

AMENDING OFFICIAL ZONING MAP

PORTION OF 431 O'FERRELL STREET, GENERALLY DESCRIBED EAST OF O'FERRELL STREET AND SOUTH OF NACO ROAD

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 RS-30** (Residential Single Family) to **City R-5** (Residential Single Family – 5)

The area is described as follows:

BEGINNING at a point in the existing Greensboro city limits (as of March 31, 2024), said point being in the center of a meandering stream where it crosses the southern line of Tract 1 of Property of O'Ferrell LLC, as recorded in Deed Book 7770, Page 322; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS in a northerly direction with the meandering of said stream approximately 54 feet to a point on an earth dam at the south end of a pond; thence in a north-northeast direction along the eastern shoreline of said pond approximately 450 feet to a point on O'Ferrell LLC's northern line; thence in an easterly direction with said northern line approximately 1,100 feet to O'Ferrell LLC's northeast corner, a point in the western line of Lot 1 of Property of Dred C. Ward Estate, recorded in Plat Book 73, Page 134; THENCE DEPARTING FROM THE EXISTING CITY LIMITS S 04° 46' 24" E 151.32 feet to an existing axle at the northwest corner of John Lee Smith and Clyde Smith, Jr., as described in Will 76-E-908 (1977), thence with Smith's western line S 06° 54' 03" E 195.98 feet to Smith's southwest corner; thence with the southern line of said Tract 1 N 89° 36' 44" W 1,348.79 feet to the point and place of BEGINNING, and containing approximately 9.15 acres. All wills, plats, and deeds referred to hereinabove are recorded in the Office of the Register of Deeds of Guilford County.

Section 2. This property will be perpetually bound to the uses authorized and subject to the development standards of the **R-5 (Residential Single Family - 5)** 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 3. 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 4. This ordinance shall be effective on July 16, 2024.