

AMENDING OFFICIAL ZONING MAP

2527 NELSON FARM ROAD AND 3824 EAST LEE STREET, GENERALLY DESCRIBED AS EAST OF NELSON FARM ROAD AND SOUTH OF EAST LEE 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-8** (Conditional District Residential Multifamily - 8)

The area is described as follows:

BEGINNING at a ½” rebar found in the existing Greensboro city limit line (as of October 31, 2024), said rebar being at the northwest corner of that Common Elements shown in Phase 2A of Asbury Park, as recorded in Plat Book 200, Page 42; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS with the western line of said Common Elements S 01° 10’ 00” W 486.37 feet to a ½” rebar found in the northern right-of-way line of Interstate 85; thence with said right-of-way line the following seven (7) courses and distances: 1) S 85° 18’ 56” W 137.31 feet to a point, 2) S 83° 12’ 17” W 313.04 feet to a point, 3) S 81° 37’ 15” W 65.86 feet to a point, 4) S 81° 06’ 39” W 96.20 feet to a point, 5) S 80° 05’ 45” W 95.89 feet to a point, 6) S 79° 49’ 17” W 142.57 feet to a point, and 7) S 78° 17’ 34” W 212.82 feet to a ½” rebar found in the eastern line of David W. Jobe, as recorded in Deed Book 7953, Page 928; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with Jobe’s eastern line N 01° 47’ 32” E 67.43 feet to a square tubing at the southeast corner of Y. Thu Bya and H. Luong Eban, as recorded in Deed Book 8607, Page 454; thence with the eastern line of Bya and Eban N 01° 51’ 03” E 402.21 feet to a ¾” iron pipe found at the southeast corner of William M. Causey, Jr., as recorded in Deed Book 7613, Page 297; thence with Causey’s southern line N 87° 25’ 26” W 1,093.10 feet to a ¾” iron pipe found at Causey’s southwest corner in the eastern right-of-way line of Nelson Farm Road (NCSR 3039); thence with said eastern right-of-way line N 00° 45’ 49” W 403.11 feet to a ¾” iron pipe found at Causey’s northwest corner; thence with Causey’s northern line S 88° 21’ 54” E 1,111.41 feet to a 5/8” rebar found at the southeast corner of Sue R. Yang; thence with Yang’s eastern line N 01° 51’ 12” E 617.31 feet to a 5/8” rebar found in the southern line of Lot 2 of PN Investments, LLC, as recorded in Plat Book 210, Page 74; thence with the southern line of said Lot 2 S 89° 04’ 41” E 328.06 feet to a ½” rebar found at the southeast corner of said Lot 2; thence with the eastern lines of Lots 2 and 3 on said plat N 01° 25’ 01” E 500.09 feet to a ½” rebar found; thence with the eastern lines of Lots 3 and 4 on said plat N 01° 24’ 45” E 315.47 feet to a ½” bent rebar found in the southern right-of-way line of East Lee Street (NCSR 3037); thence with said right-of-way line with a curve to the right having a radius of 1,340.00 feet and a chord bearing and distance of S 73° 42’ 42” E 61.91 feet to a ½” rebar found in the western line of Linda S. and Timothy L. Johnston, as recorded in Deed Book 6946, Page 493; thence with Johnston’s western line the following four (4) courses and distances: 1) S 01° 24’ 25” W 464.07 feet to a ½” rebar found, 2) S 04° 22’ 01” W

194.26 feet to a ½” rebar found, 3) S 04° 55’ 48” E 91.57 feet to a ½” rebar found, and 4) S 01° 24’ 29” W 899.94 feet to a ½” rebar found at Johnston’s southwest corner; thence with Johnston’s southern line S 89° 22’ 03” E 299.05 feet to a ¼” rebar found at the southwest corner of Lot 2B of Shelby Marie Hicks, as recorded in Plat Book 209, Page 44; thence with the southern line of said Lot 2B S 89° 21’ 24” E 346.16 feet to the point and place of BEGINNING, and containing approximately 32.52 acres.

Section 2. That the zoning amendment from County AG (Agricultural) to City CD-RM-8 (Residential Multifamily – 8) is hereby authorized subject to the following use limitations and conditions:

1. Uses shall be limited to a maximum of 180 single family dwellings and townhomes.

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the **CD-RM-8 (Conditional District Residential Multifamily - 8)** 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.