

AMENDING OFFICIAL ZONING MAP

A PORTION OF 107 MARSHALL SMITH ROAD AND 120 MARSHALL SMITH ROAD,
GENERALLY DESCRIBED AS EAST OF MARSHALL SMITH ROAD AND NORTH OF
WEST MARKET STREET

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-18 (Conditional District Residential Multifamily - 18).

The area is described as follows:

Beginning at a point in the eastern right-of-way of Marshall Smith Road (SR 1843 – 60' Public right-of-way), said point being the northwest corner of Thanh Adrong & Nge Dacat, Parcel No: 170650 (Deed Book 8025, Page 2838) and being the southwest corner of Brenda W. Atkins & Glenn T. Adkins, Parcel No: 170656 (Deed Book 4179, Page 832); Thence leaving said Adrong and Dacat and along the eastern right-of-way of said Marshall Smith Road the following four (4) courses and distances: 1) N 10°23'09" W 342.07 feet to a point, said point being the northwest corner of said Atkins (Parcel No: 170656) and being a southwest corner of Brenda W. Atkins and Glenn T. Atkins, Parcel No: 170647 (Deed Book 1105, Page 407); 2) Thence leaving said Atkins (Parcel No: 170656) and along said Atkins (Parcel No: 170647) and said Marshall Smith Road eastern right-of-way, N 10°23'09" W 682.20 feet to a point; 3) with a curve to the right, having a radius of 650.00 feet and a chord bearing and distance of N 04°26'30" W 134.63 feet to a point; 4) N 01°30'09" E 14.07 feet to an existing 1" iron pipe, said iron pipe being a point on the western line of said Atkins (Parcel No: 170647) and being the southwest corner of Glenn T. Atkins, Parcel No: 170483 (Deed Book 4179, Page 832); Thence leaving said Marshall Smith Road and along said Atkins (Parcel No: 170483) property lines the following seven (7) courses and distances: 1) N 88°50'53" E 549.25 feet to an existing 1" iron pipe; 2) S 01°01'42" E 106.33 feet to an existing 1" iron pipe; 3) N 88°50'41" E 208.95 feet to an existing 1" iron pipe; 4) N 01°11'12" W 208.70 feet to an existing 1" iron pipe; 5) S 88°49'08" W 208.59 feet to an existing iron pipe; 6) S 01°09'07" E 42.40 feet to a point; 7) S 88°50'53" W 136.53 feet to an existing 1" iron pipe, said iron pipe being a point on the northing line of said Atkins (Parcel No: 170483) and being the southeast corner of Steven A. Graham & Ivy D. Graham, Parcel No: 170482 (Deed Book 6292, Page 2816); Thence leaving said Atkins (Parcel No: 170483) and along the eastern and northing property lines of said Graham: 1) N 14°57'02" W 131.43 feet to a point; 2) N 85°39'48" W 363.72 feet to an existing 5/8" iron rod, said iron rod being the northwest corner of said Graham and being located in the eastern right-of-way of said Marshall Smith Road; Thence leaving said Graham and along said Marshall Smith Road eastern right-of-way, N 04°43'33" E 108.78 feet to an existing 5/8" iron rod, said iron rod being the southwest corner of Moses Griffin & Carmella Griffin, Parcel No: 170470 (Deed Book 4932, Page 650); Thence leaving said Marshall Smith Road eastern right-of-way and along the southern and eastern property lines of said Griffin: 1) S 85°42'09" E 358.16 feet to an existing 1" iron pipe; 2) N 03°27'24" E 165.05 feet to an existing 1" iron pipe, said iron pipe being the northeast corner of said Griffin and being the southeast corner of Gary W. Altice & Amy M. Altice, Parcel No: 170480 (Deed Book 4944, Page 823); Thence leaving said Griffin and along said Altice eastern property line, N

