

AMENDING OFFICIAL ZONING MAP

1419 MANUEL STREET, GENERALLY DESCRIBED AS EAST OF CECIL STREET AND WEST OF KARLINGDALE DRIVE

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 **R-3 (Residential Single Family- 3)** to **CD-R-5 (Conditional District Residential Single Family - 5)**.

The area is described as follows:

Beginning at a stake near the west edge of the Guilford College Battle Ground Road, (now known as New Garden Road), said stake being the H.C. Turner, C.H. Waynick and W. H. Nelson corner; running thence North 30 Deg. 30' East with the highway 124 feet to a stake on the edge of the said Guilford College-Battle Ground Road; Thence South 62 deg. 21' East 316 feet to a stake; Thence South 30 deg. 30' West 124 feet to a stake on the C.H. Waynick line; Thence North 62 deg. 21' West 316 feet to the Beginning corner, being a part of the H.C. Turner homeplace. Save and except that portion deeded to the City of Greensboro in Book 3987, Page 1475. Tax map #561-3-5. Property also known as 1302 New Garden Road, Greensboro, NC 27410 and the same property as described in survey prepared by Robert E. Wilson, Inc. dated June 29, 1994 and revised September 22, 1994.

Section 2. That the zoning amendment from **R-3 (Residential Single Family - 5)** to **CD-R-5 (Conditional District Residential Single Family - 5)** is hereby authorized subject to the following use limitations and conditions:

1. Uses limited to a maximum of 3 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 - 5)** 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 September 17, 2019.