

AMENDING OFFICIAL ZONING MAP

4409 NORTH DANBY CASTLE ROAD, GENERALLY DESCRIBED AS WEST OF NORTH DANBY CASTLE ROAD AND NORTH OF I-73

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 CZ-PD-R-SP** (Conditional Zoning Planned Development Residential with a Special Use Permit) to **City R-5** (Residential Single Family - 5)

The area is described as follows:

BEGINNING at a found solid iron on the western right-of-way line of Pickering Road and the northeastern right-of-way line of Interstate 73; thence with the northeastern right-of-way line of Interstate 73 with a curve to the right having a radius of 2,378.00 feet, an arc length of 689.08 feet, and a chord bearing and distance of N 59°30'43" W 686.68 feet to an existing iron pipe at the southeast corner of Lot 1 of Valley Brook Technical Center, as recorded in Plat Book 194, Page 129; thence with the southeastern line of Lot 1 N 36°00'05" E 191.34 feet to a new iron pipe on the southwestern line of the property of Joseph Warren Ritter, Jr. and Judith S. Ritter, as recorded in Deed Book 6602, Page 1531 and shown as the 5-foot-wide strip on Woodland Acres, as shown on Woodland Acres, as recorded in Plat Book 20, Page 4; thence with said southwestern line S 62°46'06" E 522.69 feet to an existing iron pipe at the westernmost corner of Lot 71 of Phase I, Map 2 of King's Mill at Sedgefield, as recorded in Plat Book 92, Page 81; thence with the western line of Lot 71 S 23°33'30" E 123.36 feet to a bent existing iron pipe on the northern right-of-way line of N. Danby Castle Road; thence with said northern right-of-way line with a curve to the right having a radius of 404.10 feet, an arc length of 61.05 feet, and a chord bearing and distance of S 81°53'08" W 60.99 feet to a new iron pipe at the present western terminus of said road; thence, along said terminus S 03°52'25" E 50.00 feet to a new iron pipe; thence with the right-of-way line radius at the southwest corner of the Pickering Road/N. Danby Castle Road intersection along a curve to the right having a radius of 20.00 feet, an arc length of 32.78 feet, and a chord bearing and distance of S 47°21'03" E 29.23 feet to a new iron pipe; thence with the western right-of-way line of Pickering Road with a curve to the right having a radius of 303.76 feet, an arc length of 72.81 feet, and a chord bearing and distance of S 00°33'27" E 72.63 feet to the point and place of BEGINNING, containing approximately 3.176 acres. All plats and deeds referred to hereinabove are recorded in the Office of the Register of Deeds of Guilford County.

Section 2. This property will be perpetually bound to the uses authorized and subject to the development standards of the **R-5 (Residential Single Family - 5)** 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 December 17, 2024.