

AMENDING OFFICIAL ZONING MAP

3619 & 3629 LEWISTON ROAD AND 3410 CRIMSON WOOD DRIVE, WEST OF LEWISTON ROAD AND SOUTH OF HICKORY WOODS DRIVE.

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 **R-3** (Residential Single Family) to **CD-RM-12** (Conditional District Residential Multifamily).

The area is described as follows:

Beginning at an existing 1" iron pipe in the western margin of the right-of-way of Lewiston Road at the southeast corner of the property (now or formerly) of Hickory Woods Association (see Deed Book 3645, Page 1860; Plat Book 87, Page 30; and Plat Book 87, Page 92); thence South 4° 21' 45" West 325.55 feet to an existing 1" iron pipe; thence South 9° 58' 28" West 168.47 feet to an existing 1" iron pipe; thence South 13° 43' 00" West 165.12 feet to an existing 1" iron pipe, being the northeast corner of the property (now or formerly) of Raymond Small (see Deed Book 6615, Page 2148 (Lot 6)); thence along Small's northern line North 75° 50' 34" West 1000.43 feet to a point; thence North 75° 50' 30" West 184.86 feet to an existing 1" iron pipe, being the northeast corner of the property (now or formerly) of Sharon K. Deesch (see Deed Book 6871, Page 1110 and Plat Book 132, Page 69 (Lot 22)); thence along Small's northern line and continuing along Gilet's (see below) northern line North 75° 54' 19" West 114.99 feet to an existing 3/4" iron pipe, being the northwest corner of the property (now or formerly) of Jason J. and Leigh F. Gilet (see Deed Book 7346, Page 1240 and Plat Book 132, Page 69 (Lot 21)), and also being the northeast corner of the property (now or formerly) of Rebecca Lea Fitzgerald and Nahum Madrid (see Deed Book 6714, Page 1686 and Plat Book 132, Page 69 (Lot 20)); thence along Fitzgerald and Madrid's northern line North 10° 5' 57" West 83.35 feet to an existing 3/4" iron pipe, being Fitzgerald and Madrid's northwest corner, and also being the southwest corner of the property (now or formerly) of Sybil Watson Shumaker (see Deed Book 4879, Page 749 and Plat Book 130, Page 23 (Lot 15)); thence along Shumaker's southern line and continuing along Vaden's (see below) southern line North 81° 26' 46" West 133.81 feet to an existing 3/4" iron pipe, being the southeast corner of the property (now or formerly) of Rodney Vaden (see Deed Book 5723, Page 334 and Plat Book 130, Page 23 (Lot 14)); thence along Vaden's eastern line North 19° 2' 41" West 130.61 feet to an existing 1" iron pipe at Vaden's northeast corner and in the southern margin of the 50'-wide right-of-way of Crimson Wood Drive; thence along the southern margin of the Crimson Wood Drive right-of-way North 89° 17' 3" East 25.55 feet to an existing 1" iron pipe at the southeast corner of the terminus of the Crimson Wood Drive right-of-way; thence along the eastern margin of the terminus of the Crimson Wood Drive right-of-way North 19° 2' 38" East 11.55 feet to an existing 1" iron pipe, then 40.85 feet to a 5" bent iron rod at the northeast corner of the terminus of the Crimson Wood Drive right-of-way; also being the southeast corner of the property (now or formerly) of Matthew W. and Rachel L. Dameron (see Deed Book 5696, Page 100 and Plat Book 130, Page 23 (Lot 13)); thence along Dameron's eastern line North 19° 3' 40" East 159.09 feet to an existing 1" iron pipe at Dameron's northeast, also being in the southern line of Hickory Woods

Association's property; thence along the southern line of the Hickory Woods Association property the following courses and distances:

North 89° 32' 56" East 92.01 feet to an existing 1" iron pipe;
South 1° 4' 17" West 5.35 feet to an existing 1" iron pipe;
South 86° 4' 10" East 375.42 feet to an existing 3/4" iron pipe;
South 86° East to an existing 1" iron pipe; and
South 86° 37' 10" East 285.06 feet to an existing 1" iron pipe;

to the beginning point; as shown on a Topographic/Boundary Survey for Typark Acquisitions, LLC by Sgroi Land Surveying, PLLC dated _____, 2016;

and being the same property as:

(1) The property conveyed to Todd Edward Rotruck and Aimee B. Rotruck by Deed recorded in Book 5553, Page 1504 (see Plat at Book 63, Page 71);

(2) Part of the property conveyed to Mary L. Metz by Deeds recorded in Book 3134, Page 555; and Book 3306, Page 729; and

(1) The property of Eddie Wright shown as Lot 81 on the Plat at Book 130, Page 23, and described in the Deed recorded in Book 6614, Page 1690.

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

1. Uses are limited to townhome and single family dwellings.
2. Dwelling units shall not exceed 90 if developed solely as single family dwellings.
3. If developed with a combination of single family dwellings and townhome dwellings, maximum units will be limited to 25 single family dwellings and 94 townhome dwellings.

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) 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 July 19, 2016.