

## AMENDING OFFICIAL ZONING MAP

5309 HILLTOP ROAD, GENERALLY DESCRIBED AS SOUTH OF HILLTOP ROAD AND EAST OF CHARLES 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 from **County AG** (Agricultural) to **City CD-RM-18 (Conditional District Residential Multifamily - 18)**

The area is described as follows:

Beginning at an existing iron pipe in the existing Greensboro corporate limits (as of October 30, 2023), said point being on the southern right-of-way line of Hilltop Road (S.R. 1424) and being the southeast corner of that property acquired in fee simple by the North Carolina Department of Transportation and recorded in Deed Book 6357, Page 3022; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS S 01° 32' 08" W 424.42 feet with the western line of New Lot 2 of BRC Twin Oaks, LLC, as recorded in Plat Book 171, Page 65, to an existing iron pipe; thence continuing with said western line S 85° 01' 22" W 372.95 feet to a stone at the southwest corner of Roy L. Rierson, as recorded in Deed Book 1594, Page 221; thence with Rierson's western line N 00° 11' 30" E approximately 380 feet to a point on the southern right-of-way line of Hilltop Road; THENCE DEPARTING FROM THE EXISTING CITY LIMITS and proceeding with said right-of-way line the following four (4) courses and distances: 1) N 75° 07' 00" E 18.8 feet to a point, 2) N 86° 52' 00" E 162.8 feet to a point; 3) N 04° 54' 30" W 37.0 feet to a point, and 4) N 85° 05' 30" E 206.4 feet to the POINT AND PLACE OF BEGINNING, containing approximately 3.24 acres. All deeds and plats referred to hereinabove are recorded in the Guilford County Register of Deeds Office.

Section 2. That the zoning amendment from County AG (Agricultural) to City CD-RM-18 (Conditional District Residential Multifamily - 18) is hereby authorized subject to the following use limitations and conditions:

1. Maximum building height shall be limited to 50 feet.

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 - 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 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 20, 2024.