

AMENDING OFFICIAL ZONING MAP

4314 HICONE ROAD, GENERALLY DESCRIBED AS
SOUTH OF HICONE ROAD AND EAST OF DUNSTAN 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 from County RS-30 (Residential Single Family) and County RS-30 MH (Residential Single Family in the Manufactured Housing District) to City CD-PI (Conditional District Public and Institutional).

The area is described as follows:

BEGINNING at a point on the existing (as of June 30, 2019) Greensboro satellite city limits, said point being on the southern right-of-way line of Hicone Road (SR #2565) and on the western line of Fellowship Hall, Inc., as recorded in Deed Book 7985, Page 1270 in the Office of the Register of Deeds of Guilford County; THENCE DEPARTING FROM THE EXISTING SATELLITE CITY LIMITS with the southern right-of-way line of Hicone Road S 87° 59' 47" E 129.28 feet to a point; thence along a curve to the right having a radius of 970 feet and a chord bearing and distance of S 89° 27' 11" E 49.31 feet to a point in the western line of Eddy M. Oakley, as recorded in Deed Book 3568, Page 1869 in the Office of the Register of Deeds; thence with said western line the following three (3) courses and distances: 1) S 03° 25' 13" W 196.42 feet to a point, 2) S 02° 13' 35" W 75.53 feet to a point, and 3) S 03° 05' 14" W 113.08 feet to a point on the satellite city limits: THENCE PROCEEDING WITH THE SATELLITE CITY LIMITS N 87° 34' 25" W 159.69 feet to a point; thence N 00° 16' 00" E 382.70 feet to the point and place of BEGINNING, and containing approximately 1.484 acres.

Section 2. That the zoning amendment from County RS-30 (Residential Single Family) and County RS-30 MH (Residential Single Family in the Manufactured Housing District) to City CD-PI (Conditional District Public and Institutional) is hereby authorized subject to the following use limitations and conditions:

1. Uses limited to a specialty hospital and related ancillary uses.

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the CD-PI (Conditional District Public and Institutional) 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 November 19, 2019.