

AMENDING OFFICIAL ZONING MAP

PORTION OF 4000 PRESBYTERIAN ROAD RIGHT OF WAY AND PORTION OF MILLPOINT ROAD RIGHT OF WAY, GENERALLY DESCRIBED AS EAST OF PRESBYTERIAN ROAD AND NORTH 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 rezoning from County RS-40 (Residential Single Family) to City RM-12 (Residential Multifamily - 12)

The area is described as follows:

BEGINNING at a point in the southern line of John B. Elkis, as recorded in Deed Book 7998, Page 2999, said point being in the eastern right-of-way line of Presbyterian Road (NCSR #3330); thence with said southern line S 49° 04' 09" E approximately 70 feet to a point in the western line of Lot 14 of Hobbs Property, as recorded in Plat Book 26, Page 88; thence with said western line S 03° 18' 45" W 5.69 feet to the southwest corner of said Lot 14; thence with the southwestern line of said Lot 14 the following three (3) courses and distances: 1) S 52° 47' 15" E 164.63 feet to a point, 2) S 67° 59' 15" E 108.43 feet to a point, and 3) S 00° 52' 15" E 64.00 feet to a point in the northern right-of-way line of Millpoint Road; thence S 20° 29' 45" W 29.16 feet to a point in the centerline of said road; thence with said centerline the following six (6) courses and distances: 1) S 58° 08' 04" E 138.95 feet to a point, 2) S 58° 07' 19" E 146.46 feet to a point, 3) S 58° 08' 58" E 114.23 feet to a point, 4) S 58° 44' 37" E 104.69 feet to a point, 5) S 62° 20' 03" E 105.03 feet to a point, and 6) S 68° 45' 26" E 47.33 feet to a corner with Dennis J. and Karen M. Reittinger, as recorded in Deed Book 3774, Page 521; thence S 00° 06' 00" W approximately 30 feet to a point on the southern right-of-way line of said road; thence with said southern right-of-way line in a westerly direction approximately 950 feet to its intersection with the eastern right-of-way line of Presbyterian Road; thence in a northerly direction with said eastern right-of-way line approximately 200 feet to the point and place of BEGINNING, containing approximately 1.27 acres. The plats and deeds referred to hereinabove are recorded in the Office of the Register of Deeds of Guilford County.

Section 2. This property will be perpetually bound to the uses authorized and subject to the development standards of the RM-12 (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.