

AMENDING OFFICIAL ZONING MAP

5207 BURLINGTON ROAD, NORTH OF BURLINGTON ROAD AND EAST OF MOUNT HOPE CHURCH ROAD.

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 a point in the Greensboro satellite city limits, said point being the northeast corner of that 1.298-acre satellite annexation at 5205 Burlington Road, effective July 31, 2001; THENCE PROCEEDING WITH THE EXISTING SATELLITE CITY LIMITS S 3° 14' 57" W 301.59 feet to a point in the northern right-of-way line of US Highway 70 (Burlington Road); THENCE DEPARTING FROM THE CITY LIMITS with said right-of-way line S 75° 54' 37" E 100.00 feet to the southeast corner of Lady Luck LLC, as recorded in Deed Book 6313, Page 2160; thence with the eastern line of said LLC N 02° 21' 52" E 298.96 feet to the northeast corner of said LLC; thence with the northern line of said LLC N 74° 23' 31" W 100.60 feet to the point and place of BEGINNING, and containing approximately 0.71 acres.

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 April 7, 2015.