

## AMENDING OFFICIAL ZONING MAP

PORTION OF 5281 MACKAY ROAD, GENERALLY DESCRIBED AS NORTH OF MACKAY ROAD AND SOUTH OF CHADWICK 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 County AG (Agricultural) to City CD-RM-5 (Conditional District Residential Multifamily - 5)

The area is described as follows:

Beginning at a point, said point being the northeast corner of Lot 3 of the “Property of J.E. Chadwick, Est. Plat” as recorded in Plat Book 43 on Page 66, said point also being along the southern right-of-way for Chadwick Drive; thence proceeding along the southern right-of-way for Chadwick Drive S 72°17’59” E 234.73 feet to a point, said point being along the west line of “Bordeaux” (a townhome development) as recorded in Plat Book 172 on Pages 73-74, said point also being along the western boundary of Annexation D-2808 (effective on January 31, 2006); THENCE PROCEEDING WITH THE EXISTING CITY LIMITS and the western line of “Bordeaux” as recorded in Plat Book 172 on Pages 73-74, in Plat Book 172 on Page 76, and in Plat Book 170 on Page 93 S 4°03’44” W 1,091.73 feet to a point, said point being along the northern boundary of Annexation D-3257 (effective on July 21, 2020); thence proceeding N 85°52’30” W 230.16 feet to a point, said point being the northeast corner of a lot labeled “To be recombined with Lea Family Partnership property” as recorded in Plat Book 169 on Page 144 and being the southeast corner of Lot 6 of the “Hickory – Hollow Subdivision” as recorded in Plat Book 51 on Page 17; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with the east line of Lot 6 and Lot 5 of said Hickory – Hollow Subdivision N 4°46’04” E 498.34 feet to a point, said point being the southeast corner of Lot 3 of said Chadwick Plat (Plat Book 43 / Page 66); thence proceeding with the east line of said Lot 3 N 3°53’23” E 634.14 feet to the POINT AND PLACE OF BEGINNING, containing an area of 5.76 acres, more or less. The deeds referred to hereinabove are recorded in the Office of the Register of Deeds of Guilford County.

Section 2. That the zoning amendment from County CU-HI (Conditional Use Heavy Industrial) to CD-HI (Conditional District Heavy Industrial) is hereby authorized subject to the following use limitations and condition:

1. Only residential uses are permitted.

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 3. 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 4. This ordinance shall be effective on February 16, 2021.