

AMENDING OFFICIAL ZONING MAP

3403 MCCONNELL ROAD, GENERALLY DESCRIBED AS NORTH OF MCCONNELL ROAD AND NORTH OF BRIDGEPOINT ROAD

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 O (Office)**

The area is described as follows:

BEGINNING at a point, said point being the southeast corner of Lot 1 of the “Final Plat for Edwin H. Holt, General Contractor, INC. / Special Purpose Lot for Greensboro Water Booster Station” as recorded in Plat Book 160 on Page 51, said point also being along the northern right-of-way line for McConnell Road (70-foot width); thence proceeding along the northern line for McConnell Road with a curve to the right, having a radius of 2,240.00 feet and a chord bearing and distance of N 76°24’30” W 115.59 feet to a point; thence proceeding N 74°55’48” W 93.52 feet to a point, said point being the southwest corner of said Lot 1, said point also being the southeast corner of the Property of J. Robert Landreth as recorded in Deed Book 3377 on Page 1053; thence proceeding along the eastern line of said Landreth N 32°13’06” E 106.54 feet to a point; thence proceeding S 75°53’08” E 115.50 feet to a point; thence proceeding N 13°50’38” E 14.91 feet to a point; thence proceeding S 76°09’22” E 60.00 feet to a point; thence proceeding S 13°50’38” W 116.97 feet to the POINT AND PLACE OF BEGINNING, containing an area of .48 acres, more or less. BEING all of Lot 1 according to the plat thereof recorded in Plat Book 160, Page 51, in the Office of the Register of Deeds of Guilford County, North Carolina. The deeds and plats referred to hereinabove are recorded in the Office of the Register of Deeds of Guilford County.

Section 2. This property will be perpetually bound to the uses authorized and subject to the development standards of the **O (Office)** 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 May 18, 2021.