

AMENDING OFFICIAL ZONING MAP

1007 WILLARD STREET, GENERALLY DESCRIBED AS NORTH OF EAST WENDOVER AVENUE AND WEST OF WILLARD STREET

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 R-5 (Residential Single Family - 5) to RM-12 (Residential Multifamily - 12)

The area is described as follows:

BEGINNING at a nail found in the westerly right-of-way line of Willard Street, said nail being the northeasterly corner of property owned, now or formerly by FL Logic, LLC (Deed Book 8327, Page 2518, Guilford County Register of Deeds); thence with the northerly line of said FL Logic property North 77 deg 30' 25" West a distance of 176.54 feet to an iron pipe found; thence with the westerly line of said FL Logic property, falling in with the line of several other properties South 01 deg. 37' 50' West a distance of 295.10 feet to an iron pipe found in the northerly line of property owned, now or formerly by Inez and Elena Purvis (Deed Book 3713, Page 740, Guilford County Register of Deeds); thence with the northerly line of Purvis, falling in with the northerly line of property owned, now or formerly by Emanuel Agapion (Deed Book 6419, Page 1978, Guilford County Register of Deeds) North 77 deg. 39' 54" West a distance of 273.79 feet to an iron pipe set at the southeasterly corner of property owned, now or formerly by Curl's Rentals, Inc. (Deed Book 3856, Page 502, Guilford County Register of Deeds); thence with the easterly line of said Curl's Rentals property North 05 deg. 12' 01" East a distance of 74.95 feet to a concrete monument found at the southeasterly corner of Block "C", Section 4 of the Glendale Hills Subdivision (Plat Book 37, Page 87, Guilford County Register of Deeds), said monument having North Carolina Grid Coordinates (NAD 83/2011) of North(y) = 852,273.23 feet and East(x) = 1,778,641.64 feet; thence continuing with the easterly line of said Glendale Hills Subdivision North 05 deg. 12' 01" East a distance of 510.40 feet (passing a pinched-top iron pipe found at a distance of 290.75 feet, and passing an iron pipe found at a distance of 430.69 feet) to a point, said point being located North 49 deg. 26' 11" East a distance of 0.81 feet from a disturbed iron pipe; thence with the line of said Glendale Hills Subdivision, falling in with the southerly line of property owned, now or formerly by Jackson Seth Knight and Wigberto Jimenez, Jr. (Deed Book 8399, Page 755, Guilford County Register of Deeds) South 77 deg 49' 49" East a distance of 413.32 feet (passing an iron pipe found at a distance of 100.11 feet) to an iron pipe found in the westerly right-of-way line of Willard Street; thence continuing South 77 deg 49' 49" East a distance of 25.42 feet to a point at the center of Willard Street; thence with the centerline of Willard Street South 01 deg. 42' 20" West a distance of 297.78 feet to a point; thence North 77 deg 30' 25" West a distance of 25.45 feet to the point and place of BEGINNING, containing 4.460 acres, more or less (0.171 acres [7443 Sq.Ft.] +/- of which lie within the right-of-way of Willard Street), BEING ALL that same property described in Deed Book 8595, Page 1462, Guilford County Register of Deeds.

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.