

AMENDING OFFICIAL ZONING MAP

3004 YORK HOUSE DRIVE, GENERALLY DESCRIBED AS WEST 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 Residential with a Special Use Permit) to City R-3 (Residential Single Family)

The area is described as follows:

Beginning at a bent ½” existing iron at the northwest corner of Lot 63 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° 52’ 30” E 120.18 feet to a ½” existing iron pipe at the northeast corner of said Lot; thence with the eastern line of said Lot S 05° 17’ 16” W 122.11 feet to a ½” rebar at the southeast corner of said Lot, said corner being in the northern right-of-way line of York House Drive; thence with said right-of-way line with a curve to the left having a radius of 75.00 feet and a chord bearing and distance of S 82° 03’ 04” W 49.98 feet to a #5 rebar at the southwest corner of said Lot; thence with the western line of said Lot N 27° 08’ 24” W 146.13 feet to a #5 rebar; thence continuing with said western line N 22° 42’ 16” E 25.69 feet to the point and place of BEGINNING, being all of said Lot 63 and containing approximately 0.289 acres. The plat referred to hereinabove is 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.