

## AMENDING OFFICIAL ZONING MAP

1822 YOUNGS MILL ROAD AND 4701-A HICKORY VALLEY ROAD, GENERALLY DESCRIBED AS WEST OF YOUNGS MILL ROAD AND NORTH OF HICKORY VALLEY 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 CD-RM-8 (Conditional District Residential Multifamily - 8)**

The area is described as follows:

Beginning at a point in the existing Greensboro corporate limits (as of August 31, 2022), said point being in the western right-of-way line of Young's Mill Road NCSR #3029) and being the southeast corner of that annexation approved by Greensboro Ordinance No. 20-053; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS the following four courses and distances: 1) N 88° 46' 50" W 883.49 feet to a #4 rebar found, 2) N 01° 39' 23" E 505.04 feet to a #4 rebar found, 3) N 01° 40' 15" E 551.93 feet to it's a #4 rebar found, and 4) N 88° 50' 36" W 703.45 feet to the northwest corner of now or formerly J. L. Hobbs and wife, Pearl Hobbs, as recorded in Deed Book 1504, Page 538; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with the west line of said property, also being the east line of Tract Two of Hector Vasquez Garcia and Marta Cortes Lara, as recorded in Deed Book 8452, Page 2318, S 03° 40' 32" E 1,668.29 feet to an iron pipe found at the northwest corner of Lot 1 of Property of Douglas H. Hobbs, as recorded in Plat Book 75, page 46; thence with the west line of said Lot 1 S 04° 08' 53" E 370.77 feet to an iron pipe found at the southwest corner of said Lot 1; thence with the south line of said Lot 1 N 89° 47' 05" E 445.22 feet to an iron pipe found at the southeast corner of said Lot 1, having NC grid coordinates NAD83(2011) of North 828409.57 feet, East 1793192.57; thence with the east line of said Lot 1 N 06° 01' 12" E the following three distances: 1) 32.90 feet to an iron pipe found on the southern right-of-way line at the western terminus of Hickory Valley Road (NCSR #3169), 2) 60.19 feet across said terminus to an iron pipe found on the northern right-of-way line of said road, and 3) 127.60 feet to an iron rod found at the northeast corner of said Lot 1; thence with the west line of Lot 41 of Jefferson Acres, as recorded in Plat Book 25, Page 65, N 06° 01' 12" E 122.36 feet to an iron rod found at the northwest corner of said Lot 41; thence with the north lines of Lots 41 through 55 of Jefferson Acres S 89° 50' 51" E 725.63 feet to an iron rod found at or near the northeast corner of said Lot 55; thence with the west line of Clarence W. and Helen L. Oliver, as recorded in Deed Book 3818, Page 1809, N 01° 46' 29" E 155.85 feet to an iron pipe found at Oliver's northwest corner; thence with Oliver's north line S 88° 36' 37" E 241.42 feet to a point in the centerline of Young's Mill Road; thence with said centerline the following four courses and distances: 1) N 00° 34' 51" W 27.93 feet to a point, 2) N 00° 40' 16" W 202.40 feet to a point, 3) N 00° 32' 39" E 119.46 feet to

a point, and 4) N 00° 42' 11" E 101.04 feet to a point; thence S 89° 57' 40" W 55.56 feet to the point and place of BEGINNING, containing 39.95 acres. All plats and deeds referred to hereinabove are recorded in the Guilford County Register of Deeds Office.

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. Permitted uses shall be limited to single-family, townhomes, twin homes, and multi-family residential dwellings.
2. Total number of units shall not exceed 273.
3. The maximum height of any building shall be 50 feet.
4. If any access connection is made to Hickory Valley Road, it shall be gated and restricted to emergency access only.
5. The minimum width of the required street planting yard along Youngs Mill Road shall be 20 feet and the plantings shall be doubled from that which is required under the ordinance.
6. There shall be a Type B buffer installed along the southern property boundary.

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 December 20, 2022.