

AMENDING OFFICIAL ZONING MAP

4513 MCKNIGHT MILL ROAD AND A PORTION OF WHITEROCK ROAD RIGHT OF WAY, GENERALLY DESCRIBED AS WEST OF MCKNIGHT MILL ROAD AND BOTH SIDES OF WHITEROCK 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)** and **County RS-30 (Residential Single Family)** to **City CD-R-7 (Conditional District Residential Single Family -7)**

The area is described as follows:

BEGINNING at an existing iron pipe at the southeast corner of Lot 12 of White Place, as recorded in Plat Book 37, Page 17; thence with the eastern line of said Lot 12 N 03°05'03" E 212.19 feet to a new iron pipe on the southern right-of-way line of Whiterock Road; thence crossing said road N 03°05'03" E 0.83 feet to an existing rebar; thence continuing across said road N 02°56'59" E 59.27 feet to a concrete right-of-way monument on the northern right-of-way line of said road; thence with the eastern line of Lot 13 of White Place N 03°08'44" E 100.00 feet to an existing iron pipe; thence with the eastern line of Lot 14 of White Place N 03°04'16" E 99.96 feet to an existing iron pipe; thence with the eastern line of Lot 15 of White Place N 03°04'50" E 90.43 feet to an existing iron pipe; thence with the southern line of Lot 5 of Re-subdivision of Lots 5 & 6, Section 2, Cannan Forest, as recorded in Plat Book 51, Page 74, N 89°47'02" E 271.11 feet to a new iron pipe on the western right-of-way line of Whiterock Road; thence crossing said road N 89°47'02" E 60.43 feet to a new iron pipe on the eastern right-of-way line of said road; thence with the southern lines of Lots 4 and 3 of Cannan Forest, Section 2, as recorded in Plat Book 50, Page 56, and Lot 2 of Cannan Forest, Section 1, as recorded in Plat Book 47, Page 5, N 89°47'02" E 811.87 feet to an existing iron pipe on the western right-of-way line of McKnight Mill Road (SR #2835); thence continuing N 89°47'02" E 31.35 feet to the centerline of said road; thence with said centerline S 04°20'22" W 565.59 feet to its intersection with the eastwardly projection of the northern line of Lot 1 of Property of Harold A. Horton, as recorded in Plat Book 137, Page 128; thence with said projection and said northern line S 89°53'04" W 669.07 feet to a computed point; thence with the northern line of Harold A. Horton, as recorded in Deed Book 3461, Page 1283, S 89°53'04" W 493.11 feet to the point and place of BEGINNING, containing approximately 15.097 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) and County RS-30 (Residential Single Family) 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 be limited to a maximum of 65 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 September 20, 2022.