

AMENDING OFFICIAL ZONING MAP

1138 EDMONT ROAD, GENERALLY DESCRIBED AS SOUTH OF EDMONT ROAD
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-3** (Conditional District Residential Single Family - 3)

The area is described as follows:

BEGINNING at the northeast corner of Lot 2 of Pegram Lake Subdivision, recorded at Plat Book 185, Page 14, also being the northwest corner of a 1.06-acre Easement for Permanent Wet Detention Pond and Drainage Maintenance and Utility Easement, shown on Final Plat, Section II B, Phase I, Liberty Valley, recorded at Plat Book 137, Page 38; thence with the eastern line of said Lot 2 S 15° 48' 04" W 238.20 feet to the southwest corner of said Easement; thence with the southern line of David L. Feaster, Jr. and Patricia O. Feaster, as recorded in Deed Book 8707, Page 352, also being the southern line of said Easement N 89° 06' 38" E 234.00 feet to Feaster's southeast corner; thence with Feaster's eastern line (also being the eastern line of said Easement) N 05° 23' 25" E 208.00 feet to a point on the southern line of Lot 1 of Pegram Lake Subdivision; thence with the southern line of Lot 1 S 84° 23' 36" E 53.45 feet to the southeast corner of Lot 1; thence with the eastern line of Lot 1 N 05° 12' 35" E 177.38 feet to a new iron pin at the northeast corner of Lot 1; thence with the southern right-of-way line of Edgemont Road with a curve to the left having a radius of 4894.72 feet and a chord bearing and distance of N 83° 38' 19" W 456.61 feet to the northwest corner of Lot 1; thence with the western line of Lot 1 S 22° 33' 44" W 479.87 feet to the southwest corner of Lot 1, a point within Pegram Lake; thence with the southwestern line of Lot 1 S 38° 18' 13" E 171.11 feet to the southwest corner of Lot 2; thence with the western line of Lot 2 N 20° 03' 12" E 243.72 feet to a point; thence continuing with the western line of Lot 2 N 47° 26' 17" E 218.84 feet to the northwest corner of Lot 2; thence with the northern line of Lot 2 S 84° 23' 32" E 42.48 feet to the point and place of BEGINNING, being all 3.34 acres of Lot 1 plus the 1.06 acres in said Easement and containing a total of approximately 4.40 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 RS-40 (Residential Single Family) to City CD-R-3 (Conditional District Residential Single Family -3) is hereby authorized subject to the following use limitations and conditions:

1. Uses shall be limited to a maximum of 2 single family dwellings.

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the **CD-R-3 (Conditional District 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 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 March 18, 2025.