

AMENDING OFFICIAL ZONING MAP

EAST SIDE OF YANCEYVILLE STREET AND SOUTH OF LEES CHAPEL ROAD

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

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

Beginning at an existing iron pipe in the northern line of Lot 5 of the Snyder Subdivision as recorded in Plat Book 11 Page 57, said existing iron pipe having NAD 83 Grid Coordinates: N=868,093.3536 E=1,770,679.0740, thence with the western most line of William M. Smith, Jr. A/W Elese M. Smith as recorded in Deed Book 2528 Page 0395, and the eastern margin of Yanceyville Street N 03 Deg. 59 Min. 36 Sec. E distance being 122.70 feet to an existing iron pipe in the Southwestern Corner of Christopher M. Parks and Elese M. Smith Life Estate as recorded in Deed Book 6156 Page 2275, thence N 03 Deg. 43 Min. 59 Sec. E distance being 99.88 feet to an existing iron pipe in the southwestern corner of the Protestant Episcopal Church as recorded in Plat Book 94 Page 81, thence with the southern line of the Protestant Episcopal Church as recorded in Plat Book 94 Page 81 S 86 Deg. 25 Min. 23 Sec. E distance being 424.68 feet to an existing iron pipe, thence S. 86 Deg. 29 Min. 34 Sec. E distance being 1069.08 feet to an existing iron pipe in the southeastern corner of the Protestant Episcopal Church as recorded in Plat Book 94 Page 81 said existing iron pipe being on the western line of Savanna's Run subdivision as recorded in Plat Book 160 Page 123, thence with the western line of Savanna's Run subdivision as recorded in Plat Book 160 Page 123 S 11 Deg. 37 Min. 15 Sec. W distance being 618.30 feet to an existing iron pipe in the northern line of Judith Sams Kendrick as recorded in Deed Book 4450 Page 0664. Thence along the northern line of Judith Sams Kendrick as recorded in Deed Book 4450 page 0664 N 78 Deg. 01 Min. 38 Sec. W distance being 330.66 feet to an existing iron pipe, thence N 86 Deg. 58 min. 40 sec. W distance being 473.98 feet to an existing iron pipe in the northwestern most corner of Judith Sams Kendrick as recorded in Deed Book 4450 Page 0664. Said existing iron pipe also being the southwestern corner of O.E. Evans A/W Martha B. Evans tract 2 as recorded in Plat Book 14 Page 24, thence with western line of O.E. Evans A/W Martha B. Evans as recorded in Plat Book 14 Page 24 N 26 Deg. 39 Min. 45 Sec. W Distance being 151.53 feet to an existing iron pipe along the southern line of Snyder Subdivision as recorded in Plat Book 11 Page 57, thence with the Southern Line of Snyder Subdivision as recorded in Plat Book 11 Page 57 N 86 Deg. 41 Min. 42 Sec. W distance being 18.61 feet to an existing iron pipe said existing iron pipe being the northeastern corner of Lot 23 of the Tennessee Acres Subdivision as recorded in Plat Book 14 Page 24, thence with the northern line of Lot 23 of Tennessee Acres Subdivision as recorded in Plat Book 14 Page 24 N 86 Deg. 43 Min 30 Sec. W distance being 200.55 to an 1 ½ inch existing iron pipe being the northwestern corner of lot 23 of the Tennessee Acres subdivision as recorded in Plat Book 14 Page 24, thence along the northern line of Lot 24 of Tennessee Acres subdivision as recorded in Plat Book 14 Page 24 N 86 Deg. 43 Min. 30 Sec. W distance being 310.51 feet to a new iron pipe in the eastern margin of

Yanceyville Street, thence N 86 Deg. 43 Min. 30 Sec. W distance being 20.78 feet to a point in the pavement of Yanceyville Street said point being the southwestern most corner of Lot 10 of Snyder Subdivision as recorded in Plat Book 11 Page 57, thence with the western line of Lot 1 of Snyder Subdivision as recorded in Plat Book 11 Page 57 N 03 Deg. 18 Min. 47 Sec. E distance being 81.00 feet to a point said point being the northwestern corner of lot 1 of the Snyder Subdivision as recorded in Plat Book 11 Page 57, thence N 03 Deg. 18 Min. 47 Sec. E distance being 20.60 feet to a point said point being the north eastern intersection of Snyder Avenue and Yanceyville Street as recorded in Plat Book 11 Page 57, thence with the western line of Lots 2-5 of the Snyder subdivision as recorded in Plat Book 11 Page 57 N 03 Deg. 18 Min. 47 Sec. E distance being 115.00 feet to a point in the pavement of Yanceyville Street said point being the Southwestern most corner of Lot 5 of the Snyder subdivision as recorded in Plat Book 11 Page 17, thence S 86 Deg. 31 Min. 33 Sec. E distance being 20.44 feet to the point and place of beginning and containing 17.485 acres.

Section 2. That the rezoning from CD-RM-8 (Conditional District – Residential Multifamily) to CD-RM-8 (Conditional District – Residential Multifamily) is hereby authorized subject to the following use limitations and conditions:

- 1) Uses: Townhomes designed for sale.
- 2) Maximum number of townhomes shall be 136.
- 3) Access limited to one curb cut on Yanceyville Street
- 4) Limited to two stories in height.

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 25, 2008.