY ROAD AS SHOWN RECORDED ON PLAT BOOK 171 PAGE 1, THENCE WITH THE WESTERN 50 FOOT RIGHT-OF-WAY OF MOSLEY ROAD SOUTH 02 DEG. 01 MIN. 24 SEC. WEST DISTANCE BEING 50.15 FEET TO AN EXISTING ONE INCH BENT IRON PIPE, THENCE WITH THE NORTHERN LINE OF PAUL L. OWENS AND WIFE PAMELA WRAY AIKENS AS DESCRIBED IN DEED BOOK 7135 PAGE 379 NORTH 87 DEG. 57 MIN. 43 SEC. WEST DISTANCE BEING 157.85 FEET TO AN EXISTING 1/2 INCH IRON PIPE, THENCE WITH THE WESTERN LINE OF THE SAME SOUTH 02 DEG. 02 MIN. 01 SEC. WEST DISTANCE BEING 89.82 FEET TO AN EXISTING 3/4 INCH IRON PIPE THENCE WITH THE WESTERN LINE OF MATTHEW C. THOMPSON AND WIFE SARAH S. THOMPSON AS DESCRIBED IN DEED BOOK 7462 PAGE 1491 SOUTH 01 DEG. 52 MIN. 55 SEC. WEST DISTANCE BEING 80.04 FEET TO AN EXISTING 3/4 INCH IRON PIPE, THENCE WITH THE WESTERN LINE OF CHRISTINA P. ROMA AND KAMI M. ROWAN AS DESCRIBED IN DEED BOOK 7851 PAGE 541 SOUTH 02 DEG. 10 MIN. 16 SEC. WEST DISTANCE BEING 59.74 FEET TO AN EXISTING 1/2 INCH IRON PIPE, THENCE WITH THE WESTERN LINE OF BRIAN LOPATKA AND WIFE SARAH LOPATKA AS DESCRIBED IN DEED BOOK 7999 PAGE 1305 SOUTH 51 DEG. 22 MN. 20 SEC. WEST DISTANCE BEING 65.27 FEET TO AN EXISTING 1/2 INCH IRON PIPE, THENCE WITH THE NORTHERN LINE OF LY A. VO AS DESCRIBED IN DEED BOOK 8109 PAGE 2579 NORTH 88 DEG. 21 MIN. 37 SEC. WEST DISTANCE BEING 65.44 FEET TO AN EXISTING 3/4 INCH IRON PIPE, THENCE WITH THE NORTHERN LINE OF KOMAL SUNDARAM AND WIFE PREMALATA SUNDARAM AS DESCRIBED IN DEED BOOK 7265 PAGE 1439 NORTH 88 DEG. 09 MIN. 35 SEC. WEST DISTANCE BEING 41.42 FEET TO AN EXISTING 1/2 INCH IRON PIPE, THENCE WITH NORTHERN LINE OF DAVID YATES AND WIFE JENNIFER YATES AS DESCRIBED IN DEED BOOK 8217 PAGE 0035 NORTH 88 DEG. 42 MIN. 39 SEC. WEST DISTANCE BEING 41.51 FEET TO AN EXISTING 1/2 INCH IRON PIPE

IN CONCRETE, THENCE WITH THE SAME NORTH 88 DEG. 19 MIN. 29 SEC. WEST DISTANCE BEING 47.68 FEET TO AN EXISTING 1/2 INCH IRON PIPE, THENCE WITH THE NORTHERN LINE OF JAMES R. DEATON AND WIFE JUDITH A. DEATON AS DESCRIBED IN DEED BOOK 7100 PAGE 523 NORTH 88 DEG. 20 MIN. 58 SEC. WEST DISTANCE BEING 163.64 FEET TO AN EXISTING 3/4 INCH IRON PIPE, THENCE WITH THE NORTHERN LINE OF DAVID H. CUSHMAN AND WIFE HOPE L. CUSHMAN AS DESCRIBED IN DEED BOOK 7733 PAGE 1767 NORTH 88 DEG. 18 MIN. 45 SEC. WEST DISTANCE BEING 80.00 FEET TO AN EXISTING 1/2 INCH IRON PIPE IN CONCRETE, THENCE WITH THE NORTHERN LINE OF LAURA W. CROSS AS DESCRIBED IN DEED BOOK 7164 PAGE 2642 NORTH 88 DEG. 32 MIN. 37 SEC. WEST DISTANCE BEING 113.19 FEET TO AN EXISTING 1/2 IRON PIPE, THENCE WITH THE EASTERN LINE OF CALVARY CHRISTIAN CENTER, INC. AS RECORDED IN DEED BOOK 7292 PAGE 1811 NORTH 05 DEG. 02 MIN. 02 SEC. EAST DISTANCE BEING 867.85 FEET TO AN EXISTING 1/2 INCH IRON PIPE, THENCE WITH THE SAME NORTH 07 DEG. 26 MIN. 38 SEC. WEST DISTANCE BEING 329.76 FEET TO AN EXISTING 3/4 INCH IRON PIPE ON THE SOUTHERN 60 FOOT RIGHT-OF-WAY FOR AIR HARBOR ROAD (SR #2334). THENCE WITH THE SOUTHERN 60 FOOT RIGHT-OF-WAY FOR SAID AIR HARBOR ROAD NORTH 82 DEG. 49 MIN. 01 SEC. EAST DISTANCE BEING 130.210 FEET TO AN EXISTING ONE INCH IRON PIPE, THENCE WITH THE WESTERN LINE OF KELLY P. JONES AS DESCRIBED IN DEED BOOK 6320 PAGE 538 SOUTH 07 DEG. 26 MIN. 48 SEC. EAST DISTANCE BEING 329.03 FEET TO AN EXISTING ONE INCH IRON PIPE, THENCE WITH THE SOUTHERN LINE OF SAID KELLY P. JONES SOUTH 88 DEG. 45 MIN. 12 SEC. EAST DISTANCE BEING 95.28 FEET TO AN EXISTING NAIL AT THE BASE OF A BENT IRON PIPE, THENCE WITH THE SAME SOUTH 88 DEG. 34 MIN. 14 SEC. EAST DISTANCE BEING 25.12 FEET TO A NEW IRON PIPE, THENCE WITH THE EASTERN LINE OF THE SAID KELLY P. JONES NORTH 07 DEG. 27 MIN. 15 SEC. WEST DISTANCE BEING 346.39 FEET TO THE POINT AND PLACE OF BEGINNING CONTAINING 15.565 ACRES MORE OR LESS.

Section 2. That the zoning amendment from County AG (Agricultural) to City CD-RM-8 (Conditional District Residential Multifamily - 8) is hereby authorized subject to the following use limitations and conditions:

1. The maximum height of all buildings shall not exceed 35 feet.
2. Any new plantings to supplement conserved existing trees within the required buffer planting yard adjacent to lots 26-29 of the Northern Shores subdivision identified in Plat Book 171, Page 1 shall be of evergreen material to enhance visual screening. Additionally a minimum 6 foot high opaque fence will also be installed with this enhanced buffer planting yard.
3. Any wet detention pond required with any new approved development shall include means to aerate the water in the pond per City of Greensboro standards.

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the CD-RM-8 (Conditional District Residential Multifamily - 8) 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.