

AMENDING OFFICIAL ZONING MAP

SOUTHWEST SIDE OF ROBERSON COMER ROAD EAST OF PRESTBURY DRIVE

BE IT ORDAINED BY THE ZONING COMMISSION OF THE CITY OF GREENSBORO:

Section 1. The Official Zoning Map is hereby amended by rezoning from RS-12 Residential Single Family to Conditional District – RM-8 Residential Multifamily (subject to those conditional uses with limitations as set forth in Sections 2, 3 and 4 of this ordinance) the area described as follows:

BEGINNING at a point in the southern right-of-way line of Roberson Comer Road, said point being the northeast corner of Leon M. Napper and Margaret B. Napper as recorded in Deed Book 6444, Page 2394 in the Office of the Guilford County Register of Deeds; thence along said right-of-way line the following five calls: 1) S84°14'13"E 77.14 feet to a point; 2) S84°14'13"E 62.35 feet to a point; 3) along a curve the right a chord bearing and distance S48°27'34"E 133.07 (radius = 113.83 feet) to a point; 4) S12°41'55"E 16.76 feet to a point; and 5) S12°41'56"E 103.00 feet to a point, said point being the northeast corner of Dixie A. Hull as recorded in Deed Book 5409, Page 703; thence along Hull's northern line N85°38'54"W 161.24 and N85°29'34"W 76.36 feet to a point in the line of Leon M. Napper and Margaret B. Napper; thence along the Napper's line N07°53'03"W 202.76 feet to the point and place of BEGINNING.

Section 2. That the rezoning of RS-12 Residential Single Family to Conditional District – RM-8 Residential Multifamily is hereby authorized subject to the following use limitations and conditions:

- 1) Uses: Townhomes and Single Family Residences.
- 2) No more than 6 units.

Section 3. This property will be perpetually bound to the uses authorized and subject to such conditions as imposed, 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 January 19, 2007.