

AMENDING OFFICIAL ZONING MAP

4401 REHOBETH CHURCH ROAD, GENERALLY DESCRIBED AS EAST OF REHOBETH CHURCH ROAD AND SOUTH OF GLENDALE DRIVE

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-5** (Residential Single Family - 5) to **CD-RM-8** (Conditional District Residential Multifamily - 8)

The area is described as follows:

BEGINNING at an existing iron pipe in the intersection of the southern margin of Glendale Drive, a variable public right-of-way and the eastern margin of Rehobeth Church Road, a variable public right-of-way, said point having NAD 83\2011 coordinates of, Northing = 823,034.353 and Easting = 1,757,983.713; and running thence from the Point of Beginning, along the southern margin of Glendale Drive, North 89 deg. 32 min. 43 sec. East 757.83 feet to a new iron pipe in the northwest corner of Kemp C. Wagstaff, Jr., either now or formerly, as described in instrument recorded in Deed Book 8668, Page 975, in the Guilford County Registry, and having parcel no. 52698 (“The Wagstaff Property”); thence leaving the southern margin of Glendale Drive and along the western line of The Wagstaff Property, South 00 deg. 04 min. 44 sec. East 208.60 feet to a new iron pipe in the northern line of Arappco, Inc., either now or formerly, as described in instrument recorded in Deed Book 4031, Page 221, in the Guilford County Registry, and having parcel no. 52814 (“The Arappco Property, parcel no. 52814”); thence with the western line of The Arappco Property, parcel no. 52814, the following two (2) courses and distances: (i) North 89 deg. 31 min. 34 sec. West 9.64 feet to a new iron pipe; (ii) South 03 deg. 43 min. 20 sec. East 380.36 feet to a new iron pipe in the northwest corner of Arappco, Inc., either now or formerly, as described in instrument recorded in Deed Book 4031, Page 221, in the Guilford County Registry, and having parcel no. 57294 (“The Arappco Property, parcel no. 57294”); thence with the western line of The Arappco Property, parcel no. 57294, the following two (2) courses and distances: (i) South 03 deg. 43 min. 20 sec. East 42.73 feet to an existing sanitary manhole; (ii) South 06 deg. 23 min. 58 sec, East 97.71 feet to a point in the northwest terminus of Valley Oak Drive, a 50 foot public right-of-way; thence with the terminus of Valley Oak Drive South 06 deg. 23 min. 58 sec. East 50.26 feet to a point in The Arappco Property, parcel no, 57294; thence with the western line of in The Arappco Property, parcel no. 57294, South 06 deg. 23 min. 58 sec. East 241.91 feet to a new iron pipe in the northeast corner of Faith Wesleyan Church, either now or formerly, as described in instrument recorded in Deed Book 2425, Page 294, in the Guilford County Registry, and having parcel no. 86229 (“The Faith Wesleyan Church Property”); thence with the northern line of The Faith Wesleyan Church Property, North 86 deg. 56 min. 12 sec. West 681.01 feet to an existing iron pipe, a control corner, said control corner being North 20 deg. 40 min. 45 sec. East 2,770.67 feet from a published NCGS monument, “267E 200”, having NAD 83\2011 coordinates of, Northing = 819,466.616 and Easting = 1,757,144.711, said point also being the southeast corner of Dwayne Crossen and Sharita Crossen, either now or formerly, as described in instrument recorded in Deed Book 8753, Page 60, in the Guilford County Registry, and having parcel no, 86211 (“The Crossen Property”); thence with the eastern line of The Crossen

Property North 03 deg. 45 min. 37 sec. East 163.97 feet to an existing iron pipe in the southeast corner of Obsidone, LLC, either now or formerly, as described in instrument recorded in Deed Book 8816, Page 1531, in the Guilford County Registry, and having parcel no. 86213 (“The Obsidone Property, parcel no. 86213”); thence with the eastern line of the Obsidone Property, parcel no. 86213, North 03 deg. 45 min. 37 sec. East 154.49 feet to an existing iron pipe in the southeast corner of Obsidone, LLC, either now or formerly, as described in instrument recorded in Deed Book 8816, Page 1525, in the Guilford County Registry, and having parcel no. 86212 (“The Obsidone Property, parcel no. 86212”); thence with the eastern line of the Obsidone Property, parcel no. 86212, North 03 deg. 45 min. 37 sec. East 125.85 feet to a point in the southeast corner of Obsidone, LLC, either now or formerly, as described in instrument recorded in Deed Book 8816, Page 1527, in the Guilford County Registry, and having parcel no. 52692 (“The Obsidone Property, parcel no. 52692”); thence with the eastern line of The Obsidone Property, parcel no. 52692, North 03 deg. 45 min. 37 sec. East 129.98 feet to an existing iron pipe in the southeast corner of Obsidone, LLC, either now or formerly, as described in instrument recorded in Deed Book 8816, Page 1529, in the Guilford County Registry, and having parcel no. 52697 (“The Obsidone Property, parcel no. 52697”); thence with the eastern and northern lines of The Obsidone Property, parcel no. 52697, the following two (2) courses and distances: (i) North 03 deg. 45 min. 37 sec. East 200.02 feet to a new iron pipe; (ii) North 86 deg. 59 min. 59 sec. West 202.31 feet to a new iron pipe in the eastern margin of Rehobeth Church Road; thence with the eastern margin of Rehobeth Church Road, the following two (2) courses and distances: (i) North 03 deg. 32 min. 32 sec. East 99.98 feet to an existing iron pipe; (ii) North 03 deg. 32 min. 32 sec. East 92.92 feet to the Point and Place of Beginning and containing 14.740 acres, more or less, as shown on that certain survey entitled “Boundary Survey for Collins & Galyon” prepared by Borum, Wade and Associates, P.A. dated April 23, 2024.

Section 2. That the zoning amendment from R-5 (Residential Single Family - 5) to CD-RM-8 (Conditional District Residential Multifamily – 8) is hereby authorized subject to the following use limitations and conditions:

1. Permitted uses shall be limited to Single-family Detached Dwellings, Zero-Lot Lines, duplexes, Traditional Houses, townhouses, and Twin Homes.
2. Building height shall be limited to 35 feet.
3. There shall be no vehicular access to Banner Oak Court or Valley Oaks Drive.

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the **CD-RM-8 (Conditional District Residential Multifamily - 8)** 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.