

AMENDING OFFICIAL ZONING MAP

1201 PISGAH CHURCH ROAD, GENERALLY DESCRIBED AS SOUTH OF PISGAH CHURCH 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-12** (Conditional District Residential Multifamily - 12)

The area is described as follows:

All that certain piece, parcel of tract of land, lying and being in Morehead Township, Guilford County and being more particularly described as follows:

Being Lots 4, 5, 6 and 7 of Charles S. Routh's "Stone Property" as shown on a plat thereof recorded in Plat Book 19, Page 1 of the Guilford County Registry.

AND

BEGINNING at a point in the western margin of Willoughby Boulevard, said point being the new southwest intersection of Willoughby Boulevard and Pisgah Church Road; thence along the new southern margin of Pisgah Church Road South $76^{\circ} 11' 30''$ West 4.91 feet to a point in the east line of Lot No. 7 of the Chas. S. Routh Subdivision as recorded in Plat Book 19, Page 1 in the office of the Register of Deeds of Guilford County, North Carolina; thence along the east line of Lot No. 7 South $13^{\circ} 37'$ East 348.07 feet to a point, said point being the southeast corner of said Lot No. 7; thence North $89^{\circ} 57'$ East 18.48 feet to a point in the western margin of Willoughby Boulevard; thence along the western margin of Willoughby Boulevard being a curve to the right having a chord bearing and distance of North $18^{\circ} 31' 00''$ West 153.20 feet to a point; thence still along the said western margin of Willoughby Boulevard North $13^{\circ} 36' 40''$ West 199.78 feet to the point of BEGINNING, being a residual portion of the property described and conveyed to the City of Greensboro by deed recorded in Deed Book 3013, Page 467 in the Guilford County Register of Deeds office.

LESS and EXCEPT that certain portion of land conveyed to the City of Greensboro by deed recorded in Book 7991, Page 4, Guilford County Registry.

Section 2. That the zoning amendment from R-3 (Residential Single Family - 3) to CD-RM-12 (Conditional District Residential Multifamily – 12) is hereby authorized subject to the following use limitations and conditions:

1. Uses limited to a maximum of 8 dwelling units.
2. Building façade materials shall consist of no less than 75 percent wood, stone, glass, brick, and/or cementitious material. Neither vinyl siding nor Exterior Insulation

Finishing Systems (EIFS) shall be used in building façades. Vinyl materials may be used as part of windows, doors, and trim.

3. The development shall be limited to no more than two (2) access points to Willoughby Boulevard and shall have no access points on Pisgah Church Road.
4. Each townhouse dwelling shall have a rear entry garage and take driveway access from a private street or drive.

Section 3. 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 April 15, 2025.