

AMENDING OFFICIAL ZONING MAP

6001 BURLINGTON ROAD, GENERALLY DESCRIBED AS NORTH OF BURLINGTON ROAD AND EAST OF KNOX 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)** and **County RS-40 (Residential Single Family)** to **City CD-RM-18 (Conditional District Residential Multifamily - 18)**

The area is described as follows:

BEGINNING at a found axle at the northwest corner of Lot 1 of Benny Ray Vickers, as recorded in Plat Book 155, Page 146, said axle having a North Carolina Grid Coordinate value of North 848,812.74 feet, East 1,811,930.39 feet; thence with the western line of said Lot 1 S 15°29'06" W 498.54 feet to a point; thence continuing with said western line and the southwestwardly projection thereof S 56°09'28" W 571.04 feet to a 5/8" capped iron rod set on the northern right-of-way line of Burlington Road (U.S. Highway 70); thence the following five (5) courses and distances with said northern right-of-way line: 1) N 46°05'56" W 101.50 feet to a 5/8" capped iron rod set, 2) N 50°03'46" W 99.80 feet to a nail found, 3) N 54°03'52" W 102.06 feet to a 5/8" capped iron rod set, 4) N 57°37'40" W 99.74 feet to a 5/8" capped iron rod set, and 5) N 63°16'36" W 160.37 feet to a 5/8" capped iron rod set on the eastern right-of-way line of Knox Road; thence with said eastern right-of-way line the following two (2) courses and distances: 1) N 03°57'49" E 397.49 feet to a 1/2" iron pipe found, and 2) N 03°10'42" E 16.19 feet to a 5/8" capped iron rod set; thence with the northern line of Benny R. and Janice M. Vickers, as described in Exhibit A in Deed Book 6798, Page 140, N 86°22'16" E 1,040.87 feet to the point and place of BEGINNING, being all that parcel of land described in said Exhibit A, containing approximately 13.25 acres. All 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 AG (Agricultural) to City CD-R-7 (Conditional District Residential Single Family -7) is hereby authorized subject to the following use limitations and condition:

1. Uses shall be limited to a maximum of 200 multi-family residential units.

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 January 1, 2023.