

AMENDING OFFICIAL ZONING MAP

1872 ANDREWS FARM ROAD, GENERALLY DESCRIBED AS WEST OF ANDREWS FARM ROAD AND NORTH OF MCCONNELL 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-R-3** (Conditional District Residential Single Family - 3)

The area is described as follows:

BEGINNING at a #4 rebar found at the southeast corner of Property of Duke Energy Carolinas, LLC, as recorded in Deed Book 8858, Page 1365, said rebar being at the intersection of the western right-of-way line of Andrews Farm Road (NCSR #3074) and the northern right-of-way line of McConnell Road (NCSR #3000) and having NC Grid Coordinates NAD83(2011) of N:833,674.67, E:1,813,679.74; thence with the northern right-of-way line of McConnell Road the following four (4) courses and distances: 1) with a curve to the left having a radius of 1,639.40 feet and a chord bearing and distance of S 76°14'57" W 70.00 feet to a point, 2) with a curve to the left having a radius of 1,639.40 feet and a chord bearing and distance of S 67°07'09" W 451.02 feet to a #5 rebar, 3) S 57°04'26" W 325.45 feet to a 12' spike with cap set, and 4) S 57°52'09" W 59.18 feet to a ¾" iron pipe at the southwest corner of said LLC property; thence with the eastern line of John T. Goodman, as recorded in Deed Book 8548, Page 2641, the following three (3) courses and distances: 1) N 01°01'02" E 289.32 feet to #4 rebar, 2) N 63°52'45" W 22.57 feet to a stone, and 3) N 01°36'46" E 69.31 feet to the southeast corner of Sandra W. Doughty, as recorded in Deed Book 2951, Page 183; thence with Doughty's eastern line N 01°36'46" E 346.72 feet to a divet in stone at the southeast corner of Needham Farm, LLC, as recorded in Deed Book 6959, Page 834; thence with the eastern line of said LLC N 01°34'31" E 290.98 feet to a #4 rebar at the southwest corner of SA Associates Limited Partnership, as recorded in Deed Book 8808, Page 1021; thence with the southern line of said Partnership S 88°31'17" E 768.94 feet to a #4 rebar in the western right-of-way line of Andrews Farm Road; thence with said western right-of-way line S 01°31'43" W 548.11 feet to the point and place of BEGINNING, containing approximately 12.512 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-R-3 (Conditional District Residential Single Family -3) is hereby authorized subject to the following use limitations and conditions:

1. Permitted uses shall be limited to all uses allowed in the Utilities use group.

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the **CD-R-3 (Conditional District Residential Single Family - 3)** 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 April 15, 2025.