

AMENDING OFFICIAL ZONING MAP

2230 EAST CONE BOULEVARD, GENERALLY DESCRIBED AS SOUTH OF EAST CONE BOULEVARD AND EAST OF SIXTEENTH 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 **County RS-30** (Residential Single Family), **City R-3** (Residential Single Family – 3) and **City R-5** (Residential Single Family – 5) to **City RM-18 (Residential Multifamily - 18)**

The area is described as follows:

BEGINNING at a point in the existing Greensboro city limit line (as of September 30, 2022), said point being the northwest corner of that annexation approved by Greensboro City Council Ordinance No. 20-092; thence proceeding along numbered lines and curves shown on City of Greensboro Engineering Division Drawing G-966A, East Cone Blvd. Extension, (L214) N 16°22'44"E 14.51 feet to a point; thence (L215) N 16°22'44"E 60.81 feet to a new iron pipe in the southern right-of-way line of East Cone Boulevard; thence continuing with said right-of-way line (C56) with a curve to the left having a radius of 5,669.58 feet and a chord bearing and distance of N83°42'18"W 14.85 feet to a point; thence (C55) with a curve to the left having a radius of 5,669.58 feet and a chord bearing and distance of N84°29'13"W 139.90 feet to a point; thence (C54) with a curve to the left having a radius of 5,669.58 feet and a chord bearing and distance of N86°16'10"W 212.85 feet to a point; thence (C53) with a curve to the left having a radius of 5,669.58 feet and a chord bearing and distance of N89°05'57"W 347.13 feet to a point; thence (C27) with a curve to the left having a radius of 5,669.58 feet and a chord bearing and distance of S87°03'30"W 413.15 feet to a new iron pipe; thence (L183) S0°58'55"W 3.02 feet to a point; thence (L184) S0°58'55"W 5.03 feet to a point on the north line of Lot 3 in Phase II of Evangel Word Ministries Inc., recorded in Plat Book 160, Page 4; thence with said north line (C26) with a curve to the right having a radius of 273.42 feet and a chord bearing and distance of S84°39'13"E 40.97 feet a point; thence (L188) S80°21'24"E 60.36 feet a point; thence (L189) S80°21'24"E 176.83 feet a point; thence (L190) S80°21'24"E 105.64 feet to the northeast corner of said lot 3; thence (L199) S80°21'24"E 59.94 feet to the northeast corner of the Drainageway and Open Space on said Phase II; THENCE WITH THE EXISTING CITY LIMITS in a southerly direction along the centerline of a stream, being the eastern line of said Drainageway and Open Space, approximately 576.65 feet to the southeast corner of said Phase II; THENCE CONTINUING WITH THE EXISTING CITY LIMITS in an easterly direction alongside North Buffalo Creek approximately 600 feet to a corner in the city limits, being the southeast corner of Evangel Fellowship Word Ministries, Inc., recorded in Deed Book 4962, Page 450; thence with the eastern line of Evangel Fellowship Word Ministries, Inc.

approximately along the following 3 courses and distances: 1) N 3°33'28"E 278.99 feet to a point, 2) N 16°54'35"E 61.48 feet to a point, and 3) N 17°16'08"E approximately 110 feet to the point and place of BEGINNING, and containing approximately 9.2 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-18 (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 December 20, 2022.