

AMENDING OFFICIAL ZONING MAP

PORTION OF 4544 JESSUP GROVE ROAD, GENERALLY DESCRIBED AS NORTH OF JESSUP GROVE ROAD AND EAST OF LEWISTON ROAD

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-40** (Residential Single Family) to **City CD-RM-5** (Conditional District Residential Multifamily – 5)

The area is described as follows:

BEGINNING at a point in the existing Greensboro city limits (as of July 31, 2024), said point being the southwest corner of Lot 2 of Joseph F. Taillon & Wife Ruth O. Taillon, as recorded in Plat Book 82, Page 91; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS in a westerly direction along the northern right-of-way line of Jessup Grove Road (NCSR #2187) approximately 350 feet to a point in the centerline of Lewiston Road (NCSR #2124); THENCE DEPARTING FROM THE EXISTING CITY LIMITS with said centerline N 05° 03' 15" E approximately 292 feet to a computed point; thence continuing with said centerline N 14° 41' 59" E 151.52 feet to a computed point; thence with a proposed new property line S 78° 59' 44" E 292.03 feet to an existing iron pipe at the northwest corner of said Lot 2; thence with the western line of said Lot 2 S 00° 40' 44" W 382.62 feet to the point and place of BEGINNING, and containing approximately 3.08 acres, of which approximately 2.77 acres lies outside street right-of-way. The plat referred to hereinabove is recorded in the Office of the Register of Deeds of Guilford County.

Section 2. That the zoning amendment from County RS-40 (Residential Single Family) to City CD-RM-5 (Conditional District Residential Multifamily -5) is hereby authorized subject to the following use limitations and conditions:

1. Permitted uses shall be limited to: Duplexes, Townhouses and Twin Homes

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the **CD-RM-5 (Conditional District Residential Multifamily - 5)** 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 October 15, 2024.