

AMENDING OFFICIAL ZONING MAP

PORTION OF 4000 PRESBYTERIAN ROAD, GENERALLY DESCRIBED AS EAST OF PRESBYTERIAN ROAD AND SOUTH OF MILLPOINT 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 RS-40 (Residential Single Family), County AG (Agricultural) and County PI (Public and Institutional) to City CD-RM-12 (Conditional District Residential Multifamily - 12)

The area is described as follows:

BEGINNING at a point in the southern right-of-way line of Millpoint Road, said point being in the northern line of Dennis J. and Karen M. Reitinger, as recorded in Deed Book 3774, Page 521; thence with Reitinger's northern and western lines the following seven (7) courses and distances: 1) S 00° 06' 00" W approximately 68 feet to a point, 2) S 59° 21' 02" W 33.26 feet to a point, 3) N 82° 46' 04" W 165.52 feet to a point, 4) N 61° 42' 14" W 131.48 feet to a point, 5) N 51° 20' 14" W 51.94 feet to a point, 6) S 05° 51' 38" E 211.68 feet to a point, and 7) S 06° 38' 04" E 550.02 feet to Reitinger's southwest corner; thence with the northern line of Alamance Fire District, Inc. the following three (3) courses and distances: 1) N 85° 54' 12" W 271.83 feet to a point, 2) S 04° 27' 22" E 23.22 feet to a point, and 3) N 82° 56' 03" W approximately 217 feet to a point in the eastern right-of-way line of Presbyterian Road; thence in a northerly direction with said right-of-way line approximately 1,150 feet to its intersection with the northern right-of-way line of Millpoint Road; thence in an easterly direction with said northern right-of-way line approximately 950 feet to the point and place of BEGINNING, containing approximately 12.11 acres. The plats and 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 RS-40 (Residential Single Family), County AG (Agricultural) and County PI (Public and Institutional) to City CD-RM-12 (Conditional District Residential Multifamily -12) is hereby authorized subject to the following use limitations and condition:

1. Permitted uses shall include all uses allowed in the RM-12 zoning district except: Cemeteries, Junked Motor Vehicles (Accessory Uses), and Land Clearing and Inert Debris Landfills (Temporary Use).
2. Residential uses may not exceed 3 dwelling units.

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the CD-RM-12 (Conditional District Residential Multifamily -12) 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 June 21, 2022.