

AMENDING OFFICIAL ZONING MAP

1419 MANUEL STREET, GENERALLY DESCRIBED AS SOUTH OF MANUEL 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 rezoning from R-3 (Residential Single Family - 3) to R-5 (Residential Single Family - 5).

The area is described as follows:

Beginning at a point in the recorded southern margin of Manuel Street, said point being the recorded southeastern property corner of (now or formerly) Norman B. Doggett & Joanne S. Doggett as described and recorded in Deed Book 2012, Page 396 and also being one of the recorded northeastern property corners of (now or formerly) Chilidogg Properties, LLC as described and recorded in Deed Book 8139, Page 2923 & Deed Book 7149, Page 2460 in the Office of the Register of Deeds of Guilford County, N.C.; thence, from said point of beginning, along Grantor's recorded northern property line and the recorded southern margin of Manuel Street the following three (3) bearing and distances: 1) along a curve to the left, having a radius of 69.08 feet and a chord bearing and distance of South 48°57'26" East 50.00 feet to a point; 2) along a curve to the left, having a radius of 69.08 feet and a chord bearing and distance of South 80°53'51" East 25.71 feet to a point; 3) North 89°22'54" East 24.47 feet to a point, said point being the recorded northeastern property corner of said Chilidogg Properties, LLC (Tract II) and also being known as the recorded northwestern property corner of said Chilidogg Properties, LLC (Tract I) in said Guilford County Registry; thence along with the recorded Tract I western property line and the recorded Tract II eastern property line South 03°02'26" West 94.91 feet to a point on the recorded northern property line of (now or formerly) William H. Smith and Mary N. Smith as described and recorded in Deed Book 3338, Page 284 in said Guilford County Registry; thence along with the recorded southern property line of said Chilidogg Properties, LLC (Tract II) and the recorded northern property line of said Smith the following two (2) bearing and distances: 1) North 86°57'34" West 202.04 feet to a point; 2) North 86°57'34" West 27.28 feet to a point, said point being the common point between Lots 7 & 8 as shown on a map entitled "Lawndale Homes, Section 4" and recorded in Plat Book 18, Page 86 and also being the common point between (now or formerly) Lawndale Congregation of Jehovah Witnesses as described and recorded in Deed Book 4657, Page 2120 and (now or formerly) William H. Hervey and Vera M. Hervey as described and recorded in Deed Book 3885, Page 1790 in said Guilford County Registry; thence along the recorded eastern property line of Lawndale Congregation of Jehovah Witnesses and the recorded western property line of Chilidogg Properties, LLC (Tract III) North 03°10'29" East 122.86 feet to a point, said point being the recorded southwestern property corner of (now or formerly) Norman B. Doggett and Joanne S. Doggett as described and recorded in Deed Book 2012, Page 396 in said Guilford County Registry; thence, along the recorded northern property line of said Chilidogg Properties, LLC and the recorded southern property line of said Doggett, South 88°35'58" East 139.70 feet to the point of beginning, containing an area of 0.606 acres, more or less.

Section 2. This property will be perpetually bound to the uses authorized and subject to the development standards of the R-5 (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 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 June 15, 2021.