

AMENDING OFFICIAL ZONING MAP

800 AND 816 ROBERSON COMER ROAD, GENERALLY DESCRIBED AS NORTH AND EAST OF ROBERSON COMER ROAD AND EAST OF LAKE JEANETTE 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 and rezoning from County AG (Agricultural) and City R-3 (Residential Single Family – 3) to City CD-RM-5 (Conditional District Residential Multifamily - 5)

The area is described as follows:

Beginning at an existing iron pipe in the eastern margin of Roberson-Comer Road, the northwest corner of Lot 2 of the Ada Rankin Subdivision, PB 109, PG 10; thence with the northern line of said Lot 2 South $86^{\circ} 41' 55''$ East 521.31 feet to an existing iron pipe, the northeast corner of Lot 2, the true point of BEGINNING; thence South $87^{\circ} 41' 05''$ East 110.96 feet to a stone in the southern line of now or formerly Debra O. Ross (D.B. 7925, Pg. 2794); thence South $87^{\circ} 28' 40''$ East 361.59 feet to an existing iron pipe; thence South $87^{\circ} 29' 19''$ East 209.25 feet to an existing iron pipe; thence South $00^{\circ} 21' 08''$ East 583.32 feet to a computed point; thence North $86^{\circ} 01' 09''$ West 478.18 feet to a computed point; thence North $05^{\circ} 04' 30''$ West 77.78 feet to a computed point; thence North $02^{\circ} 20' 30''$ West 14.84 feet to a computed point; thence South $87^{\circ} 39' 55''$ West 81.38 feet to a computed point; thence South $87^{\circ} 39' 55''$ West 441.20 feet to a computed point; thence South $89^{\circ} 49' 28''$ West 67.68 feet to a computed point; thence North $24^{\circ} 29' 59''$ West 124.94 feet to a computed point; thence North $17^{\circ} 27' 57''$ West 179.36 feet to a computed point; thence North $13^{\circ} 27' 37''$ West 37.24 feet to a computed point; thence North $88^{\circ} 43' 31''$ East 34.71 feet to an existing iron pipe; thence North $88^{\circ} 45' 47''$ East 502.00 feet to a computed point, also being the southeast corner of Lot 3, PB 109, PG 10; thence North $10^{\circ} 21' 48''$ West 94.27 feet to an existing iron rod; thence North $10^{\circ} 39' 10''$ West 85.00 feet to an existing iron pipe, the point and place of beginning, having an area of 11.9 acres, more or less.

Section 2. That the zoning amendment from County AG (Agricultural) and City R-3 (Residential Single Family – 3) to City CD-RM-5 (Conditional District Residential Multifamily - 5) is hereby authorized subject to the following use limitations and condition:

1. Building material shall consist of no less than 50% wood, stone, glass, brick, and/or cementious material

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the CD-RM-5 (Conditional District Residential Multifamily - 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 June 15, 2021.