

AMENDING OFFICIAL ZONING MAP

3196-ZZ STONYPOINTE DRIVE, GENERALLY DESCRIBED NORTH OF STONYPOINTE DRIVE AND EAST OF LIBERTY 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** (Residential Single Family) to **City CD-R-7** (Conditional District Residential Single Family – 7)

The area is described as follows:

BEGINNING at a rebar at the southwest corner of Lot 2 of Property of Bert A. Daniels & Wife, Peggy W., as recorded in Plat Book 127, Page 26 in the Office of the Register of Deeds of Guilford County; thence with the western line of said Lot 2 N 05°23'10" W 179.80 feet to a new iron pipe at the northwest corner of said Lot 2; thence with the northern line of said Lot 2 N 79°59'36" E 549.80 feet to a new iron pipe at the northeast corner of said Lot 2; thence with the eastern line of said Lot 2 S 05°22'50" W 227.28 feet to a new iron pipe at the southeast corner of said Lot 2; thence with the southern line of said Lot 2 S 84°31'19" W 505.56 feet to the point and place of BEGINNING, being all of said Lot 2 and containing approximately 2.426 acres.

Section 2. That the zoning amendment from County RS-40 (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 10 single-family lots.

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 July 16, 2024.