

AMENDING OFFICIAL ZONING MAP

WEST SIDE OF PINECROFT ROAD BETWEEN WEST VANDALIA ROAD AND
DAYE 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 western right-of-way line of Pincroft Road, said point being a corner with Pincroft Acres Subdivision as recorded in Plat Book 16, Page 11 in the Office of the Guilford County Register of Deeds; thence along the line of said subdivision N86°58'45"W 428.58 feet to a point, a corner with Richard Pearson Nunn; thence N02°17'55"E 481.81 feet to a point; thence S89°58'45"E 280.53 feet to a point; thence N08°10'45"E 35.35 feet to a point, a corner with James M. Beal; thence with Beal's line N85°13'35"E 39.12 feet to a point; thence continuing with Beal's line N88°32'15"E 130.80 feet to a point in the western right-of-way line of Pincroft Road; thence S04°52'30"W 551.51 feet to the point and place of BEGINNING, containing 5.156 acres, more or less, as shown on a survey by Robert E. Wilson, RLS, dated 1/5/94.

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: Limited to a church, day care center, and accessory uses.

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 August 24, 2007.