

AMENDING OFFICIAL ZONING MAP

506 AND A PORTION OF 511 KALLAMDALE ROAD, GENERALLY DESCRIBED AS THE END OF KALLAMDALE 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-30 (Residential Single Family) to City CD-RM-12 (Residential Multifamily - 12).

The area is described as follows:

A certain tract or parcel of land lying and being in the city of Greensboro, Sumner Township, Guilford County, North Carolina and being more particularly described as follows:

Beginning at an Existing Axle on the northern right of way of Kallamdale Road, being the southwestern corner of a tract of land in the name of David P. & Charlotte M. Layton, as described in Deed Book 2751, Page 525, as shown on the R. T. Layton, Sr. subdivision recorded in Plat Book 54, Page 92 in the office of the Register of Deeds for Guilford County; thence from said point of beginning, N 02°04'23" W a distance of 384.49', to an Existing ½" Iron Pipe on the new right of way of West Elmsley Road, said point being the northwest corner of the aforementioned R. T. Layton subdivision; thence along the southern right of way of West Elmsley Road, N 83°33'11" E a distance of approximately 244.69', to a point on the southern right of way of West Elmsley Road and in the northern line of the aforementioned R. T. Layton subdivision; thence continuing along the northern line and leaving the southern right of way of West Elmsley Road, N 83°33'11" E a distance of 334.11, to an Existing ½" Iron Pipe, being the northeastern corner of the R. T. Layton subdivision, said point being the northwestern most corner of the Robert M. Layton combination property as described in the instrument of combination recorded in Deed Book 4791, Page 2134, of the aforementioned Guilford County Registry; thence continuing along the northern line of Robert M. Layton, N 83°27'50" E a distance of 115.08', to an Existing ½" Iron Pipe, being the northeastern most corner of Robert M. Layton, said point also being a common corner with Wal-Mart Real Estate Business Trust as described in Deed Book 5860, Page 2867, as shown on Elmsley Square subdivision recorded in Plat Book 151, Page 10 of the aforementioned Guilford County Registry; thence along the common line of Wal-Mart and Layton, S 05°13'01" E a distance of 958.54', to an Existing ½" Iron Pipe, being the southeastern most corner of the aforementioned Robert M. Layton, and being a common corner with the aforementioned Wal-Mart properties; thence along the common line of Wal-Mart and Layton; S 80°35'58" W a distance of 50.25', to an Existing ½" Iron Pipe, on the northern right of way of Interstate 85 By-Pass; thence continuing along the north right of way line of the interstate and being the southern line of the aforementioned Robert M Layton property, S 80°53'43" W a distance of 149.86', to an Existing NCDOT R/W Disk, being the southernmost corner of the Robert M Layton combination and a common corner with Barbara Herbin, Etal, as recorded in Deed Book 8233 Page 1892, of the aforementioned Guilford County Registry; thence continuing northern right of way of the interstate and with the common line of Robert M. Layton and Herbin, N 85°23'05" W a distance of 85.49', to an Existing ½" Iron Pipe

in the southern line of the aforementioned Robert M. Layton combination property, also being the southeast corner of lot 2 of the Robert Layton subdivision recorded in Plat Book 83, Page 41, of the aforementioned Guilford County Registry; thence leaving the right of way of interstate and continuing along the eastern line of lot 2, N 00°53'30" W a distance of 495.20', to an Existing ½" Iron Pipe on the southern right of way of the aforementioned Kallamdale Road and being the northern corner of lot 2; thence continuing along the southern right of way of Kallamdale Road, N 74°30'07" E a distance of 36.86', to an Existing ½" Iron Pipe at the terminus of Kallamdale Road; thence along the terminus of Kallamdale Road, N 43°09'09" E a distance of 102.45', to an Existing Iron Rod on the north right of way of Kallamdale Road, said point being the southeast corner of the aforementioned R. T. Layton subdivision; thence along the northern right of way of Kallamdale Road, S 83°49'54" W a distance of 581.21', to the point and place of beginning. Containing 9.591 Acres.

This description represents all of 506 and a portion 511 Kallamdale Road, Greensboro NC, being represented by tax parcels (PIN) 7862207888 and 7862209399 respectively.

Section 2. That the zoning amendment from County RS-30 (Residential Single Family) to City CD-RM-12 (Conditional District Residential Multifamily - 12) 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-12 (Conditional District Residential Multifamily -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 April 21, 2020.