

AMENDING OFFICIAL ZONING MAP

303 COLLEGE ROAD, GENERALLY DESCRIBED AS THE NORTHEAST SIDE OF COLLEGE ROAD, NORTH OF LUCYE LANE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

Section 1. The Official Zoning Map is hereby amended by rezoning from **R-3 (Residential Single Family)** to **CD-O (Conditional District Office)**.

The area is described as follows:

“BEGINNING at an existing iron pipe in the northwestern margin of the right-of-way of College Road, said point also being the southeastern corner of Ai Feng Chan and Su-Ming Chan (Deed Book 7332, Page 1606, Guilford County Registry); THENCE with said northwestern margin of College Road North 36 degrees 20 minutes 1 second East 64.81 feet to a new iron pipe, said point being in the western line of Triet Minh Phan (Deed Book 8021, Page 1437, Guilford County Registry) as shown on Exhibit B of Deed Book 7627, Page 3021-3024, Guilford County Registry; THENCE with Phan’s southwestern line North 52 degrees 54 minutes 21 seconds West approximately 280.4 feet to a point, said point being in the southeastern line of Joel B. Moody (Deed Book 6289, Page 1954, Guilford County Registry); THENCE with the southeastern line of Joel B. Moody South 36 degrees 59 minutes 19 seconds West approximately 46.5 feet to an existing iron pipe. Said point also being the northern corner of Ai Feng Chan and Su-Ming Chan (Deed Book 7332, Page 1606, Guilford County Registry); THENCE with the northeastern line of Ai Feng Chan and Su-Ming Chan South 49 degrees 15 minutes 27 seconds East 282.12 feet to an existing iron pipe in the northwestern right-of-way of College Road, said point being the POINT and PLACE of BEGINNING containing 0.36 acres more or less together with and subject to easements and restrictions of record.”

Section 2. That the zoning amendment from **R-3 (Residential Single Family)** to **CD-O (Conditional District Office)** is hereby authorized subject to the following use limitations and conditions:

1. All uses permitted in the Office zoning district EXCEPT: Agricultural, Utilities (as a principal use), and Overnight Accommodations.

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the **CD-O (Conditional District Office)** 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 July 17, 2018.