

AMENDING OFFICIAL ZONING MAP

3623 IRWIN STREET, GENERALLY DESCRIBED AS WEST OF IRWIN STREET AND NORTH OF SHARON AVENUE

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-5 (Residential Single Family – 5)** to **CD-O (Conditional District Office)**.

The area is described as follows:

BEGINNING at a new iron pipe, said iron pipe being the Southwest corner of the property owned by the Estate of Philip M. Segal, Jr. with a Deed Book reference as recorded in the Office of Register of Deeds of Guilford County of 1790, page 550, also being known as tax pam number 416-4-7, 416-4-9, 416-4-10 and 416-4-20, said new iron pipe being in the Eastern line of the right of way for Norfolk Southern Railroad, also being in the Northern right-of-way line of Jordan Road, thence the following courses and distances: North 45 degrees 33 minutes 04 seconds East 773.09 feet to a C.P. which property line is approximately 100 feet south of the centerline of the southbound track for the Norfolk Southern Railroad thence from said C.P., North 45 degrees 29 minutes 04 seconds East 100.60 feet to a new iron pipe thence North 44 degrees 37 minutes 00 seconds West 43.50 feet to a new iron pipe, thence North 45 degrees 03 minutes 25 seconds East 100.80 feet to a C.P., thence North 43 degrees 37 minutes 00 seconds East 101.20 feet to a C.P. thence North 41 degrees 42 minutes 00 seconds East 101.40 feet to a C.P. said property line being approximately 50 feet South of the Center line of the southbound track of the Norfolk Southern Railroad thence from said C.P., North 39 degrees 44 minutes 00 seconds East 101.40 feet to a C.P., thence North 37 degrees 41 minutes 00 seconds East 101.50 to a C.P. thence North 35 degrees 37 minutes 00 seconds East 101.40 feet to a C.P., thence North 33 degrees 42 minutes 00 seconds East 101.40 feet to a C.P., thence North 31 degrees 39 minutes 00 seconds East 101.50 feet to a C.P., thence North 29 degrees 29 minutes 00 seconds East to a new iron pipe being the new boundary line established between the Estate of Philip M. Segal, Jr. and Jimmie A. and Judy A. Mittman by boundary line agreement recorded in Book 5961 Page 249 of the Office of the Register of Deeds Guilford County, thence from said new iron pipe along the new boundary line the following courses and distances; South 29 degrees 24 minutes 50 seconds East 301.62 feet to a new iron pipe, thence South 03 degrees 55 minutes 43 seconds West 269.99 feet to a new iron pipe; thence from said new boundary line the following courses and distances: South 85 degrees 56 minutes 35 seconds East 312.12 feet to an existing iron pipe in the Western right of way of Southern Webbing Mill Road, thence along the western right of way of Southern Webbing Mill Road South 03 degrees 57 minutes 07 seconds West for 407.68 feet to a new iron pipe in the western right of way line of Summit Avenue, thence along the western right of way of Summit Avenue South 38 degrees 22 minutes 07 seconds West 200 feet to an existing iron pipe being the

Northeast corner of Lot 11 as shown on the Plat of the Charles Routh and Clyde Smith Property as recorded in Plat Book 14 Page 11, in the Office of the Register of Deeds of Guilford County thence North 51 degrees 40 minutes 17 seconds West 300.63 feet to an existing iron pipe being the Northwest corner of Lot 11, thence South 38 degrees 26 minutes 24 seconds West 100.01 feet to an existing iron pipe, thence South 38 degrees 54 minutes 38 seconds West 109.59 feet to existing iron pipe, thence South 24 degrees 05 minutes 06 seconds West 140.54 feet to an existing iron rod, thence South 24 degrees 18 minutes 34 seconds West 115.21 feet to existing iron pipe, thence South 16 degrees 59 minutes 49 seconds West 115.04 feet to existing iron pipe, thence South 16 degrees 59 minutes 51 seconds West 57.51 feet to an existing iron rod, thence South 16 degrees 59 minutes 51 seconds West 82.27 feet to a new iron pipe being in the northern right of way line of Jordan Road, thence along the northern right of way line of Jordan Road right of way North 48 degrees 08 minutes 56 seconds West 72.39 feet to a new iron pipe, thence continuing in the northern line of the Jordan Road right of way North 79 degrees 08 minutes 56 seconds West 218.00 feet to new iron pipe, thence continuing along the northern right of way line of Jordan Road North 66 degrees 08 minutes 56 seconds West 241.60 feet to a new iron pipe, thence continuing in the northern line of the Jordan Road right of way North 49 degrees 17 minutes 40 seconds West 331.14 feet to the point and place of beginning containing 25.153 acres plus or minus as shown on the preliminary survey prepared for the Segal Family Limited Partnership by Morgan Surveying and Design, dated November 6, 2002, and being all of Tract 1 of the Deed recorded in Book 5941, Page 1542 of the Guilford County Registry.

Section 2. That the zoning amendment from R-5 (Residential Single Family - 5) to CD-O (Conditional District Office) is hereby authorized subject to the following use limitations and conditions:

1. All uses permitted under the O zoning district except: Overnight Accommodations and Cemeteries.

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the **CD-O (Conditional District Office)** 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 20, 2023.