

AMENDING OFFICIAL ZONING MAP

4902 WOODCROFT CIRCLE

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 RS-40 (Residential Single Family)** to **City R-3 (Residential Single Family)**.

The area is described as follows:

“BEGINNING at the southwest corner of Lot 13 of Section Two of Trailwood Acres, recorded at Plat Book 57, Page 87; thence with the western line of said Lot 13 N 17° 28' 40" W 155.00 feet to a concrete monument; thence continuing with the western line of said Lot N 14° 11' 40" E 351.26 feet to the northernmost corner of said Lot 13; thence S 41° 58' 10" E 230.00 feet with the northeastern line of said Lot to its northeast corner; thence S 25° 08' 50" W 311.90 feet with the eastern line of said Lot to its southeast corner, said corner being on the northern right-of-way line of Woodcroft Circle; thence with said right-of-way line with a curve to the left having a radius of 60.00 feet and a chord bearing and distance of S 60° 04' 20" W 70.21 feet and an arc length of 75.00 feet to the point and place of BEGINNING, being all of said Lot 13, and containing approximately 1.38 acres. The plat referred to hereinabove is recorded in the Office of the Register of Deeds of Guilford County.”

Section 2. This property will be perpetually bound to the uses authorized and subject to the development standards of the **R-3 (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 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 August 16, 2016.