

## AMENDING OFFICIAL ZONING MAP

2207 JONES ROAD, GENERALLY DESCRIBED AS SOUTH OF JONES ROAD AND WEST OF US 220

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-RM-18 (Conditional District Residential Multifamily -18)**.

The area is described as follows:

BEGINNING at the northwest corner of Lot 3, as shown in the plat of the Property of Arthur Crump Subdivision recorded in Plat Book 15, Page 65, in the Guilford County Registry, in the southern right of way margin of Jones Road, said beginning point being approximately 766 feet from the intersection of Four Seasons Boulevard; thence from said beginning point South 84 deg. 34 min. 09 sec. East 219.13 feet to an existing iron pipe; thence South 03 deg. 32 min. 00 sec. West 189.76 feet to an existing iron pipe; thence North 84 deg. 33 min. 53 sec. West 213.70 feet to an existing iron pipe; thence North 01 deg. 53 min. 48 sec. East 190.00 feet to the point and place of BEGINNING. Being the same property shown on survey by Wilson Surveying, Inc., dated November 18, 2013, revised November 27, 2013, job number 61281, as a combination of Lots 3, 4 and 5 for the Arthur Crump Subdivision, Plat Book 15, Page 65, Guilford County Registry and being the same property conveyed to William Henry Johnson, Jr. and wife, Pauline Jeffers Johnson in deed recorded in Book 7540, Page 732, in the Guilford County Registry.

Section 2. That the zoning amendment from R-5 (Residential Single Family - 5) to CD-RM-18 (Conditional District Residential Multifamily - 18) is hereby authorized subject to the following use limitations and conditions:

1. Permitted uses shall be limited to a maximum of 12 dwelling units.
2. Maximum building height shall be limited to 45 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 April 16, 2024.