

AMENDING OFFICIAL ZONING MAP

2401 MINORWOOD ROAD, GENERALLY DESCRIBED AS NORTH 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 and rezoning 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 in the eastern line of Lot 1 of Phase 1 of Evangel Word Ministries Inc., as recorded in Plat Book 145, Page 109, and in the northern right-of-way line of East Cone Boulevard as shown on City of Greensboro Engineering Drawing G-966-A; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS along numbered lines and curves as shown on City of Greensboro Engineering Drawings G-966-A, East Cone Blvd. Extension, (C13) with a curve to the right having a radius of 5,789.58 feet and a chord bearing and distance of S88°59'21"E 423.96 feet to a point; thence (L80) N17°12'12"W 22.08 feet to a point; thence (L81) N72°47'48"E 20.00 feet to a point; thence (L82) S17°12'12"E 29.52 feet to a point; thence (C11) with a curve to the right having a radius of 5,789.58 feet and a chord bearing and distance of S86°37'04"E 12.50 feet to a point; thence (L83) N17°12'12"W 33.92 feet to a point; thence (L66) N72°47'48"E 15.11 feet to a point; thence (L65) N72°47'48"E 21.89 feet to a point; thence (L84) S17°12'12"E 48.00 feet to a point; thence (C9) with a curve to the right having a radius of 5,789.58 feet and a chord bearing and distance of S84°47'34"E 277.11 feet to a new iron pipe; thence (L59) N16°17'36"E 54.13 feet to a point in the eastern line of Evangel Fellowship Word Ministries Inc., as recorded in Deed Book 4962, Page 434, also being the western line of Richard L. Tutterow, as recorded in Deed Book 2479, Page 784; thence with Tutterow's western line SN17°11'34"E 375.26 feet to an existing iron pipe at Tutterow's northwest corner, said pipe being in the center of a gravel road; thence N76°43'07"W 57.31 feet to an existing iron pipe at the southeast corner of Lot 1 of Karl Boyce, Jr. Kimberly M. Boyce, recorded in Plat Book 112, Page 46; thence with the southern line of said Lot 1 S83°21'42"W 132.95 feet to an existing iron pipe at the southwest corner of said Lot 1; thence with the western line of said Lot 1 N3°33'05"E 93.39 feet to an existing iron pipe; thence continuing with said line N3°28'28"E 108.12 feet to an existing iron pipe at the northeast corner of Evangel Fellowship Word Ministries Inc., as recorded in Deed Book 4962, Page 459; thence with the north line of said property N88°54'01"W 60.03 feet to an existing iron pipe; thence N89°01'01"W 59.93 feet to an existing iron pipe; thence N88°45'13"W 60.04 feet to an existing iron pipe; thence N88°48'13"W 59.97 feet to an existing iron pipe; thence N88°54'14"W 190.13

feet to an existing iron pipe; thence N88°50'43"W approximately 60 feet to the southeast corner of Lot 68b of North Parkview Subdivision (unrecorded), a point in the existing city limit line; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS in a southerly direction with the straight-line projection of the eastern line of said Lot 68b 370 feet to a point; thence, after turning an angle of 76° toward the west, in a southwesterly direction approximately 280 feet to the centerline of a stream; thence with the centerline of said stream in a southerly direction approximately 240 feet to the point and place of BEGINNING, and containing approximately 7.87 acres. All deeds and plats 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 3. 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 4. This ordinance shall be effective on December 20, 2022.