03°26'45" E 181.55 feet to an existing 1" iron pipe, said iron pipe being the northeast corner of said Altice and being a point in the southern line of James H. Lowe, Parcel No: 170458 (Deed Book 6094, Page 1194); Thence leaving said Altice and along said Lowe southern and eastern property lines the following three (3) courses and distances: 1) S 86°21'15" E 520.98 feet to an existing 1" iron pipe; 2) N 14°20'47" W 265.12 feet to a point; 3) N 18°08'55" W 44.34 feet to an existing 1" iron pipe, said iron pipe being a point in the eastern line of said Lowe and being a western corner of Pleasant Ridge Plantation, LLC, Parcel No: 97793 (Deed Book 8119, Page 1259); Thence leaving said Lowe and along said Pleasant Ridge Plantation, LLC property line S 88°37'44" E 402.53 feet to an existing 1" iron pipe; thence continuing S 30°04'20" E 377.04 feet to a point, said point being in the north boundary of Annexation D-2753 (effective on February 28, 2005); THENCE PROCEEDING WITH THE EXISTING CITY LIMITS N 86°03'57" W 145.71 feet to an existing 1" iron pipe, said iron pipe having Coordinates of N: 860,569.84 and E: 1,708,502.45; thence along and leaving said Pleasant Ridge Plantation, LLC, Islamic Center of the Triad, Inc., Parcel No: 227118 (Deed Book 8010, Page 1455) and Islamic Center of the Triad, Inc., Parcel No: 100197 (Deed Book 8010, Page 1455) the following two (2) courses and distances: 1) S 17°02'24" W 538.84 feet to an existing 1" iron pipe; 2) S 17°02'24" W 1,405.30 feet to a point, said point being located on the western property line of said Islamic Center of the Triad, Inc. (Parcel No: 100197) and being the northeast corner of said Adrong and Dacat, said point also being along the west boundary of Annexation D-2753 (effective on February 28, 2005); THENCE DEPARTING FROM THE EXISTING CITY LIMITS and leaving said Islamic Center of the Triad, Inc. (Parcel No: 100197) and along said Adrong and Dacat northern property line the following three (3) courses and distances: 1) N 73°03'54" W 156.73 feet to a point; 2) N 73°03'54" W 271.44 feet to an existing 1" iron pipe; 3) S 84°05'16" W 114.82 feet to the Point of Beginning, Containing 37.329 Acres more or less.

Section 2. That the zoning amendment from County AG (Agricultural) to City CD-RM-18 (Conditional District Residential Multifamily - 18) is hereby authorized subject to the following use limitations and condition:

1. Uses shall be limited to a maximum 395 residential dwelling units;
2. A minimum 6-foot tall opaque fence consisting of wood or materials that simulate the appearance of wood shall be installed adjacent to the eastern property boundaries of parcels 170482 (also known as 142 Marshall Smith Road), 170470 (also known as 150 Marshall Smith Road) and 170480 (also known as 152 Marshall Smith Road) and from the northeastern corner of parcel 170480 eastward 100 feet from along the southern boundary of parcel 170458, as illustrated by the thick line drawn on Exhibit A attached;
3. Evergreens planted no greater than 10 feet apart and which shall be no less than 12 feet in height at maturity shall be planted behind parcels 170482 (also known as 142 Marshall Smith Road), 170470 (also known as 150 Marshall Smith Road) and 170480 (also known as 152 Marshall Smith Road). The evergreens shall be planted on the eastern side of the fence described in condition #2; and
4. Buildings shall not exceed 50 feet in height north of the line illustrated on Exhibit B attached, and which line is described as where parcel 170483 adjoins Marshall Smith Road, running

eastward along the southern boundary of parcel 170483, and from the southeastern most corner of parcel 170483 eastward to the common corner of parcels 227118 and 100197. The maximum height of any multifamily residential building located less than 40 feet of the eastern property boundaries of parcels 170482 (also known as 142 Marshall Smith Road), 170470 (also known as 150 Marshall Smith Road) and 170480 (also known as 152 Marshall Smith Road) shall be 40 feet.

For property located at a portion of 107 Marshall Smith Road and all of 120 Marshall Smith Road, generally described as east of Marshall Smith Road and north of West Market Street.

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the CD-RM-18 (Conditional District Residential Multifamily - 18) 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 20, 2020.