

AMENDING OFFICIAL ZONING MAP

325 ERWIN STREET, GENERALLY DESCRIBED AS SOUTH OF ERWIN STREET AND EAST OF RANDLEMAN 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 **R-5 (Residential Single Family - 5)** to **CD-RM-8 (Conditional District Residential Multifamily -8)**.

The area is described as follows:

BEGINNING at an existing iron pipe at or near the southern margin of the right-of-way of Erwin Street, a common corner with now or formerly MDC NC1, LP (D.B. 8114, Pg. 783); thence following said Erwin Street right of way South 79° 36' 22" East 100.04 feet to an existing nail; thence South 09° 55' 46" West 150.40 feet to a nail set in root; thence North 79° 08' 29" West 74.69 feet to an existing iron rod; thence North 10° 00' 00" East 149.22 feet to an existing iron pipe, the point and place of BEGINNING, having an area of 0.33 acres, more or less.

The above described property is also known as Lots 24, 25, 26, and 27, in Block 8 on the Plat entitled "Oak Grove Development" recorded in Plat Book 6 at Page 142, Guilford County Register of Deeds.

Section 2. That the zoning amendment from R-5 (Residential Single Family-5) to 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 a Daycare Center or a Single Family Dwelling.

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 September 20, 2022.