

AMENDING OFFICIAL ZONING MAP

2805 KINGS MILL ROAD, GENERALLY DESCRIBED AS EAST OF KINGS MILL ROAD AND SOUTHEAST OF NORTH DANBY CASTLE ROAD

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

Section 1. The Official Zoning Map is hereby amended by rezoning from **County CZ-PD-R-SP (Conditional Zoning Planned Development Residential with Special Use Permit)** to **City R-3 (Residential Single Family -3)**

The area is described as follows:

Beginning at a ½” iron rod at the northwest corner of Lot 21 of Phase II of King’s Mill at Sedgefield, as recorded at Plat Book 93, Page 139; thence with the northern line of said Lot S 78° 26’ 44” E 154.66 feet to a new iron pipe at the northeast corner of said Lot; thence with the eastern line of said Lot S 10° 14’ 14” W 94.47 feet to a ½” iron pipe in the northern right-of-way line of Interstate Highway 73; thence with said right-of-way line N 73° 03’ 39” W 162.77 feet to a ½” iron pipe in the eastern right-of-way line of King’s Mill Road; thence with said eastern right-of-way line with a curve to the left having a radius of 786.90 feet and a chord bearing and distance of N 15° 19’ 24” W 79.34 feet to the point and place of BEGINNING, containing approximately 0.31 acres. The plat referred to hereinabove is recorded in the Guilford County Register of Deeds Office.

Section 2. This property will be perpetually bound to the uses authorized and subject to the development standards of the **R-3 (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 3. 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 4. This ordinance shall be effective on August 16, 2022.