

AMENDING OFFICIAL ZONING MAP

4903 TRAILWOOD DRIVE, NORTH OF GRANDOVER PARKWAY AND EAST OF TRAILWOOD DRIVE.

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 west corner of Lot 9 of Section 2 of Trailwood Acres, recorded at Plat Book 57, Page 87; thence with the northwestern line of said Lot 9 N 62° 06' 40" E 255.42 feet to the north corner of said Lot 9; thence S 31° 51' 20" E 200.00 feet with the northeastern line of said Lot to its east corner; thence S 76° 55' 30" W 298.42 feet with the southern line of said Lot to its south corner, said corner being on the eastern right-of-way line of Trailwood Drive; thence with said right-of-way line with a curve to the left having a radius of 536.91 feet and a chord bearing and distance of N 19° 00' 50" W 124.71 feet to the point and place of BEGINNING, being all of said Lot 9, and containing approximately 1.001 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 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 November 17, 2015.