

## AMENDING OFFICIAL ZONING MAP

EASTERN PORTION OF WILLOW ROAD RIGHT OF WAY ADJACENT TO 2023 AND 2029 WILLOW ROAD, GENERALLY DESCRIBED AS NORTH OF ROTHERWOOD ROAD AND SOUTH OF TERRE COURT

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 RM-8** (Residential Multi-family - 8) to **City R-5** (Residential Single Family - 5)

The area is described as follows:

BEGINNING at the northwest corner of 2041 Willow Road, LLC, as recorded in Deed Book 8459, Page 1148, also being Lot 1 of Property of C. W. Pemberton, as recorded in Plat Book 105, Page 144, said point being in the eastern right-of-way line of Willow Road; thence with said eastern right-of-way line the following two (2) courses and distances: 1) N 20°16'25" E 217.85 feet to an unmarked point, and 2) with a curve to the left having a radius of 1,030.00 feet, an arc length of 132.25 feet, and a chord bearing and distance of N 16°35'43" E 132.16 feet to its intersection with the southern line of SREIT Willow Ridge, L.P., as recorded in Deed Book 8247, Page 2448; thence with the westwardly projection of said southern line N 88°13'04" W approximately 30 feet to a point in the centerline of Willow Road; thence in a southerly direction with said centerline approximately 350 feet to its intersection with the westwardly projection of the northern line of said Lot 1; thence S 68°11'30" E approximately 30 feet to the point and place of BEGINNING, and containing approximately 0.24 acres. All plats and deeds referred to hereinabove are recorded in the Office of the Register of Deeds of Guilford County.

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### Section 2

This property will be perpetually bound to the uses authorized and subject to the development standards of the **R-5 (Residential Single Family - 5)** 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 July 15, 2025.