

AMENDING OFFICIAL ZONING MAP

3701 AND 3709ZZ GROOMETOWN ROAD, GENERALLY DESCRIBED AS
EAST OF GROOMETOWN ROAD AND SOUTH OF
VANDALIA ROAD

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-40 (Residential Single Family) and City R-3 (Residential Single Family – 3) to City CD-RM-18 (Conditional District Residential Multifamily - 18).

The area is described as follows:

Beginning at the intersection of the south right-of-way line of West Vandalia Road and the west line of Lot 2 of Property of Joseph P. Allen, Heirs & Verda M. Allen, as recorded in Plat Book 67, Page 39; thence with the west lines of Lots 2 and 1 on said plat S 08° 44' 20" W approximately 410 feet to the southwest corner of said Lot 1, also being the northwest corner of Lot 2 of Watlington Street Subdivision, as recorded in Plat Book 24, Page 51; thence with the west line of Lot 2 of said Subdivision, the western terminus of Sedgegrow Drive, and the west line of Lot 30 of said Subdivision S 08° 44' 20" W 533.76 feet to the southwest corner of said Lot 30, also being the southeast corner of Sedgefield Show Grounds, Inc., as recorded in Deed Book 865, Page 519; thence with the south line of Sedgefield Show Grounds, Inc. the following two bearings and distances: 1) N 86° 55' 14" W 549.34 feet to an existing tall iron pipe and 2) N 86° 58' 05" W 60.66 feet to the southwest corner of Sedgefield Show Grounds, Inc., as recorded in Deed Book 7623, Page 1199, also being the southeast corner of Celia Phelps Memorial United Methodist Church, as recorded in Deed Book 7623, Page 1203; thence with the east boundary of said Church the following four bearings and distances: 1) N 03° 02' 00" E 81.87 feet to a point, 2) N 33° 30' 14" W 178.23 feet to a point, 3) N 86° 59' 32" W 80.99 feet to a point, and 4) N 02° 16' 55" E 112.38 feet to the northeast corner of said Church; thence N 86° 54' 14" W 159.60 feet to a point on the east margin of Groometown Road; thence in a northerly direction with said margin approximately 400 feet to the southeast right-of-way line of the intersection of said road and West Vandalia Road; thence in a northeasterly direction with said line approximately 80 feet to its intersection with the south right-of-way line of West Vandalia Road; thence in an easterly direction with said right-of-way line approximately 1,000 feet to the point and place of beginning, and containing approximately 17.151 acres.

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

Section 2. That the zoning amendment from County RS-40 (Residential Single Family) and City R-3 (Residential Single Family – 3) to City CD-RM-18 (Conditional District Residential Multifamily - 18) is hereby authorized subject to the following use limitations and conditions:

1. Uses limited to a maximum of 220 residential dwelling units.
2. A minimum six foot tall (where permitted) opaque fence shall be installed along all interior (side and rear) property lines during construction of any principal structure
3. Maximum building height shall not exceed 50 feet

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the CD-RM-18 (Conditional District Residential Multifamily - 18) 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 21, 2020.