

AMENDING OFFICIAL ZONING MAP

682 KNOX ROAD, GENERALLY DESCRIBED AS WEST OF KNOX ROAD AND
FORBES-TATE 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-MH (Residential Single Family in a Manufactured Overlay District)** to **City CD-R-3 (Conditional District Residential Single Family -3)**

The area is described as follows:

BEGINNING at the northeast corner of Lot 5 of William W. Smith, Owner, as recorded in Plat Book 121, Page 66, in the Office of the Register of Deeds of Guilford County, said point being on the western right-of-way line of Knox Road (NCSR #3051); thence with said right-of-way line S 10° 01' 52" W 402.39 feet to the southeast corner of said Lot 5; thence with the southern line of said lot the following three (3) courses and distances: 1) S 85° 09' 00" W 171.01 feet to a point, 2) N 88° 28' 30" W 146.22 feet to a point, and 3) N 56° 55' 15" W 66.38 feet to a point; thence with the western line of said lot the following six (6) courses and distances: 1) N 18° 45' 00" W 94.76 feet to a point, 2) N 47° 08' 00" E 124.92 feet to a point, 3) N 45° 22' 25" E 25.28 feet to a point, 4) N 08° 39' 00" W 109.53 feet to a point, 5) N 05° 31' 20" W 92.81 feet to a point, and 6) N 16° 37' 30" W 50.88 feet to the northwest corner of said lot; thence with the northern line of said lot S 79° 58' 08" E 409.41 feet to the point and place of BEGINNING, being all of said Lot 5 and containing 3.781 acres.

Section 2. That the zoning amendment from County RS-40-MH (Residential Single Family in a Manufactured Overlay District) to City CD-R-3 (Conditional District Residential Single Family - 3) is hereby authorized subject to the following use limitations and condition:

1. Uses limited to no more than 3 residential dwelling units.

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the **CD-R-3 (Conditional District Residential Single Family -3)** 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, 2022.