

AMENDING OFFICIAL ZONING MAP

222 AND 226 CLAPP FARMS ROAD, GENERALLY DESCRIBED AS NORTHWEST OF CLAPP FARMS ROAD AND WEST OF MOUNT HOPE CHURCH ROAD

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 a point in the existing (as of June 30, 2022) Greensboro satellite city limits, said point being the southwest corner of that annexation approved in Ordinance #22-085 and shown on City of Greensboro Annexation Drawing D-3332; THENCE PROCEEDING WITH THE EXISTING SATELLITE CITY LIMITS S 66° 04' 07" E 411.99 feet with the north line of land of Mt. Pleasant United Methodist Church, as recorded in Deed Book 3213, Page 467, to a point in the west line of land of Boyd L. and Jerry L. Summers, as recorded in Deed Book 7359, Page 2701; THENCE DEPARTING FROM THE EXISTING SATELLITE CITY LIMITS with the west lines of Summers and James E. and Tracey D. Langley, as recorded in Deed Book 7737, Page 2330, S 01° 28' 36" W 996.39 feet to an existing nail in the northern margin of Clapp Farms Road (SR#3041); thence with said road S 51° 26' 13" W 483.98 feet to an existing iron pipe at the easternmost corner of Rock R. and Janice J. Woodland, as recorded in Deed Book 7303, Page 1755; thence with Woodland's northeast line N 46° 46' 02" W 177.37 feet to an existing iron pipe at the easternmost corner of David R., Charles A., and John A. Clapp, as recorded in Deed Book 8632, Page 1442; thence with Clapp's east line N 73° 46' 31" W 546.10 feet to an existing iron pipe; thence with Clapp's east line N 01° 28' 28" E 1,379.84 feet to an existing iron pipe in the south line of June Daisy, LLC, as recorded in Deed Book 8339, Page 393; thence with said south line S 75° 18' 02" E 161.67 feet to an existing iron pipe, thence with said south line S 73° 12' 58" E approximately 200 feet to a point in the existing Greensboro satellite city limits; THENCE PROCEEDING WITH THE EXISTING SATELLITE CITY LIMITS with the south line of said LLC S 73° 12' 58" E approximately 310 feet to the point and place of BEGINNING, and containing approximately 31.4 acres. All 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 AG (Agricultural) to City CD-RM-8 (Conditional District Residential Multifamily -8) is hereby authorized subject to the following use limitations and condition:

1. Permitted uses shall be limited to a maximum of 120 single-family dwelling units.

2. Applicant will incorporate a Type “C” landscaped buffer yard the eastern property line of the subject property extending from Clapp Farms Road north for the length of the western property line of Guilford County Parcel Number 119220 (218 Clapp Farms Road). The buffer yard will be delineated as common area within the proposed development and will be HOA-maintained. The buffer yard shall remain free of any vehicular and/or pedestrian improvements.

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 September 20, 2022.