

AMENDING OFFICIAL ZONING MAP

401 MUIRS CHAPEL ROAD AND 4900 KENVIEW STREET, GENERALLY DESCRIBED AS WEST OF MUIRS CHAPEL ROAD AND NORTH OF KENVIEW STREET

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 **CD-RM-26 (Conditional District Residential Multifamily - 26)**.

The area is described as follows:

TRACT ONE:

BEGINNING At an existing iron pipe in the east line of Hamilton Village (See Plat Book 56, Pge 36, in the Office of the Register of Deeds of Guilford County, North Carolina), marking the southwest corner of Westover Church Inc. and running thence with the south line of the Westover Church Inc. North 88 degrees 12 minutes 13 seconds East 497.60 feet to an existing iron pipe in or near the west right of way line of Muirs Chapel Road; thence in the said road North 88 degrees 12 minutes 13 seconds East 21.47 feet to a computed point in the road; thence in the right of way of Muirs Chapel Road South 11 degrees 26 minutes 04 seconds East 174.07 feet to a computed point; thence leaving the road and along the North line of the Muirs Chapel United Methodist Church, Inc. South 89 degrees 49 minutes 47 seconds West 228.05 feet to a concrete monument, the northwest corner of the Muirs Chapel United Methodist Church, Inc. (Deed Book 7616, Page 122, Guilford County Registry); thence continuing South 89 degrees 49 minutes 47 seconds West 328.94 feet to an existing iron pipe, in the line of Hamilton Village (See Plat Book 56, Pge 36, in the Office of the Register of Deeds of Guilford County, North Carolina); thence with the east line of Hamilton Village North 01 degree 20 minutes 42 seconds East 156.05 feet to the point and place of BEGINNING, containing 2.021 acres, more or less, and being Lot 1 as shown on a survey by Borum, Wade and Associates, P.A. Dated April 6, 2022, and entitled Boundary & Location Survey for DH Commercial.

For back reference see Deed Book 1176, at Page 497, Guilford County Registry.

TRACT TWO:

BEGINNING At a concrete monument marking the northwest corner of the Muirs Chapel United Methodist Church, Inc. (Deed Book 7616, Page 122, Guilford County Registry) and running thence with the west line of said church South 00 degrees 07 minutes 02 seconds East (and crossing an existing iron pipe at the 188.80 foot mark) a total distance of 200.00 feet to a computed point in Kenview Street; thence in Kenview Street, South 89 degrees 19 minutes 47 seconds West 334.13 feet to a point; thence leaving Kenview Street and with the east line of Hamilton Village (Plat Book 54, Page 43, Guilford County Registry) North 01 degree 20 minutes 42 seconds East (and crossing an existing iron pipe at the 18.23 foot mark) 193.99 feet to an existing iron rod marking a corner of Hamilton Village as shown in Plat Book 54, at Page 43, with Hamilton Village as shown in Plat Book 56, at Page 36; thence with the east line of Hamilton Village as shown in Plat Book 56, at Page 36, North 01 degree 20

minutes 42 seconds East 9.01 feet to an existing iron pipe; thence with the line of Tract One above, North 89 degrees 49 minutes 47 seconds East 328.94 feet to the point and place of BEGINNING, containing 1.53 acres, more or less, and being Lot 2 as shown on a survey by Borum, Wade and Associates, P.A. Dated April 6, 2022, and entitled Boundary & Location Survey for DH Commercial.

For back reference see Deed Book 1289, at Page 145, Guilford County Registry.

Section 2. That the zoning amendment from R-3 (Residential Single Family - 3) to CD-RM-26 (Conditional District Residential Multifamily - 26) is hereby authorized subject to the following use limitations and conditions:

1. Permitted uses shall be limited to a maximum of 72 multi-family dwelling units.

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the **CD-RM-26 (Conditional District Residential Multifamily - 26)** 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 6, 2023.