

AMENDING OFFICIAL ZONING MAP

1309 GUILFORD COLLEGE ROAD, 103-107 AMBERWOOD DRIVE, 196-198 HASSELLWOOD DRIVE & 190-194 HASSELLWOOD DRIVE, GENERLALY DESCRIBED AS EAST OF GUILFORD COLLEGE ROAD AND SOUTH OF HILLTOP 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-5 (Residential Single Family)**.

The area is described as follows:

“BEGINNING at a point on the existing Greensboro satellite city limits (as of July 31, 2016), said point being the southwest corner of Lot 2 of Property of Unitarian Universalist Church of Greensboro, as recorded at Plat Book 172, Page 127, said point also being in the new eastern right-of-way line of Guilford College Road; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS with the southern lines of Lots 2 and 1 of said plat S 87° 02' 09" E approximately 350 feet to the northwest corner of Lot 63 of Midway Forest, Section Two, as recorded at Plat Book 30, Page 22; thence continuing with the south line of said Lot 1 S 87° 02' 09" E 220.00 feet to the northeast corner of said Lot 63; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with the western right-of-way line of Hassell Drive, also being the eastern lines of Lots 63, 62, and 61 of said Section Two, along a curve to the right having a radius of 1,174.42 feet along the following three chord courses and distances: 1) S 03° 03' W 124.95 feet to the southeast corner of Lot 63, 2) S 09° 09' W 124.95 feet to the southeast corner of Lot 62, and 3) S 14° 36' W 98.42 feet to a point; thence continuing with said right-of-way line S 17° 04' W 19.90 feet to the southeast corner of Lot 61; thence with the north right-of-way line of Amberwood Drive along a curve to the left having a radius of 849.56 feet and a chord bearing and distance of N 82° 58' W 208.25 feet to the southeast corner of Lot 41 of Midway Forest, Section Two, as recorded at Plat Book 28, Page 28, thence in a westerly direction with said right-of-way line approximately 330 feet to a point in the new right-of-way line of Amberwood Drive; thence with said new right-of-way line N 02° 47' 30" E 4.5 feet to a point; thence continuing with said new right-of-way line N 87° 12' 30" W 13.1 feet to a point; thence with the new right-of-way line of Guilford College Road the following four courses and distances: 1) N 41° 46' 30" W 53.5 feet to a point; 2) N 10° 59' 30" E 137.6 feet to a point, 3) N 19° 57' 30" E 96.8 feet to a point, and 4) N 11° 15' 30" E 66.7 feet to the point and place of beginning, containing approximately 4.5 acres. All deeds and plats referred to hereinabove are recorded in the Register of Deeds Office of Guilford County.”

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)** 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 November 15, 2016.