

AMENDING OFFICIAL ZONING MAP

PORTION OF KALLAMDALE ROAD RIGHT OF WAY, GENERALLY DESCRIBED AS A PORTION OF KALLAMDALE ROAD EAST OF RANDLEMAN 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 **County RS-30** (Residential Single Family) to **City RM-12** (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 northern right-of-way line of Kallamdale Road (NCSR # 3456), said point also being a corner on City of Greensboro Annexation Drawing D-3248; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS along said right-of-way line N 84° 58' 20" E 460.00 feet to a point; thence in a southerly direction approximately 60 feet (right-of-way width varies) to the northeast corner of Lot 2 of Property of Robert Layton, as recorded in Plat Book 83, Page 41; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with the southern right-of-way line of Kallamdale Road (also the northern line of Lot 2A), as shown on Exempt Plat for: Trinity Housing Development, LLC, as recorded in Plat Book 210, Page 6, the following three (3) courses and distances: 1) S 81° 34' 51" W 211.75 feet to a ½" existing iron pipe, 2) S 84° 25' 52" W 25.02 feet to a ¾" existing iron pipe, and 3) S 87° 21' 40" W 236.75 feet to an axle at the northwest corner of said Lot 2A; thence in a northerly direction, crossing Kallamdale Road, approximately 67 feet to the point and place of BEGINNING, containing approximately 0.803 acres.

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

Section 2. This property will be perpetually bound to the uses authorized and subject to the development standards of the **RM-12 (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 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 March 23, 2022.