

AMENDING OFFICIAL ZONING MAP

4115 CORBIN ROAD, GENERALLY DESCRIBED AS WEST OF CORBIN ROAD AND WEST OF US HIGHWAY 29

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 CD-RM-18 (Conditional District Residential Multi-family - 18)

The area is described as follows:

BEGINNING at a new iron pipe at the northeast corner of Lot 1 of Property of Robert L. Schroll and Wife Victoria S. Schroll, as recorded in Plat Book 93, Page 59, said pipe having North Carolina Grid Coordinates of N:869564.4060, E:1780262.8849; thence with the southern lines of Lots 1 and 2 of E. E. Lashley, as recorded in Plat Book 66, Page 142, S 86°30'33" E 873.18 feet to a new iron pipe at the northwest corner of Lot 1 of Reese B. Kent, as recorded in Plat Book 169, Page 48, thence with the western line of said Lot 1 S 00°19'55" E 200.11 feet to a new iron pipe at the southwest corner of said Lot 1; thence with the southern line of said Lot 1 S 67°56'01" E 40.34 feet to a new iron pipe on the western right-of-way line of Corbin Road, which is within the right-of-way of U.S. Highway 29 N; thence with said western right-of-way line S 30°54'03" W 284.84 feet to a new iron pipe at the northeast corner of TRJ Development, LLC, as recorded in Deed Book 8445, Page 1777; thence with the northern line of said LLC N 86°32'30" W 103.39 feet to a new iron pipe at the northwest corner of said LLC; thence with the western line of said LLC S 30°59'02" W 100.36 feet to a new iron pipe in the northern line of Lot 22 of E. E. Schoolfield Property, as recorded in Plat Book 26, Page 22; thence with the northern lines of Lots 22 and 21 of said subdivision N 87°06'27" W 494.77 feet to a spike in the eastern right-of-way line of McCoy Street; thence across the northern terminus of said street N 86°58'57" W 60.66 feet to an existing iron pipe in the western right-of-way line of said street; thence with the northern line of Lot 1 of said subdivision N 87°09'59" W 76.20 feet to a ½" existing iron pipe at the southeast corner of Tract II of Bonita and Randall Anderson, as recorded in Deed Book 8106, Page 2146; thence with the eastern lines of Anderson's Tracts II and I N 02°39'56" E 185.07 feet to a 1" existing iron pipe; thence with the eastern line of Anderson's Tract I N 02°34'23" E 99.86 feet to a 1" existing iron pipe; thence continuing with the eastern line of Anderson's Tract I N 02°35'26" E 92.17 feet to a ½" existing iron pipe at the southeast corner of Lot 1 of Schroll; thence with the eastern line of said Lot 1 N 01°25'57" E 99.52 feet to a ½" existing iron pipe; thence continuing with said eastern line N 01°25'57" E 84.53 feet to the point and place of BEGINNING, containing approximately 10.605 acres. All plats and deeds referred to hereinabove are recorded in the Office of the Register of Deeds of Guilford County.

Section 2. That the zoning amendment from County RS-30 (Residential Single Family) to City CD-RM-18 (Conditional District Residential Multi-family - 18) is hereby authorized subject to the following use limitations and conditions:

1. Uses shall be limited to a maximum of 70 residential dwelling units.
2. Maximum building height shall not exceed 25 feet.
3. A 6-foot tall opaque fence shall be provided along any property line directly abutting existing residential uses.

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 Multi-family -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 May 20, 2025.