

AMENDING OFFICIAL ZONING MAP

4717-4733 AND 4735 US HIGHWAY 29 NORTH AND 3605-3607 ESTERWOOD ROAD,
GENERALLY DESCRIBED AS NORTHEAST OF US HIGHWAY 29 NORTH AND NORTH
OF ESTERWOOD 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-30 (Residential Single Family), City LI (Light Industrial) and City R-3 (Residential Single Family)** to **City CD-RM-18 (Conditional District Residential Multifamily - 18)**

The area is described as follows:

BEGINNING at a found concrete right-of-way monument at or near the western margin of the right-of-way of North O'Henry Boulevard (U.S. 29), a common corner with now or formerly State of North Carolina (D.B. 2662, Pg. 149); thence South 30° 55' 31" West 847.97 feet to ½" found iron rebar; thence North 59° 04' 58" West 241.05 feet to ½" found iron rebar; thence South 24° 46' 54" West 71.69 feet to ½" found iron pipe; thence South 25° 00' 23" West 163.00 feet to 1 ½" found iron pipe; thence North 65° 08' 01" West 233.00 feet to ½" found iron rebar; thence South 00° 05' 20" East 316.70 feet to ½" found iron rebar; thence South 00° 16' 18" East 253.57 feet to a 1" found iron pipe; thence North 57° 44' 10" West 102.58 feet to 1" found iron pipe; thence North 57° 43' 07" West 160.62 feet to a 1" found iron pipe; thence North 57° 42' 53" West 110.56 feet to 1" found iron pipe; thence North 57° 38' 53" West 110.49 feet to 1" found solid rod; thence North 66° 35' 08" West 231.38 feet to a point; thence South 01° 56' 39" West 193.46 feet to a point at or near the northern margin of the right-of-way of Esterwood Road; thence along said northern margin of the right-of-way of Esterwood road a curve to the left having a radius of 400.47 feet and chord bearing and distance of North 81° 44' 34" West 32.74 feet to a ½" found iron pipe; thence continuing along a curve to the left having a radius of 400.47 feet and chord bearing and distance South 89° 14' 03" West 93.22 feet to a point; thence continuing along a curve to the left having a radius of 400.47 feet and chord bearing and distance of South 70° 37' 57" West 165.41 feet to set iron rebar; thence South 79° 39' 55" West 66.86 feet to set iron rebar; thence North 01° 30' 06" East 142.83 feet to ½" found iron pipe; thence North 01° 29' 30" East 335.20 feet to ¾" found iron pipe; thence South 88° 24' 59" East 313.43 feet to ½" found iron rebar; thence North 01° 25' 54" East 582.39 feet to a found stone monument; thence South 58° 33' 07" East 575.23 feet to ½" found iron pipe bent; thence North 67° 01' 50" East 648.06 feet to 1" found iron pipe; thence North 08° 26' 16" East 127.55 feet to 1" found iron pipe; thence South 89° 21' 02" East 124.25 feet to set iron rebar; thence North 30° 41' 47" East 240.90 feet to 1 ½" found iron pipe with nail; thence South 59° 17' 14" East 268.74 feet to a found concrete right-of-way monument, the Point and Place of BEGINNING, being 23.82 acres, more or less.

Section 2. That the zoning amendment from County RS-30 (Residential Single Family), City LI (Light Industrial) and City R-3 to City CD-RM-18 (Conditional District Residential Multifamily - 18) is hereby authorized subject to the following use limitations and condition:

1. Permitted uses shall be limited to all uses permitted in the RM-18 zoning district except Land Clearing and Inert Debris Landfills, Minor (Accessory Use).

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the **CD-RM-18 (Conditional District Residential Multifamily -18)** 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 May 23, 2022.