

AMENDING OFFICIAL ZONING MAP

PORTION OF KALLAMDALE ROAD RIGHT OF WAY, GENERALLY DESCRIBED AS 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 -12) to City 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 southeast corner of that annexation approved by City of Greensboro Ordinance #17-040, said axle also being the southeast corner of Lot 1 of Elmsley Trail, LLC, as recorded at Plat Book 203, Page 22; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS in a southerly direction, crossing Kallamdale Road, approximately 67 feet to an axle at the northwest corner of Lot 2A of Trinity Housing Development, LLC, as recorded at Plat Book 210, Page 6; THENCE DEPARTING FROM THE EXISTING CITY LIMITS along the southern right-of-way line of Kallamdale Road S  $86^{\circ} 21' 05''$  W 369.38 feet to a computed point; thence continuing with said right-of-way line

S  $70^{\circ} 20' 39''$  W approximately 60 feet to its intersection with the southwardly projection of the western line of Lot 1 of Elmsley Trail, LLC; thence with said projection N  $02^{\circ} 17' 19''$  E approximately 60 feet to an existing iron pin at the southwest corner of said Lot 1, a point on the existing city limit line; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS the following three (3) courses and distances: 1) N  $74^{\circ} 27' 30''$  E 101.75 feet to a point, 2) N  $83^{\circ} 11' 24''$  E 102.63 feet to a point, and 3) N  $86^{\circ} 01' 11''$  E 251.43 feet to the point and place of BEGINNING, containing approximately 0.63 acres.

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

Section 2. This property will be perpetually bound to the uses authorized and subject to the development standards of the 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 3. 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 4. This ordinance shall be effective on May 20, 2025.