

AMENDING OFFICIAL ZONING MAP

1302 YOUNGS MILL ROAD, GENERLALY DESCRIBED AS WEST OF YOUNGS MILL AND SOUTH OF INTERSTATE 40

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 existing Greensboro corporate limits (as of December 31, 2016), said point being the southwest corner of that property shown on City of Greensboro Annexation Drawing D-2761; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS N 08° 31' 45" W 47 feet to a point; THENCE DEPARTING FROM THE EXISTING CITY LIMITS in a westerly direction, crossing Young's Mill Road, approximately 60 feet to an existing concrete monument at the northeast corner of Jesse C. and Laura M. Chambers, as recorded at Deed Book 3059, Page 879 in the Office of the Register of Deeds (this property is shown on Drawing G-552C, which is filed with the City of Greensboro's Engineering and Inspections Department, Records Section); thence with the north line of Chambers S 81° 04' 35" W 155.35 feet to a point; thence continuing with said line S 81° 06' 45" W 44.69 feet to the northwest corner of Chambers; thence with the west line of Chambers S 08° 55' 50" E 200.05 feet to an existing concrete monument at the southwest corner of Chambers; thence with the south line of Chambers N 81° 02' 06" E 199.92 feet to the southeast corner of Chambers; thence with the east line of Chambers N 08° 53' 38" W 153 feet to a point; thence in an easterly direction, crossing Young's Mill Road, approximately 60 feet to the point and place of BEGINNING, containing approximately 0.98 acres, of which approximately 0.92 acres is outside street right-of-way.”

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 March 21, 2017.