

AMENDING OFFICIAL ZONING MAP

1918, 1920 AND 1922 TROSPER ROAD, NORTH OF TROSPER ROAD AND EAST OF LAKE BRANDT 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 AG** (Agricultural) to **City CD-R-5** (Conditional District Residential Single Family).

The area is described as follows:

Beginning at an existing iron pipe on the northern margin of Trospers Road, NCSR 2335, 60 foot Right-of-Way. Said iron pipe being the southwest corner of Noble R. Shadowens, as recorded in Deed book 6324, page 1496 in the Guilford county Register of Deeds. Thence with said margin, along a curve to the left having a radius of 273.38 feet, and a chord bearing and distance of S 56 deg. 34 min. 13 sec. W, 131.92 feet to a point. Thence S 41 deg. 54 min. 07 sec. W, 28.39 feet to a point; Thence along a curve to the left having a radius of 479.10 feet, and a chord bearing and distance of S 19 deg. 47 min. 51 sec. W, 360.45 feet to an existing iron pipe; Thence leaving said margin and with the eastern line of 7 Criskats, LLC as recorded in Deed Book 7357. Page 2299, N 40 deg. 48 min. 52 sec. W, 744.21 feet to an existing iron pipe; Thence N 48 deg. 13 min. 29 sec. E 141.78 feet to an existing iron pipe; Thence N 41 deg. 37 min. 10 sec. W, 646.64 feet to an existing iron pipe; Thence with the eastern line of Guilford County and the City of Greensboro, as recorded in deed Book 4449, page 1010, N 42 deg. 17 min. 46 sec. W, 239.68 feet to an existing iron pipe; Thence with the southern line of the City of Greensboro, as recorded in Deed book 2301, page 499, N 69 deg. 05 min. 50 sec. E, 461.32 feet to a point; Thence N 42 deg. 09 min. 28 sec. E, 192.74 feet to an existing iron pipe; Thence with the western line of Loretta M. Wentworth Revocable Trust, as recorded in Deed book 7346, page 1477, S 29 deg. 04 min. 23 sec. E, 510.32 feet to an existing iron pipe; Thence with the western line of Noble R. Shadowens, as recorded in Deed book 6324, page 1496, S 29 deg. 00 min. 57 sec. E, 854.11 feet to the point and place of BEGINNING.

Containing 17.20 acres and being all of that property as recorded in Deed Book 1211, page 563 and Deed book 5195, page 1184 in the Guilford county Registry. Also being Guilford county Tax parcels 0137391 and 0137395.

Section 2. That the zoning amendment from **County AG** (Agricultural) to **City CD-R-5** (Conditional District Residential Single Family) is hereby authorized subject to the following use limitations and conditions:

1. Uses shall be limited to a maximum of 30 single family dwelling units.

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the **CD-R-5** (Conditional District Residential Single Family) 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 February 17, 2015.