

AMENDING OFFICIAL ZONING MAP

2608 PLEASANT RIDGE ROAD, GENERALLY DESCRIBED AS EAST OF PLEASANT RIDGE ROAD AND NORTH OF LONG VALLEY ROAD

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

Section 1. The Official Zoning Map is hereby amended by rezoning from **R-3** (Residential Single Family - 3) to **CD-RM-8 (Conditional District Residential Multifamily -8)**

The area is described as follows:

BEGINNING at an existing nail in the southern line of Pleasant Ridge Road, a variable public right-of-way, said point being the northeast corner of NC Pace RE, LLC, either now or formerly, as described in instrument recorded in Deed Book 7757, Page 1163, in the Guilford County Registry, and having NC parcel no. 78269 (“The NC Pace Property”), said point also being North 78 deg. 50 min. 21 sec. East 3449.05 feet from a published NCGS monument “289W 200”, having NAD 83\2011 coordinates of, Northing = 875,233.610 and Easting = 1,725,937.852 and running thence from the **Point of Beginning** in a northerly direction North 17 deg. 26 min. 04 sec. West 35.44 feet to a point in the center of Pleasant Ridge Road; thence with the centerline of Pleasant Ridge Road, the following two (2) courses and distances: (i) North 36 deg. 33 min. 29 sec. East 308.58 feet to a point; (ii) North 35 deg. 22 min. 47 sec. East 76.74 feet to a point; thence leaving the centerline of Pleasant Ridge Road, South 59 deg. 44 min. 43 sec. East 45.96 feet to an existing iron pipe the southwest corner of Highland Grove Homeowners Association, either now or formerly, as described in instrument recorded in Deed Book 4386, Page 432, in the Guilford County Registry, and having NC parcel no. 78356 (“The Highland Grove Homeowners Association Property”); thence with the southern line of The Highland Grove Homeowners Association and lots 139 through 148 of Highland Grove, Phase 1 Subdivision, either now or formerly, as described in instrument recorded in Plat Book 119, Page 11, in the Guilford County Registry, South 59 deg. 44 min. 43 sec. East 771.85 feet to an existing iron pipe in the southwest corner of Charles B. Browne, Jr. and Cheryl A. Browne, either now or formerly, as described in instrument recorded in Deed Book 6671, Page 2321, in the Guilford County Registry, and having NC parcel no. 78345 (“The Browne Property”); thence with The Browne Property and thence with the western line of The Browne Property and lots 131 through 135 of Highland Grove, Phase 1 Subdivision, either now or formerly, as described in instrument recorded in Plat Book 119, Page 11, in the Guilford County Registry, South 28 deg. 52 min. 57 sec. East 444.28 feet to an existing iron pipe in the western line of John E. Davis, Jr. and Grace S, Davis, either now or formerly, as described in instrument recorded in Deed Book 8224, Page 2660, in the Guilford County Registry, and having NC parcel no. 78338 (“The Davis Property”), said point also being in the northern line of William W. Spangler and Eva J’Nell Spangler, either now or formerly, as described in instrument recorded in Deed Book 8224, Page 2660, in the Guilford County Registry, and having

NC parcel no. 78264 (“The Spangler Property ”); thence with The Spangler Property, the following four (4) courses and distances: (i) North 69 deg. 36 min. 00 sec. West 213.53 feet to an existing iron pipe; (ii) South 71 deg. 57 min. 04 sec. West 157.40 feet to an existing iron pipe; (iii) South 26 deg. 56 min. 54 sec. West 157.31 feet to an existing iron pipe; (iv) South 18 deg. 01 min. 35 sec. East 157.28 feet to an existing iron pipe in the northern most corner of Jereme Stout and Ashlee Stout, either now or formerly, as described in instrument recorded in Deed Book 7918, Page 396, in the Guilford County Registry, and having NC parcel no. 78258 (“The Stout Property ”); thence with the northern line of The Stout Property South 56 deg. 05 min. 18 sec. West passing over an existing iron pipe at 189.96 feet for a total distance of 242.39 feet to an existing nail near the southern margin of Long Valley Road, a 60’ public right-of-way; thence in a northwesterly direction North 40 deg. 16 min. 01 sec. West 116.53 feet to a point in the center of Long Valley Road; thence with the centerline of Long Valley Road, the following two (2) courses and distances: (i) North 63 deg. 29 min. 01 sec. West 154.38 feet to a point; (ii) North 72 deg. 06 min. 01 sec. West 154.71 feet to a point; thence leaving the centerline of Long Valley Road, North 17 deg. 26 min. 04 sec. West 23.46 feet to an existing iron rod in the northern margin of Long Valley Road, said point being the southeast corner of Fabian Popescu and Ramona Popescu, either now or formerly, as described in instrument recorded in Deed Book 8009, Page 708, in the Guilford County Registry, and having NC parcel no. 78281 and 78271 (“The Popescu Property ”); thence with the eastern line of The Popescu Property, North 17 deg. 26 min. 04 sec. West 310.63 feet to an existing iron rod in the southeast corner of The NC Pace Property; thence with the eastern line of The NC Pace Property North 17 deg. 26 min. 04 sec. West 348.03 feet to the **Point and Place of Beginning** and containing 16.529 acres, more or less, as shown on that certain survey entitled “Windsor Homes.” prepared by Borum, Wade and Associates, P.A. dated August 17, 2022.

Section 2. That the zoning amendment from R-3 (Residential Single Family -3) to CD-RM-8 (Conditional District Residential Multifamily -8) is hereby authorized subject to the following use limitations and condition:

1. Uses limited to a maximum of 95 dwelling units.
2. Maximum building height shall be 40 feet.

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the **CD-RM-8 (Conditional District Residential Multifamily -8)** zoning district 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 3. 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 4. This ordinance shall be effective on September 20, 2022.