

AMENDING OFFICIAL ZONING MAP

WEST SIDE OF CHAPMAN STREET BETWEEN SPRING GARDEN STREET AND
SHERWOOD STREET

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

Section 1. The Official Zoning Map is hereby amended by rezoning from RM-18 Residential Multifamily to Conditional District – RM-26 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 western right-of-way line of South Chapman Street, said point being the northeast corner of Guilford County Tax Map 151, Block 4, Lot 41, said point also being the northeast corner of Eva W. Dunagan as recorded in Deed Book 3862, Page 762 in the Office of the Guilford County Register of Deeds; thence along said western right-of-way line the following five courses and distances: S02°15'47"W 61.68 feet to a point, S02°16'04"W 61.77 feet to a point, S02°16'28"W 49.96 feet to a point, S16°27'05"W 77.57 feet to a point, and S42°09'49"W 12.74 feet to a point; thence leaving said western right-of-way line N74°51'04"W 41.44 feet to a point; thence N88°42'27"W 120.67 feet to a point; thence N01°34;27"E 48.19 feet to a point; thence N05°51'58"E 27.57 feet to a point; thence N01°42'57"W 32.39 feet to a point; thence N03°02'02"E 17.09 feet to a point; thence N87°05'03"W 187.98 feet to a point; thence N87°12'32"W approximately 20 feet to a point in the eastern right-of-way line of Holliday Street; thence N03°03'27"E 122.46 feet to a point; thence S87°57'06"E 6.91 feet to a point; thence S87°57.06"E 201.76 feet to a point; thence S87°56'23"E 186.74 feet to the point and place of BEGINNING.

Section 2. That the rezoning of RM-18 Residential Multifamily to Conditional District – RM-26 Residential Multifamily is hereby authorized subject to the following use limitations and conditions:

- 1) Uses: Multifamily.
- 2) The exterior of principal buildings shall be primarily brick.

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 September 21, 2007.