

AMENDING OFFICIAL ZONING MAP

414 WEST VANDALIA ROAD AND 2940 RANDLEMAN ROAD, GENERALLY DESCRIBED AS NORTH OF WEST VANDALIA ROAD AND WEST 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 **R-3** (Residential Single Family - 3) to **CD-RM-18** (Conditional District Residential Multifamily - 18)

The area is described as follows:

2940 Randleman Road

Being all of Tract A as shown on the final plat for Benchmark Properties, Inc. as per plat therefore recorded in Plat Book 128, at Page 127, in the office of the Register of Deeds of Guilford County, North Carolina, containing approximately 3.457 acres, per said plat.

414 West Vandalia Road

BEGINNING at a point in the northern right-of-way line of Vandalia Road, formerly Grove Street (30 foot right-of-way), said point being north $85^{\circ}15'$ west 490 feet more or less from the intersection of the wester right-of-way line of U.S. Highway No. 220-S, also known as Randleman Road (60 foot right-of-way) and the northern right-of-way line of Vandalia Road; thence, along and with the northern right-of-way of Vandalia Road north $85^{\circ}15'$ west 200 feet more or less to a corner; thence north $N 02^{\circ}44'20''$ east 246.83 feet more or less along and with the boundary line of William W. Hutchison and wife, Betty Lou W. Hutchison to a corner in the line of property now or formerly belonging to Mrs. J.B. Jones; thence with the Mrs. J.B. Jones line south $89^{\circ}00'$ west 200 feet more or less to a corner with property of D.O. Maner and Wilbur T. Lowe; thence with Lowe and Maner in a southerly direction 259.3 feet more or less to the point and place of beginning.

Said lot being a portion of the property conveyed by Home Building and Loan Association to D.F. Wray and wife, Agnes Hodgin Wray by Deed Recorded in the Office of the Register of Deeds of Guilford County, North Carolina in Book 810, Page 85 and dated April 17, 1937.

SAVE AND EXCEPT for that portion of the property belonging to the City of Greensboro per the Final Judgement in 90CVS11192 recorded in Book 4010, Page 1033, in the office of the Register of Deeds of Guilford County, North Carolina.

Section 2. That the zoning amendment from R-3 (Residential Single Family - 3) to CD-RM-18 (Conditional District Residential Multifamily – 18) is hereby authorized subject to the following use limitations and conditions:

1. Uses shall be limited to a maximum of 72 dwelling units.
2. Maximum building height shall not exceed 50 feet.
3. Any new principal residential building must be set back at least 30 feet from any property line abutting single family residential zoning.
4. There shall be a 7 foot tall opaque fence along the eastern property boundary.

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the **CD-RM-18 (Conditional District Residential Multifamily - 18)** 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 February 18, 2025.