

AMENDING OFFICIAL ZONING MAP

PORTION OF FLEMINGFIELD ROAD RIGHT OF WAY, GENERALLY DESCRIBED AS NORTH OF BURLINGTON ROAD AND SOUTH OF HUFFINE MILL 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) and County RS-30 (Residential Single Family)** to **City RM-12 (Residential Multifamily - 12)**

The area is described as follows:

Tract 1 (Southern)

BEGINNING at a point, said point being the southern-most southeast corner of the Gate City Charter Academy Lot as recorded in Plat Book 192 on Page 54, said point being along the western right-of-way for Flemingfield Road, said point also being along the eastern boundary of Annexation D-3091 (effective date February 5, 2013); THENCE PROCEEDING WITH THE EXISTING CITY LIMITS N02°48'03"E 225.42 feet to a point, said point being the northeast corner of said Gate City Charter Academy Lot; THENCE DEPARTING FROM THE EXISTING CITY LIMITS in an easterly direction a distance of approximately 60 feet to a new iron pin set in the eastern right-of-way for Flemingfield Road; thence proceeding along the eastern right-of-way for Flemingfield Road S03°50'09"W 213.29 feet to a point; thence proceeding in a westerly direction a distance of approximately 60 feet to the POINT AND PLACE OF BEGINNING, containing an area of .31 acres more or less.

Tract 2 (Northern)

BEGINNING at a point, said point being the northern-most southeast corner of Gate City Charter Academy Lot as recorded in Plat Book 192 on Page 54, said point being along the western right-of-way for Flemingfield Road, said point also being along the eastern boundary of Annexation D-2845 (effective date December 31, 2006); THENCE PROCEEDING WITH THE EXISTING CITY LIMITS N04°10'08"E 60.07 feet to a point, said point being the northeast corner of said Gate City Charter Academy Lot; THENCE DEPARTING FROM THE EXISTING CITY LIMITS in an easterly direction a distance of approximately 60 feet to a point, said point being located along the eastern right-of-way for Flemingfield Road; thence proceeding along the eastern right-of-way for Flemingfield Road S03°42'39"W 60.07 feet to a point; thence proceeding in a westerly direction a distance of approximately 60 feet to the POINT AND PLACE OF BEGINNING, containing an area of .08 acres more or less.

in the Office of the Register of Deeds of Guilford County. BEING all of Lot 11, Young Acres, according to the plat thereof recorded in Plat Book 47, Page 77, in the Office of the Register of Deeds of Guilford County, North Carolina.

Section 2. This property will be perpetually bound to the uses authorized and subject to the development standards of the **RM-12 (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.