

AMENDING OFFICIAL ZONING MAP

PORTION OF 3234 HORSE PEN CREEK ROAD, GENERALLY DESCRIBED AS SOUTH OF ERWIN STREET AND WEST OF PIERMONT DRIVE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

Section 1. The Official Zoning Map is hereby amended by rezoning from **R-3 (Residential Single Family - 3)** to **PI (Public and Institutional)**.

The area is described as follows:

Being a portion of William M. and Judy P. Aydelette, described in Deed Book 6106, Page 1792, Guilford County Registry (GCR), lying in the town of Greensboro, Morehead Township, Guilford County, North Carolina.

Being a portion of the property of Young Men's Christian Association described in Book 8170, Page 392 and Book 8163, Page 2516 and Book 5148, Page 1765, Guilford County Registry (GCR), lying in the town of Greensboro, Morehead Township, Guilford County, North Carolina. BEGINNING at a point running with the right-of-way of Horse Pen Creek Road, the following 3 calls: South 89°09'11" East 73.77 feet to an existing iron pipe, South 88°51'47" East 60.20 feet to an existing iron pipe, South 87°51'02" East 150.00 feet to a point and said point also being the northeast corner of Young Men's Christian Association described in Book 8163, Page 2516, Guilford County Registry (GCR), and the northwest corner of William M. and Judy P. Aydelette, as described in Book 4252 Page 1761 (GCR). Thence a line South 02°23'14" West 279.74 feet through the property of the Young Men's Christian Association as recorded in Book 8163 Page 2516 and William M. and Judy P. Aydelette as recorded in Book 4252 Page 1761 to an existing iron pipe, thence a line North 87°43'12" West 119.85 feet through the property of the Young Men's Christian Association as recorded in Book 8163 Page 2516 and William M. and Judy P. Aydelette as recorded in Book 4252 Page 1761 to an existing iron rod, thence a line North 87°41'22" West 30.02 feet through the property of the Young Men's Christian Association as recorded in Book 8163 Page 2516 and William M. and Judy P. Aydelette as recorded in Book 6106 Page 1792 to an existing iron pipe, thence a line North 02°20'13" East 30.19 feet through the property of the Young Men's Christian Association as recorded in Book 8163 Page 2516 and William M. and Judy P. Aydelette as recorded in Book 6106 Page 1792 to an existing iron pipe, thence North 88°34'56" West 130.24 feet through the property of the Young Men's Christian Association as recorded in Book 8170 Page 392 and William M. and Judy P. Aydelette as recorded in Book 6106 Page 1792 to a point, thence a line through the property of the Young Men's Christian Association as recorded in Book 8170 Page 392 North 03°43'00" East 17.80 feet to a point, thence a line through the property of the Young Men's Christian Association as recorded in Book 8170 Page 392 North 03°56'21" East 203.29 feet to a point, thence a line through the

properties of the Young Men's Christian Association as recorded in Book 8170 Page 392 and Book 5148 Page 1765 North 17°22'14" West 28.79 feet to a point and place of the BEGINNING and being approximately 1.69 +/- acres according to a survey prepared by Jeffery Caison, PLS.

Section 2. This property will be perpetually bound to the uses authorized and subject to the development standards of the **PI (Public and Institutional)** 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 January 3, 2023.