

AMENDING OFFICIAL ZONING MAP

606-618 WHITFIELD DRIVE, GENERALLY DESCRIBED AS NORTH OF WHITFIELD DRIVE AND WEST OF BELL ORCHARD DRIVE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

Section 1. The Official Zoning Map is hereby amended by rezoning from R-3 (Residential Single Family - 3) to CD-RM-8 (Conditional District Residential Multifamily - 8).

The area is described as follows:

BEGINNING at an existing iron pipe in the existing northern margin of Whitfield Drive as shown on a map recorded in Plat Book 19 Page 63 in the office of the Register of Deeds of Guilford County, North Carolina; said BEGINNING point having NC Grid coordinates of North 868,869.9554 and East 1,763,392.4559, said BEGINNING point also marking the southwestern corner of Aaron Christopher Rice as shown on said map recorded in said Plat Book 19 Page 63 and as recorded and described in Deed Book 4984 Page 1053 in said Guilford County Registry; thence running along said northern margin of said Whitfield Drive South 84°02'57" West 380.44 feet to a point in the centerline of an unnamed creek; thence along said centerline of said creek, also being the eastern line of Bellwood Village Association as recorded and described in Deed Book 3340 Page 0354 and as shown on a map recorded in Plat Book 73 Page 49 in said Guilford County Registry, the following twenty three (23) courses and distances: 1) North 48°10'41" West 17.37 feet to a point; thence 2) North 36°30'39" West 42.01 feet to a point; thence 3) North 79°13'40" West 36.34 feet to a point; thence 4) North 10°42'43" West 62.71 feet to a point; thence 5) North 56°44'59" West 39.50 feet to a point; thence 6) North 49°33'52" West 31.63 feet to a point; thence 7) North 40°51'21" West 41.64 feet to a point; thence 8) North 51°09'33" West 37.61 feet to a point; thence 9) North 63°03'59" West 28.99 feet to a point; thence 10) North 48°12'56" West 31.06' to a point; thence 11) North 28°10'53" West 48.22' to a point; thence 12) North 27°58'26" East 19.73 feet to a point; thence 13) North 68°16'58" West 35.29 feet to a point; thence 14) North 83°45'45" West 18.19' to a point; thence 15) North 11°00'02" West 50.03 feet to a point; thence 16) North 41°51'02" West 30.05 feet to a point; thence 17) North 22°05'55" West 42.18 feet to a point; thence 18) North 72°26'18" West 28.78 feet to a point; thence 19) North 52°59'34" West 13.64 feet to a point; thence 20) North 14°49'47" East 35.70 feet to a point; thence 21) North 13°32'33" West 34.50 feet to a point; thence 22) North 39°04'44" West 37.06 feet to a point; thence 23) North 45°01'16" West 23.45 feet to a point; said point marking the southwestern corner of J. Carl Bell, no Deed reference available and as shown on said map recorded in said Plat Book 19 Page 63 and Plat Book 146 Page 144 in said Guilford County Registry; thence leaving said unnamed creek, along the southern line of said Bell, Margo Freibott, Deed Book 6410 Page 0481, Robert A. and Kelly J. Mantek, Deed Book 6725 Page 1209, Greel and Lela C. Lunsford, Lunsford Living Trust, Deed Book 5854 Page 1364, David M. Allred, Deed Book 8049 Page 1058, Harry D. and Betty C. Gibson, no deed reference available, James Paul and

Sylvia Nadine Boyd, Deed Book 3284 Page 0372 and Teresa Lee Deed Book 6085 Page 0890 and as shown on said map recorded in said plat Book 19 Page 63 in said Guilford County Registry, South 82°39'34" East 808.25 feet to an existing iron pipe marking the southeastern corner of said Teresa Lee, said iron pipe also being in the western line of Y Prot and H Ngel as shown on said map recorded in said Plat Book 19 Page 63 and as recorded and described in Deed Book 6520 Page 1485 in said Guilford County Registry; thence along said western line of said Prot and Ngel, Jessica Renee Sineath and David Allen Rominger, Deed Book 7653 Page 1711 and said Plat book 19 Page 63 and Jose Noel Hernandez, Deed Book 6009 Page 0719 and said Plat Book 19 Page 63 in said Guilford County Registry, South 01°51'03" East 217.89 feet to an existing iron rod marking the northwestern corner of Annie Mae Satterfield and Richard Edward Walker as shown on said map recorded in said Plat Book 19 Page 63 and as recorded and described in Deed Book 8041 Page 0161 in said Guilford County Registry; thence along the western line of said Satterfield and Walker South 01°39'03" East 80.00 feet to an existing iron pipe marking the northwestern corner of said Aaron Christopher Rice; thence along the western line of said Rice South 01°09'28" East 120.24 feet to the point and place of BEGINNING containing an area of 6.802 acres more or less.

Section 2. That the zoning amendment from R-3 (Residential Single Family - 3) to CD-RM-8 (Conditional District Residential Multifamily - 8) is hereby authorized subject to the following use limitations and condition:

1. Limited to residential uses only.

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the CD-RM-8 (Conditional District Residential Multifamily – 8) 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 February 16, 2021.