

## AMENDING OFFICIAL ZONING MAP

PORTION OF 138 FLEMINGFIELD ROAD, GENERALLY DESCRIBED AS EAST OF FLEMINGFIELD ROAD AND NORTH OF BURLINGTON ROAD

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

**Section 1.** The Official Zoning Map is hereby amended by rezoning from **County AG (Agricultural)** to **City CD-RM-12 (Conditional District Residential Multifamily - 12)**

The area is described as follows:

Beginning at an existing iron pin found having state plane NAD83(NC3200) coordinates of North 853,594.30 feet, East 1,791,273.18 feet and marking the northwest corner of Annacor Properties, LLC Deed Book 6041, Page 3032 (See also Lot #1 of Plat Book 93, Page 148); thence proceeding with Annacor's west line the following three calls: (1) S01°01'25"W 207.79 feet to an existing iron pin found, (2) S01°01'35"W 200.50 feet to an existing iron pin found, (3) S01°01'05"W 211.38 feet to an existing iron pin found marking the southwest corner of Annacor and the northwest corner of Annacor Properties, LLC Deed Book 6429, Page 2931 (See also Lot #2 of Plat Book 93, Page 148); thence proceeding with Annacor's west line S01°01'25"W 649.28 feet to a new iron pin set; thence proceeding with a new line, N89°30'05"W 896.65 feet to a new iron pin set in the east right-of-way of Flemingfield Road (N.C.S.R. 2848); thence proceeding with the west right-of-way line of Flemingfield Road the following six calls: (1) N03°50'09"E 213.29 feet to a new iron pin set, (2) N03°42'39"E 316.02 feet to a new iron pin set, (3) N04°05'48"E 286.14 feet to a new iron pin set, (4) 213.82 feet along a curve to the left of radius 961.93 feet, a chord bearing and distance of N02°16'17"W 213.38 feet to a new iron pin set, (5) 83.38 feet along a curve to the left of radius 463.68 feet, a chord bearing and distance of N13°47'28"W 83.26 feet to a new iron pin set, (6) N18°56'31"W 111.90 feet to a new iron pin set; thence proceeding with a new line the following nineteen calls: (1) N59°20'51"E 151.61 feet to a new iron pin set, (2) N58°12'21"E 179.37 feet to a new iron pin set, (3) N45°53'20"E 303.85 feet to a point, (4) S66°20'37"E 52.15 feet to a point, (5) N35°08'21"E 68.19 feet to a point, (6) N50°38'36"E 53.14 feet to a point, (7) S65°52'31"E 64.32 feet to a point, (8) N70°01'21"E 90.50 feet to a point, (9) S66°40'53"E 29.59 feet to a point, (10) N70°22'14"E 45.51 feet, to a point, (11) N35°00'00"E 13.19 feet to a point, (12) N69°47'12"E 82.84 feet to a point, (13) S57°52'18"E 35.45 feet to a point, (14) N17°50'52"E 41.46 feet to a point, (15) N11°28'09"W 39.63 feet to a point, (16) N52°45'13"W 42.81 feet to a point, (17) N19°24'26"E 22.92 feet to a point, (18) S70°59'57"E 106.82 feet to a point, (19) N81°40'04"E 24.20 feet to a new iron pin set in the west line of Paul McDrew Fulk and wife, Carla Zimmerman Fulk Deed Book 7864, Page 2102; thence proceeding with Fulk's west line, S03°38'18"W 250.28 feet to an existing iron pin found marking the southwest corner of Fulk and the northwest corner of Donna M. Sanders and husband, Robert A. Sanders Deed Book 8100, Page 1966; thence proceeding with Sanders west line, S03°43'22"W 282.34 feet to an existing iron pin marking Sanders southwest corner and in the north line of Annacor Properties, LLC Deed Book 6041, Page 3032; thence proceeding with the north line of Annacor, N87°47'21"W 98.69 feet to the Point and Place of Beginning containing 32.113 acres, more or less.

Section 2. That the zoning amendment from County AG (Agricultural) to CD-RM-12 (Conditional District Residential Multifamily - 12) is hereby authorized subject to the following use limitations and condition:

1. Uses limited to a maximum of 170 residential dwelling units
2. Maximum building height shall be limited to 40 feet

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the **CD-RM-12 (Conditional District Residential Multifamily - 12)** 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 May 18, 2021.