

AMENDING OFFICIAL ZONING MAP

WEST SIDE OF MARTIN LUTHER KING JR. DRIVE, BETWEEN DOUGLAS STREET AND EAST MCCULLOCH 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 RS-7 (Residential - Single Family 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 a new iron pin in the western right-of-way of Martin Luther King Jr. Drive at Timothy L Hatcher's southeast corner (See tax map 17-6-13); running thence from said Beginning Point South 04° 27' 41" East 26.10 feet with the western right-of way of Martin Luther King Jr. Drive to a point; thence still with said western right-of-way of Martin Luther King Jr. Drive South 12° 02' 31" East 64.81 feet to an existing iron pin; thence South 87° 14' 49" West 231.54 feet with the north line of James J Lawson, James W Galloway, and Walter R Alston to a new iron pin; thence with the line of Madison Square, LLC, North 02° 33' 37" West 89.96 feet to an existing iron pin; thence North 87° 13' 22" East 220.00 feet with the south line of Timothy L Hatcher to the POINT OF BEGINNING, according to a survey by Jeryl L Pegram, PLS, dated 3/7/2007, being drawing #L-903, entitled property of Rent Now, LLC, to which reference is hereby made.

Section 2. That the rezoning from RS-7 (Residential - Single Family to CD-RM-8 (Conditional District – Residential Multifamily) is hereby authorized subject to the following use limitations and conditions:

- 1) Uses limited to multifamily dwelling units
- 2) Site limited to a maximum of 3 units.
- 3) Existing structure shall be retained

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.