

AMENDING OFFICIAL ZONING MAP

2815-2817 ROLAND ROAD, GENERLALY DESCRIBED AS EAST OF ROLAND ROAD AND WEST OF KINGS MILL 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-20 (Residential Single Family)** to **City R-3 (Residential Single Family - 3)**.

The area is described as follows:

Beginning at an existing iron pipe on the southeastern right-of-way line of Roland Road, said pipe being the western corner of Lot 27 of Woodland Acres, as recorded in Plat Book 20, Page 4; thence with the southwestern line of said Lot 27 S 60° 18' 35" E 156.11 feet to an existing iron pipe in the western line of Lot 81 of Kings Mill at Sedgefield, as recorded in Plat Book 92, Page 81; thence with the western lines of Lots 81 and 79 of Kings Mill at Sedgefield S 20° 13' 09" W 50.31 feet to an existing iron pipe in the western line of Lot said 79; thence with the western line of said Lot 79 S 21° 19' 38" W 25.32 feet to an existing iron pipe at the eastern corner of Lot 31 of Woodland Acres; thence with the northeastern line of Lot 31 N 60° 19' 19" W 165.67 feet to an existing iron pipe in the southeastern right-of-way line of Roland Road; thence with said right-of-way line N 27° 50' 43" E 74.75 feet to the point and place of BEGINNING, being all of Lots 28-30 of Woodland Acres and containing 0.276 acres. All plats referred to hereinabove are recorded in the Guilford County Register of Deeds Office.

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 - 3)** 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 16, 2019.