

AMENDING OFFICIAL ZONING MAP

4346 FOUR FARMS ROAD, GENERALLY DESCRIBED AS EAST OF FOUR FARMS ROAD AND SOUTH OF HORSE PEN CREEK

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 **CD-RM-8 (Conditional District Residential Multifamily)** to **CD-RM-12 (Conditional District Residential Multifamily)**.

The area is described as follows:

“**BEGINNING** at a nail and cap in the center of Four Farms Road (State Road No. 2192), said nail and cap being located South 75 47’ 46” West 40.07 feet from existing iron pin in the eastern right-of-way of said State Road 2192 and which existing iron pin is also in the southern boundary of the property of S.P. Clark; then North 75 47’46” East running through the said existing iron pin along the southern boundary of S. T. Clark, 191.92 feet to a stone in S.T. Clark’s southeastern corner which stone is also in the western boundary line of Madeline Allen; then South 04 29” 38” West 270 feet to a new iron pin in the western boundary of Madeline Allen which new iron pin is located 118.00 feet north of an existing iron pin which is the south western corner of the property of Medline Allen and the north western corner of the property of C.L. Neese: thence from said new iron pin North 86 44’ 00” West 269.49 feet to a nail and cap in the center of State Road No. 2192; thence along the center line of said road North 26 44” 30” East 231.48 feet to the nail and cap which is the point of BEGINNING, the same containing 1.06 acres and being a portion of the property purchased by Robert C. Strandberg, et ux, from the Trustees of Bethlehem Presbyterian Church and as shown on a survey of said property made by Robert E. Wilson, Inc. on May 8,1973.”

Section 2. That the zoning amendment from **CD-RM-8 (Conditional District Residential Multifamily)** to **CD-RM-12 (Conditional District Residential Multifamily)** is hereby authorized subject to the following use limitations and conditions:

1. Uses limited to residential uses only.
2. The maximum height of any structures shall be two stories.

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the **CD-RM-12 (Conditional District Residential Multifamily)** 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 October 17, 2017.