

AMENDING OFFICIAL ZONING MAP

132-136 WOLFETRAIL ROAD AND 132 NEAR WOLFETRAIL ROAD, GENERALLY DESCRIBED AS NORTH OF WOLFETRAIL ROAD AND SOUTH OF INTERSTATE 85

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 Multifamily)**.

The area is described as follows:

BEGINNING at a point in the existing Greensboro city limits (as of November 30, 2018), said point being the southwest corner of that property shown on City of Greensboro Annexation Drawing D-2913A, said point also being on the northern right-of-way line of Wolfetrail Road (NCSR #3322), said point also being the southeast corner of Lot 4A of the Espie R. Gilbreath Subdivision, as recorded in Plat Book 71, Page 30; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with said right-of-way line with a curve to the left with a chord bearing and distance of S 61° 59' 43" W 118.02 feet to the southeast corner of Lot 4B on said plat; thence continuing with said right-of-way line S 60° 03' 42" W 118.33 feet to the southeast corner of Lot 5 of Subdivision of the Property of Espie R. Gilbreath, as recorded in Plat Book 57, Page 115; thence continuing with said right-of-way line S 60° 19' W 473.00 feet to the southernmost corner of Lot 6 on said plat; thence N 87° 57' 40" W 528.25 feet with the south line of said Lot 6 to the southwest corner of said Lot 6; thence N 02° 07' 30" E 767.87 feet with the west line of said Lot 6 to the northwest corner of said Lot 6; thence with the west line of Lot 5 on said plat N 02° 07' 30" E approximately 190 feet to a point in the southern margin of property purchased by the North Carolina Department of Transportation and used for Interstate 85, thence in an easterly direction with said southern margin of NCDOT property approximately 800 feet to a point in the eastern line of Lot 4B of the Espie R. Gilbreath Subdivision; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS with the eastern lines of Lots 4B and 4A of said subdivision S 26° 49' 04" E 704.30 feet to the point of BEGINNING, and containing approximately 20.7 acres. All plats referred to hereinabove are recorded in the Office of the Guilford County Register of Deeds.

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

1. Uses shall be limited to multifamily residential uses.
2. Building height shall be limited to maximum of 50 feet in height as viewed from Wolfetrail Road.

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 March 19, 2019.