

AMENDING OFFICIAL ZONING MAP

400, 402 AND 404 EAST VANDALIA AND EAST VANDALIA RIGHT OF WAY, SOUTH OF EAST VANDALIA ROAD, EAST OF BETHANY TRACE.

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-30** (Residential Single Family) to **City R-3** (Residential Single Family).

The area is described as follows:

BEGINNING at a point in the existing Greensboro city limits (as of April 30, 2015), said point being the northeast corner of Lot 1 on plat of Vandalia Elementary School, as recorded in Plat Book 131, Page 140, said point also being a southeast corner of that property shown on City of Greensboro Annexation Drawing D-2511; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS with the northern line of Lot 1 N 87°32'54" W 639.89 feet to the northwest corner of Lot 1; thence with the western line of Lot 1 the following three courses and distances: (1) S 02°24'59" W 498.64 feet to an existing iron pipe, (2) DEPARTING FROM THE EXISTING CITY LIMITS S 89°04'00" E 174.74 feet to an existing iron pipe, and (3) S 02°42'26" W 172.94 feet to an existing iron pipe on the northern right-of-way line of E. Vandalia Road; thence in a westerly direction with said right-of-way line approximately 175 feet to a point in the existing city limits; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS across E. Vandalia Road S 02°10'18" W approximately 60 feet to a point in the southern right-of-way line of said road; thence in a westerly direction with said right-of-way line approximately 10 feet to its intersection with the western line of Antonio Rodrigues Segundo, as recorded in Deed Book 7661, Page 478; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with said western line S 00°56' W approximately 250 feet to his southwest corner; thence S 89°04' E 175 feet with his southern line to his southeast corner; thence S 00°15' W approximately 210 feet with the western line of Robert A. Guzman Larios, as recorded in Deed Book 7661, Page 483, to his southwest corner; thence N 79°49' E 102 feet with his southern line to his southeast corner; thence N 00°15' E approximately 440 feet with his eastern line to its intersection with the southern right-of-way line of E. Vandalia Road; thence in an easterly direction with said right-of-way line approximately 380 feet to its intersection with the southwardly projection of the eastern line of Lot 1; thence with said projection and said eastern line N 02°30'31" E approximately 341 feet to an existing iron pipe; thence with said line N 03°04'30" E 124.84 feet to an existing iron pipe; thence with said line N 03°09'14" E 238.89 feet to the point and place of BEGINNING, and containing approximately 11.85 acres. All plats and deeds referred to hereinabove are recorded in the Office of the Guilford County Register of Deeds.

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 July 21, 2015.