

AMENDING OFFICIAL ZONING MAP

521 KALLAMDALE ROAD AND A PORTION OF 3524 RANDLEMAN ROAD, GENERALLY DESCRIBED AS SOUTH OF KALLAMDALE ROAD, EAST OF RANDLEMAN ROAD AND NORTH OF INTERSTATE 85

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-30** (Residential Single Family) to **City CD-RM-12** (Residential Multi-family - 12)

The area is described as follows:

Beginning at a point in the existing Greensboro corporate limits (as of February 28, 2025), said point being an axle at the northwest corner of Lot 2A of Trinity Housing Development, LLC, as recorded at Plat Book 210, Page 6; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS along the western line of said Lot 2A S 01° 02' 09" E 411.34 feet to a ½" iron pipe in the northern right-of-way line of Interstate 85; THENCE DEPARTING FROM THE EXISTING CITY LIMITS along said right-of-way line the following four (4) courses and distances: 1) N 85° 10' 11" W 251.26 feet to a ½" existing iron pipe, 2) S 03° 59' 36" W 61.80 feet to a ½" existing iron pipe, 3) N 87° 15' 18" W 279.43 feet to a concrete monument, and 4) N 82° 32' 00" W 240.81 feet to a concrete monument at or near the eastern right-of-way line of Randleman Road; thence with said eastern right-of-way line N 10° 42' 12" W approximately 90 feet to a point on the existing city limit line; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS along said eastern right-of-way line N 10° 42' 12" W approximately 140 feet to its intersection with the southern right-of-way line of Kallamdale Road; thence with said southern right-of-way line N 70° 20' 39" E approximately 260 feet to a corner in the existing city limit line; THENCE DEPARTING FROM THE EXISTING CITY LIMITS and continuing with said southern right-of-way line N 70° 20' 39" E approximately 210 feet to a computed point; thence continuing with said southern right-of-way line N 86° 21' 05" E 369.38 feet to the point and place of BEGINNING, containing approximately 6.64 acres.

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

Section 2. That the zoning amendment from County RS-30 (Residential Single Family) to City CD-RM-12 (Conditional District Residential Multi-family -12) is hereby authorized subject to the following use limitations and conditions:

1. Permitted uses shall be limited to: Single-family Detached Dwellings; Single-family Detached Dwellings, Zero Lot Line; Duplexes; Traditional Houses; Townhouses and Twin Homes.
2. Exterior building façades shall consist of no less than 35% brick, stone or cementitious material (i.e. hardie board).

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the **CD-RM-12 (Residential Multi-family -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 May 20, 2025.