

## AMENDING OFFICIAL ZONING MAP

231 RITTERS LAKE ROAD, 151 WOLFETRAIL ROAD, 151-ZZ WOLFETRAIL ROAD, CRANFORD ROAD AND MCCALL PLACE RIGHTS OF WAY AND A PORTION OF RITTERS LAKE ROAD RIGHT OF WAY, GENERALLY DESCRIBED AS NORTH OF RITTERS LAKE ROAD AND SOUTH OF WOLFETRAIL 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 AG (Agricultural)** to **City CD-R-7 (Conditional District Residential Single Family -7)**

The area is described as follows:

BEGINNING at an existing iron pin in the existing Greensboro city limit line (as of May 31, 2022), said point being the southwest corner of that annexation approved in Ordinance No. 14-054, said point also being the northwest corner of Exclusion Map for South Elm Baptist Church, as recorded in Plat Book 193, Page 33; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with the western line of said Church, also being the eastern right-of-way line of Cranford Road, as shown on Property of Roy E. Cranford & Margaret E. Cranford, as recorded in Plat Book 59, Page 86, S 03°03'30" W 662.28 feet to an existing iron pin in the northern right-of-way line of Ritters Lake Road (NCSR 3325); thence with the projection of said western line S 03°03'30" W approximately 30 feet to a point in the existing Greensboro satellite city limit line, said point being in the centerline of Ritters Lake Road; THENCE PROCEEDING WITH THE EXISTING SATELLITE CITY LIMITS in a westerly direction along said centerline approximately 1,290 feet to its intersection with the southwardly projection of the eastern line of Lot 2 of Wolfe Trail's, as recorded in Plat Book 206, Page 33; THENCE DEPARTING FROM THE EXISTING SATELLITE CITY LIMITS N 08°01'44" W approximately 30 feet to an existing iron pipe at the southeast corner of said Lot 2; thence with the eastern lines of Lots 2 and 1 of said subdivision N 08°01'44" W 565.17 feet to an existing iron pipe in the eastern line of said Lot 1; thence with said eastern line N 08°18'39" E 243.04 feet to an existing iron pipe at the northeast corner of said Lot 1; thence with the southern line of Hien T. Do and Son N. Pham, as recorded in Deed Book 7864, Page 2045, the following ten (10) courses and distances: 1) N 89°01'03" E 99.98 feet to a 5/8" existing iron pipe, 2) N 63°29'12" E 99.88 feet to a 5/8" existing iron pipe, 3) S 57°18'15" E 202.77 feet to a 1/2" existing iron rod, 4) N 12°25'06" E 147.44 feet to a calculated point, 5) N 20°45'18" W 52.93 feet to a 5/8" existing iron rod, 6) N 16°16'05" W 40.54 feet to a 1/2" existing iron rod, 7) N 42°56'50" E 28.50 feet to a 1/2" existing iron rod, 8) N 13°05'18" E 55.67 feet to a 1/2" existing iron rod, 9) N 00°36'33" E 36.40 feet to a 1/2" existing iron rod, and 10) N 02°58'00" W 182.94 feet to a 1/2" existing iron pipe in the southern line of Charlie R. and Mary E. Gilbreath, as recorded in Deed Book 1922, Page 606; thence with said southern line S 87°31'11" E 707.91 feet to a 1/2" existing iron pipe at the northwest corner of Lot 1 of said Cranford plat; thence with the western

line of said Lot 1 S 03°28'48" W 363.11 feet to the southwest corner of said Lot 1; thence with the southern line of said Lot 1 S 86°59'50" E 275.00 feet to the southeast corner of said Lot 1, a point in the existing city limit line; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS along the eastern right-of-way line of Cranford Road S 01°35'04" W approximately 452.33 feet to the point and place of BEGINNING, containing approximately 36.44 acres, including area in street right-of-way. All plats and deeds referred to hereinabove are recorded in the Office of the Register of Deeds of Guilford County.

Section 2. That the zoning amendment from County AG (Agricultural) to City CD-R-7 (Conditional District Residential Single Family -7) is hereby authorized subject to the following use limitations and condition:

1. Permitted uses shall include all uses allowed in the R-7 zoning district, except for the following:
  - a. All Cemeteries
2. There shall be a maximum of eighty (80) dwelling units.

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the **CD-R-7 (Conditional District Residential Single Family - 7)** 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 August 16, 2022.