

## AMENDING OFFICIAL ZONING MAP

2906 YORK HOUSE DRIVE AND 2806 CHILLON COURT, GENERALLY DESCRIBED AS EAST OF CASTLE CROFT ROAD AND NORTH OF CHILLON COURT

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-SUP** (Conditional Zoning Planned Development With Special Use Permit) to **City R-3** (Residential Single Family -3)

The area is described as follows:

Beginning at a ½”existing iron pipe at the northwest corner of Lot 150 of King’s Pond at Sedgefield, Phase III-D, as recorded at Plat Book 93, Page 138; thence with the northern line of said Lot S 77° 07’ 43” E 134.66 feet to a ½” existing iron pipe at the northeast corner of said Lot 150; thence with the western line of Lot 148 of said Phase III-D N 11° 43’ 48” E 37.24 feet to a ½”existing iron pipe at the northwest corner of said Lot 148; thence with the northern line of said Lot 148 S 72° 49’ 03” E 116.87 feet to a #5 rebar at the northeast corner of said Lot 148, said corner being in the western right-of-way line of Chillon Court; thence with said right-of-way line the following four (4) courses and distances: 1) with a curve to the left having a radius of 65.00 feet and a chord bearing and distance of S 35° 04’ 48” E 50.58 feet to a #5 rebar, 2) with a curve to the right having a radius of 21.89 feet and a chord bearing and distance of S 26° 48’ 14” E 6.87 feet to a NCDOT R/W disk, 3) with a curve to the right having a radius of 50.46 feet and a chord bearing and distance of S 57° 40’ 49” W 39.88 feet to a NCDOT R/W disk, and 4) S 80° 43’ 20” W 7.81 feet to a #5 rebar at a southeast corner of said Lot 148; thence with the southern line of said Lot 148 N 72° 49’ 19” W 122.46 feet to a ½” existing iron pipe at the southwest corner of said Lot 148; thence with the eastern line of said Lot 150 S 12° 24’ 26” W 57.22 feet to an iron pipe at the present southeast corner of said Lot 150, said corner being in the present northern right-of-way line of York House Drive; thence with said right-of-way line, as described in Property 2, recorded at Deed Book 8888, Page 2162, S 88° 13’ 26” W 48.13 feet to an existing right-of-way disk; thence continuing with said right-of-way line N 80° 55’ 35” W 61.42 feet to a new iron pipe at the intersection of said right-of-way line and the eastern right-of-way line of Castle Croft Road; thence with said eastern right-of-way line N 01° 43’ 59” W 97.67 feet to a computed point; thence continuing with said eastern right-of-way line with a curve to the right having a radius of 383.86 feet and a chord bearing and distance of N 01° 09’ 10” W 12.00 feet to the point and place of BEGINNING, containing approximately 0.505 acres. The plat and deed referred to hereinabove are 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 April 15, 2025.