

AMENDING OFFICIAL ZONING MAP

5740, 5740ZZ, 5746, 5710 & 5711-5733 RUFFIN 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 and rezoning from **County RS-40 (Residential Single Family)** and **City CD-RM-12 (Conditional District Residential Multifamily)** to **City CD-RM-18 (Conditional District Residential-Multifamily)**.

The area is described as follows:

“BEGINNING at an existing iron pipe in the existing Greensboro satellite city limits (as of June 30, 2017) on the north right-of-way line of Ruffin Road, S.R. # 1559, (having a 55-foot right-of-way width), said iron being a southerly corner of Jean K. Morgan as recorded in Deed Book 3132, Page 31; **THENCE PROCEEDING WITH THE EXISTING SATELLITE CITY LIMITS** with Morgan’s west line N 06° 02’ 45” E 326.06 feet to an iron pin; thence N 05° 35’ 44” E 118.74 feet to an iron pin; thence N 08° 06’ 52” E 343.52 feet to the southeast corner of Betty B. Ramsey, as recorded in Deed Book 2311, Page 144, and the northeast corner of now or formerly of Larsen, as recorded in Deed Book 2065, Page 136; thence with Larsen’s north line N 82° 50’ 01” W 399.67 feet to an iron pipe; thence with the eastern margin of Strickland Court N 07° 54’ 59” E 107.64 feet to the southwestern corner of now or formerly of Gwyn and Edwards, as recorded in Deed Book 5357, Page 1910; thence continuing with said right-of-way line N 06° 38’ 19” E 35.03 feet to a point; thence with said right-of-way line N 10° 27’ 24” E 128.10 feet to a point; thence with the north line of property of Four Grand, LLC, as recorded in Deed Book 7428, Page 1777, S 85° 15’ 41” E 393.04 feet to the western corner of property of Keystone Group, Inc., as recorded in Deed Book 7927, Page 57; **THENCE PROCEEDING WITH THE NEW SATELLITE CITY LIMITS** with the south line of the N. C. Department of Transportation, as recorded in Deed Book 4584, Page 588, S 85° 10’ 15” E 334.92 feet to a point in the existing satellite city limits; **THENCE PROCEEDING WITH THE EXISTING SATELLITE CITY LIMITS** S 83° 50’ 03” E 250.17 feet to a right-of-way disk; thence S 57° 45’ 28” E 129.91 feet to a iron pipe; thence S 03° 42’ 28” W 394.01 feet to a point in a pond; thence S 87° 32’ 32” E 201.42 feet to an iron pipe; thence S 87° 53’ 00” E 59.60 feet to an iron pipe; thence S 87° 51’ 55” E 145.02 feet to the northwest corner of Pauline S. Brown Estate, as recorded in Deed Book 5227, Page 1579; thence with line of said NCDOT N 89° 52’ 44” E 54.80 feet to an iron pipe; thence S 89° 44’ 20” E 202.73 feet to a NCDOT right-of-way disk; thence S 89° 44’ 49” E 60.04 feet to a NCDOT right-of-way disk; thence S 62° 50’ 21” E 319.23 feet to the northwest corner of William H. Dalton, as recorded in Deed Book 5446, Page 1294; thence S 03° 04’ 59” E 446.38 feet to the southwest corner of Lot 4, Map 2 of the David E. Brookbank Subdivision, as recorded in Plat Book 56, Page 142; thence S 03° 05’ 09” E 7.01 feet to an iron pipe on the right-of-way of Ruffin Road (having a right-of-way width of 60 feet), and being the northeast corner of Brenda B. Meyers, as recorded in Deed Book 3184, Page 13; thence S 62° 18’ 28” E 72.46 feet to a point; thence S 02° 03’ 06” E 20.29 feet to a point, thence southerly with the line of said Myers S 02° 03’ 06” E 348.97 feet to an iron pipe in the north line of Glass Acres Subdivision, as recorded in Plat Book 29, Page 11; thence westerly along said line of

Glass Acres N 86° 00' 00" W 527.06 feet to the southwest corner of property formerly retained by Norma Jean Barham, et al; THENCE PROCEEDING INSIDE THE EXISTING SATELLITE CITY LIMITS with the west line of said property N 02° 57' 37" E 306.58 feet to an iron rod set at the northwest corner of said property; thence with the southern margin of the right-of-way of Ruffin Road S 86° 38' 42" W 267.68 feet to a point; thence N 31° 19' 10" W 38.57 feet to a point; thence S 07° 49' 17" W 3.13 feet to a point; thence N 85° 14' 39" W 772.74 feet to a southwest corner in the former satellite city limits; thence to the intersection of the projection of, or the line itself of, the former satellite city limits western line described as N 06° 17' 14" E 30.01 feet in Ordinance No. 08-253 and the northern line of that property conveyed to Clayton J. Denny and wife Eva S. Denny, as recorded in Deed Book 3495, Page 1068; thence with said northern line N 82° 11' 01" W approximately 327 feet to its intersection with the western line (or a projection thereof) of William C. Pedigo, as recorded in Deed Book 5206, Page 1848; thence N 02° 00' E to an iron pipe; thence N 84° 28' 40" W 25.82 feet to the POINT OF BEGINNING, and containing APPROXIMATELY 39.6 acres. All plats and deeds referred to hereinabove are recorded in the Guilford County Register of Deeds Office."

Section 2. That the zoning amendment from **County RS-40 (Residential Single Family)** and **City CD-RM-12 (Conditional District Residential Multifamily)** to **City CD-RM-18 (Conditional District Residential-Multifamily)** is hereby authorized subject to the following use limitations and conditions:

1. Uses - All residential uses permitted in the RM-18 zoning district.
2. The total number of dwelling units shall be limited to 456.
3. A minimum of 50% of the exterior of the apartment buildings shall be brick veneer.
4. Tract A shall have a maximum of 310 dwelling units. Tract B shall have a maximum of 146 dwelling units, as shown on the exhibit entitled "Rezoning Exhibit for Keystone Group, Inc." submitted to the City of Greensboro and dated 07-12-17.

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)** 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.