

AMENDING OFFICIAL ZONING MAP

4216 UNITED STREET, GENERALLY DESCRIBED AS NORTHEAST OF UNITED STREET AND SOUTHEAST OF ROSEBRIAR COURT

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 a point in the northern margin of United Street, designated by a cross cut in concrete, and running thence N 22°41'05" E 319.50 feet to an existing iron pipe; thence S 86°33'12" W 92.63 feet to an existing iron pipe; thence S 18°25' W 382.82 feet to an existing iron pipe in the northern margin of United Street; thence with the northern margin of United Street N 52°00'30" W 120.15 feet to the point and place of BEGINNING, and containing approximately 1.1 acres. The subject property being the same property with deed recorded in Deed Book 8597, Page 595 in the Office of the Register of Deeds of Guilford County.

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 18 dwelling units.

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 November 19, 2024.