

## AMENDING OFFICIAL ZONING MAP

2222 WILCOX DRIVE, GENERALLY DESCRIBED AS SOUTH OF WILCOX DRIVE AND EAST OF COUNTRY RIDGE ROAD

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 - 3) to CD-R-7 (Conditional District Residential Single Family - 7)

The area is described as follows:

Beginning at a point in the southern right-of-way of Wilcox Drive, said point being the northwest corner of lot 2 as recorded in Plat Book 87 Page 88 Property of Edward W. Clark & Wife, Ruby L; thence with the western line of Lot 2 as recorded in Plat Book 87 Page 88 South 07 degrees 08 minutes 11 seconds West 452.18' to a point, said point being the southwest corner Edward and Eleanor Clark as recorded in Deed Book 3702 Page 2111; thence with the southern line of Edward and Eleanor Clark South 86 degrees 59 minutes 19 seconds East 122.71 feet to a point, said point being in the western line of Jane K Willingham; thence South 05 degrees 30 minutes 55 seconds West 1118.19 feet to a point, said point being the southwestern corner of lot 2 of the Greensboro North Business Park as recorded in Plat Book 86 Page 58; thence with the northern line of Carolina Woods Apartments as recorded in Plat Book 101 Page 59 North 87 degrees 13 minutes 32 seconds West 396.00 feet to a point, said point being the southeast corner for lot 24 as recorded in Plat Book 115 Page 53 Stonegate Acres Phase 5; thence with the eastern line of Stonegate Acres Phases 2,3,4 and 5 North 05 degrees 25 minutes 53 seconds East 1190.14 feet to a point; thence with the southern line of Saul Naranjo and Cecilia Alvarez as recorded in Deed Book 7336 Page 1021 South 87 degrees 13 minutes 18 seconds East 91.01 feet to a point; thence with the eastern line of Saul Naranjo and Cecilia Alvarez the following 3 courses; North 05 degrees 26 minutes 28 seconds East 200.00 feet to a point; thence North 27 degrees 00 minutes 43 seconds East 79.47 feet to a point; thence North 05 degrees 41 minutes 59 seconds East 177.56 to a point, said point being in the southern right of way of Wilcox Drive; thence with the southern right of way of Wilcox Drive South 87 degrees 11 minutes 05 seconds East 167.33 feet to the Point of Beginning, said parcel containing 12.63 acres more or less.

Section 2. That the zoning amendment from R-3 (Residential Single Family - 3) to CD-R-7 (Conditional District Residential Single Family - 7) is hereby authorized subject to the following use limitations and conditions:

1. Uses limited to a maximum of 52 single family lots

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the CD-R-7 (Conditional District Residential Single Family - 7) 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 May 19, 2020.