

AMENDING OFFICIAL ZONING MAP

PORTION OF 2921 WEST VANDALIA ROAD, GENERLALY DESCRIBED AS SOUTH OF WEST VANDALIA ROAD AND WEST OF TONKINS STREET

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 city limits (as of August 31, 2017), said point being 175 feet southward from the 1957 centerline of the street now named West Vandalia Road, said point also being in the west line of Lot 1 of Property of Joseph P. Allen, Heirs & Verda M. Allen, as recorded in Plat Book 67, Page 39 in the Office of the Guilford County Register of Deeds; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS (located 175 feet south of and parallel to the 1957 centerline of said street) in an easterly direction approximately 70 feet to a point in the east line of said Lot 1; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with the east line of said Lot 1 S 06° 44’ 16” W approximately 275 feet to the southeast corner of said Lot 1; thence with the south line of said Lot 1 N 83° 12’ 15” W 200.46 feet to the southwest corner of said Lot 1; thence with the west line of said Lot 1 N 08° 44’ 20” E 158.78 feet to the southwest corner of Lot 2 on said plat; thence with the south line of said Lot 2 S 87° 32’ 24” E 124.47 feet to the southeast corner of said Lot 2; thence with the east line of said Lot 2 N 06° 44’ 16” E approximately 95 feet to the point and place of beginning, and containing approximately 0.95 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 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 December 19, 2017.