

AMENDING OFFICIAL ZONING MAP

4507 AND 4509 MCKNIGHT MILL ROAD, GENERALLY DESCRIBED AS WEST OF MCKNIGHT MILL ROAD AND NORTH OF I-840

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 a point in the northern right-of-way line of I-840 at the westernmost corner of Betty J. Horton, said point being in the southern line of Prashant and Samta Lal Nema, as recorded in Deed Book 8142, Page 674; thence with the southern line of Nema, also being the southern line of White Place, as recorded in Plat Book 37, Page 17, the following three (3) courses and distances: 1) N 89°38'48" E 265.56 feet to an existing rebar, 2) N 89°32'32" E 100.54 feet to an existing rebar, and 3) N 89°43'17" E 129.18 feet to an existing iron pipe at the southwest corner of that property annexed by City of Greensboro Ordinance #22-196; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS N 89°53'04" E 493.11 feet to a point; thence with the northern line of Lot 1 of Property of Harold A. Horton, as recorded in Plat Book 137, Page 128, N 89°53'04" E 610.03 feet to a point on the western right-of-way line of McKnight Mill Road; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with said right-of-way line (old alignment of S.R. 2835) the following four (4) courses and distances: 1) with a curve to the right having a radius of 2,453.82 feet and a chord bearing and distance of S 16°32'22" W 52.21 feet to an existing rebar, 2) N 89°53'10" E 10.52 feet to an existing iron pipe, 3) with a curve to the right having a radius of 2,473.50 feet and a chord bearing and distance of S 20°12'05" W 274.32 feet to a new iron pipe, and 4) S 23°19'53" W 78.14 feet to an existing iron pipe; thence with the northern line of Rachel J. and James D. Martin, as recorded in Deed Book 7974, Page 1608, the following four (4) courses and distances: 1) N 83°25'37" W 5.22 feet to an existing iron pipe, 2) N 83°25'37" W 185.41 feet to a new iron pipe, 3) S 89°11'08" W 537.84 feet to an existing iron pipe, and 4) S 89°11'08" W 244.16 feet to a new iron pipe on the northern right-of-way line of I-840; thence with said right-of-way line the following three (3) courses and distances: 1) N 64°33'50" W 295.82 feet to an existing concrete right-of-way monument, 2) N 25°21'34" E 66.80 feet to an existing right-of-way disk and rebar, and 3) N 55°47'02" W 312.66 feet to the point and place of BEGINNING, containing approximately 10.976 acres. 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 conditions:

1. Permitted uses shall be limited to a maximum of 37 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 June 20, 2023.