

AMENDING OFFICIAL ZONING MAP

PORTION OF 2240 EAST CONE BOULEVARD, GENERALLY DESCRIBED AS
NORTH AND SOUTH OF EAST CONE BOULEVARD AND WEST OF RALPH JOHNSON
MCKNIGHT MILL LANE

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 R-5 (Residential Single Family - 5).

The area is described as follows:

BEGINNING at a point in the western line of James and Linda Plummer, said point also lying on the southern R/W of E. Cone Blvd. as shown in Deed Book 7629 Page 104 in the Guilford County Registry(Exhibit E); thence, leaving said southern R/W and with the western line of James and Linda Plummer, S 02°32'41" W 785.61'(passing through an existing iron rod(eir) at a distance of 766.52') to a point in the northern bank of North Buffalo Creek, said point also being along the northern boundary of Greensboro city limit line as per D-508 (as of December 8, 1955); THENCE PROCEEDING WITH THE EXISTING CITY LIMITS along and with said north bank, said north bank being the northern line of the City of Greensboro property and passing through the following forty-four(44) calls: S 58°46'43" W 62.50' to a point, N 44°05'35" W 15.10' to a point, N 48°32'43" W 26.29' to a point, N 73°28'01" W 34.57' to a point, N 53°00'10" W 26.35' to a point, N 28°40'33" W 52.89' to a point, N 49°49'43" W 54.67' to a point, N 31°31'39" W 24.13' to a point, N 79°36'41" W 27.77' to a point, S 84°12'49" W 13.24' to a point, S 60°45'54" W 27.34' to a point, S 57°53'51" W 12.88' to a point, S 47°06'38" W 46.41' to a point, S 43°17'15" W 37.69' to a point, S 81°58'08" W 15.41' to a point, S 41°56'18" W 14.96' to a point, S 37°23'57" W 43.34' to a point, S 59°22'12" W 23.08' to a point, S 37°04'05" W 8.27' to a point, S 48°16'25" W 17.08' to a point, S 88°05'57" W 16.28' to a point, S 66°57'00" W 25.02' to a point, N 88°24'23" W 69.93' to a point, S 68°30'10" W 78.87' to a point, S 62°40'40" W 153.32' to a point, S 80°05'46" W 117.56' to a point, N 70°25'44" W 35.39' to a point, N 11°43'40" W 50.89' to a point, N 22°39'42" W 43.25' to a point, N 41°52'18" W 62.04' to a point, N 49°08'47" W 108.59' to a point, N 25°36'18" W 55.20' to a point, N 01°29'07" E 49.03' to a point, N 21°14'31" E 91.01' to a point, N 11°00'18" E 78.19' to a point, N 16°40'08" E 84.06' to a point, N 37°39'22" W 52.49' to a point, N 56°17'05" W 64.91' to a point, N 63°31'42" W 52.17' to a point, N 72°58'00" W 50.35' to a point, N 79°06'34" W 66.40' to a point, S 70°59'19" W 47.46' to a point, S 67°44'45" W 71.65' to a point, S 89°28'12" W 67.34' to a point and S 69°01'33" W 30.27' to set iron pipe at the southeast corner of Evangel Fellowship Word Ministries, Inc; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with the eastern line of Evangel Fellowship Word Ministries, Inc., N 16°22'21" E 449.42' to a point shown in Deed Book 7629 Page 104 marking the western terminus of the City of Greensboro's DUME;

thence, with said DUME lines the following seven(7) calls: S 80°52'31" E 54.84'to a point, S 09°07'29" W 57.97'to a point, S 34°07'43" W 62.65'to a point, S 54°25'38" E 45.25'to a point, N 33°15'26" E 102.40'to a point, S 80°52'31" E 161.10'to a point and N 09°07'29" E 122.76'to a point in the southern R/W of E. Cone Blvd.; thence, with said southern R/W, along a curve to the right having a radius of 5669.58', (chord S 80°14'28" E 148.48')for a length of 148.48'to an eir; thence, continuing with said R/W, S 79°28'30" E 399.92' to a point, the northern terminus of the city of Greensboro's DUME; thence, with said DUME lines, the following six(6) calls: S 12°57'39" W 117.72'to a point, S 77°02'21" E 142.00' to a point, N 14°45'29" E 39.03'to a point, S 84°14'05" E 73.93'to a point, N 26°24'03" E 20.50'to a point and N 10°31'03" E 58.87' to a point on the southern R/W of E. Cone Blvd.; thence, with said R/W, S 79°28'30" E 59.28' to an existing iron pipe(eip); thence, continuing with said R/W, the northern terminus of the city of Greensboro's DUME; thence, with said DUME lines, the following ten(10) calls: S 07°53'49" W 58.84'to a point, S 13°56'17" E 41.73' to a point, S 51°21'53" E 23.85' to a point, S 13°03'33" W 137.19' to a point, S 22°30'20" E 39.01' to a point, S 81°09'08" E 22.36' to a point, N 13°04'29" E 157.64' to a point, N 76°04'03" E 129.25' to a point, N 13°05'11" W 46.46' to a point and N 02°32'08" W 48.81' to a point in the southern R/W of E. Cone Blvd.; thence, with said R/W, along a curve to the left having a radius of 960.00'(chord N 86°37'18" E 26.63') for a length of 26.63' to an eip; thence, continuing with said R/W, N 85°48'49" E 32.66' to the point or place of beginning containing 23.079 acres, more or less. All deeds and plats referred to hereinabove are recorded in the Office of the Register of Deeds of Guilford County.

Section 2. This property will be perpetually bound to the uses authorized and subject to the development standards of the R-5 (Residential Single Family - 5) 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 3. 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 4. This ordinance shall be effective on July 21, 2020.