

AMENDING OFFICIAL ZONING MAP

3510 LIBERTY ROAD, GENERALLY DESCRIBED AS NORTH OF EDGEMONT ROAD AND EAST OF OLD US HIGHWAY 421

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 CZ-HB (Conditional Zoning Highway Business)** to **City CD-RM-18 (Conditional District Residential Multifamily - 18)**

The area is described as follows:

BEGINNING at a concrete right-of-way monument in the eastern right-of-way line of U.S. Highway 421 (J.M. Hunt, Jr. Expressway, S.R. 3762), said point being at the northwestern end of a sight right-of-way line connecting the eastern right-of-way line of U.S. Highway 421 and the northern right-of-way line of Edgemont Road (S.R. 3313); thence with the eastern right-of-way line of U.S. Highway 421 the following 3 courses and distances: 1) N 15°28'50" W 385.21 feet to an iron pipe, 2) with a curve to the left having a chord bearing and distance of N 16°49'56" W 411.09 feet to an iron pipe, 3) with a curve to the left having a chord bearing and distance of N 19°57'20" W 50.15 feet to a ½" existing iron pipe at the southwest corner of Q-Dog Properties, LLC, as recorded in Deed Book 7011, Page 2841, thence with the southern line of said Q-Dog Property N 80°16'50" E 954.93 feet to an iron pipe in the west line of Liberty Road (S.R. 3549); thence with said western right-of-way line the following courses and distances: 1) S 18°05' E 1,130.80 feet to an iron pipe, and 2) S 42°08'40" W 131.09 feet to an iron pipe in the northern right-of-way line of Edgemont Road; thence with said northern right-of-way line the following 4 courses and distances: 1) N 85°18' W 400.03 feet to an iron pipe, 2) N 83°33'40" W 350.32 feet to an iron pipe, 3) N 86°00'50" W 100 feet to a concrete monument, and 4) N 44°41'20" W 168.84 feet to the point and place of BEGINNING, and containing approximately 24.07 acres. All deeds referred to hereinabove are recorded in the Office of the Register of Deeds of Guilford County.

Section 2. That the zoning amendment from County CZ-HB (Conditional Zoning Highway Business) to City CD-RM-18 (Conditional District Residential Multifamily – 18) is hereby authorized subject to the following use limitations and conditions:

1. Permitted uses shall include all uses allowed in the RM-18 zoning district except for the following:
 1. All Cemeteries

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the **CD-RM-18 (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 February 21, 2023.