

AMENDING OFFICIAL ZONING MAP

511 KALLAMDALE ROAD, GENERALLY DESCRIBED AS SOUTH OF KALLAMDALE ROAD AND NORTH OF I-85

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

Section 1. The Official Zoning Map is hereby amended by original zoning from **County RS-30 (Residential Single Family)** to **City CD-RM-12 (Conditional District Residential Multifamily – 12)**

The area is described as follows:

Beginning at a point in the existing Greensboro corporate limits (as of December 31, 2022), said point being in the southern right-of-way line of Kallamdale Road (NCSR # 3456), said point also being the northeast corner of Lot 2 of Property of Robert Layton, as recorded in Plat Book 83, Page 41; thence with the eastern line of said Lot 2 S 00° 16' 19" E 494.45 feet to the southeast corner of said Lot 2, also being the southeast corner of Lot 2A of Exempt Plat for: Trinity Housing Development, LLC, as recorded in Plat Book 210, Page 6; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with the southern line of said Lot 2A the following three (3) courses and distances: 1) N 85° 12' 30" W 210.97 feet to a ½" existing iron pipe, 2) N 85° 37' 53" W 25.13 feet to a ½" existing iron pipe, and 3) N 85° 09' 35" W 236.56 feet to a ½" existing iron pipe at the southwest corner of said Lot 2A; thence with the western line of said Lot 2A N 01° 04' 13" W 411.39 feet to an axle at the northwest corner of said Lot 2A; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with the southern right-of-way line of Kallamdale Road the following three (3) courses and distances: 1) N 87° 21' 40" E 236.75 feet to a ¾" existing iron pipe, 2) N 84° 25' 52" E 25.02 feet to a ½" existing iron pipe, and 3) N 81° 34' 51" E 211.75 feet to the point and place of BEGINNING, containing approximately 4.837 acres.

All plats referred to hereinabove are recorded in the Office of the Register of Deeds of Guilford County.

Section 2. That the zoning amendment from County RS-30 (Residential Single Family) to City CD-RM-12 (Conditional District Residential Multifamily - 12) is hereby authorized subject to the following use limitations and conditions:

1. Permitted uses shall be limited to a maximum of 52 dwelling units and their customary accessory uses.
2. At least 80% of the dwelling units shall be used for multi-family for the elderly (age 55 years of age and up).

3. Where permitted, a wrought iron or black aluminum fence (with gate) having a minimum height of 4 feet shall be located along the perimeter of the property.

Section 2. This property will be perpetually bound to the uses authorized and subject to the development standards of the **CD-RM-12 (Conditional District Residential Multifamily - 12)** 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 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 March 23, 2023.