

AMENDING OFFICIAL ZONING MAP

9206 WEST MARKET STREET AND A PORTION OF 118 KIDD ROAD, GENERALLY DESCRIBED AS NORTHEAST OF WEST MARKET STREET AND SOUTH OF KIDD 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-40** (Residential Single Family), **County LB** (Limited Business) and **County AG** (Agricultural) to **City CD-O** (Conditional District Office)

The area is described as follows:

BEGINNING at an iron pipe on the Greensboro city limit line (as of June 30, 2024), said iron pipe being in the eastern line of Casey and Amber Belangia, as recorded in Deed Book 8463, Page 2217, said iron pipe being located S 69° 50' 00" E 2,829.68 feet from NGS Monument "ROY"; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS with Belangia's eastern line the following two (2) courses and distances: 1) N 05° 25' 00" E 79.77 feet to a set iron rebar, and 2) N 03° 24' 20" E 196.92 feet to a found iron pipe in the southern right-of-way line of Kidd Road (NCSR #2004); THENCE DEPARTING FROM THE EXISTING CITY LIMITS with said right-of-way line the following eight (8) courses and distances: 1) N 56° 30' 05" E 153.40 feet to a found iron pipe, 2) with a curve to the right having an arc length of 222.29 feet, a radius of 571.56 feet, and a chord bearing and distance of N 69° 34' 49" E 220.89 feet to a found iron pipe, 3) N 82° 50' 25" E 62.54 feet to a found iron pipe, 4) N 82° 48' 49" E 259.98 feet to a found iron pipe, 5) N 82° 48' 49" E 100.00 feet to a found iron pipe, 6) N 81° 07' 30" E 101.49 feet to a set iron rebar, 7) N 83° 34' 29" E 99.99 feet to a set iron rebar, and 8) N 86° 34' 15" E 99.80 feet to a found iron pipe at the northwest corner of Timothy L. Griffey, as recorded in Deed Book 5793, Page 530; thence with Griffey's western line S 02° 05' 01" W 199.64 feet to a found iron pipe; thence with Griffey's southern line S 88° 01' 47" E 99.86 feet to a found iron pipe; thence with the western line of Lot 1 of Property of Roy L. Hendrix & Wife Hazel M. Hendrix, as recorded in Plat Book 56, Page 50, S 01° 05' 22" E 379.51 feet to a found iron pipe at the southwest corner of said Lot 1, also being the northwest corner of Patricia J. Bull, as recorded in Deed Book 1206, Page 554; thence with Bull's western line S 03° 07' 01" E 333.12 feet to a found iron pipe in the northern line of Colfax Elementary School, as recorded in Plat Book 99, Page 75, said iron pipe being on the city limit line; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS along the northern line of said School N 73° 21' 48" W 440.07 feet to a found iron pipe; thence with the western line of said School S 23° 51' 02" W 209.38 feet to a found iron pipe at the northeast corner of the NC Department of Transportation, as recorded in Deed Book 7059, Page 1064; thence with NCDOT's northern line N 72° 53' 56" W 71.09 feet to a found iron pipe at NCDOT's northwest corner; thence with NCDOT's western line S 23° 20' 53" W 195.74 feet to a set iron rebar on the northern right-of-way line of West Market Street; thence continuing S 23° 20' 53" W approximately 48 feet with the projection of said western line to the former northern right-of-way line of West Market Street; thence in a westerly direction with said former right-of-way line approximately 250 feet to its intersection with the former eastern line of Brian K. and Natalie L. Atkins, as recorded in Deed Book 4949, Page 166;

thence with said former eastern line N 20° 41' 46" E approximately 26 feet to a found concrete right-of-way monument on the northern right-of-way line of West Market Street; thence with the current eastern line of Atkins N 20° 41' 46" E 179.38 feet to a found iron rebar at the northeast corner of Atkins; thence with the northern line of Atkins N 81° 49' 20" W 257.07 feet to a found iron pipe in the eastern line of Kenia M. Rivas, as recorded in Deed Book 8543, Page 2615; thence with the eastern line of Rivas N 03° 09' 02" E 262.32 feet to a found iron pipe at the northeast corner of Rivas; thence with the northern line of Rivas N 86° 49' 48" W 151.54 feet to the point and place of BEGINNING, and containing approximately 20.94 acres, of which approximately 20.73 acres lies outside of street right-of-way.

Section 2. That the zoning amendment from County RS-40 (Residential Single Family), County LB (Limited Business) and County AG (Agricultural) to City CD-O (Conditional District Office) is hereby authorized subject to the following use limitations and conditions:

1. Permitted uses shall be limited to: Assisted Living Facility; Nursing Home
2. No more than 125 dwelling or rooming units shall be permitted.
3. Building height shall not exceed 50 feet.
4. Vehicular access to Kidd Road shall be limited to emergency vehicles only.

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the **CD-O (Conditional District Office)** 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 18, 2025.