

AMENDING OFFICIAL ZONING MAP

2821 ZZ 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 a point in the existing Greensboro satellite city limits (as of December 31, 2018) on the northwestern right-of-way line of Roland Road, said point being the eastern corner of Lot 63 of Woodland Acres, as recorded in Plat Book 20, Page 4; THENCE DEPARTING FROM THE EXISTING SATELLITE CITY LIMITS in a southeasterly direction, crossing Roland Road, approximately 55 feet to the northern corner of Lot 36 of Woodland Acres; thence with the northeast line of said Lot 36 S 60° 05' 13" E 181.38 feet to an existing iron pipe in the western line of Lot 78 of Kings Mill at Sedgefield, as recorded at Plat Book 92, Page 81; thence with said western line S 22° 00' 28" W 50.12 feet to an existing iron pipe; thence S 20° 47' 23" W 25.67 feet to an existing iron pipe, the northeastern corner of Lot 39 of Woodland Acres; thence with the northeastern line of Lot 39 N 60° 00' 00" W 189.65 feet to an existing iron pipe at the western corner of Lot 38 of Woodland Acres; thence in a northwesterly direction, crossing Roland Road, approximately 55 feet to the southern corner of Lot 61 of Woodland Acres; THENCE PROCEEDING WITH THE EXISTING SATELLITE CITY LIMITS in a northeasterly direction with the northwestern right-of-way line of Roland Road approximately 75 feet to the point and place of BEGINNING, containing approximately 0.413 acres, of which approximately 0.318 acres lies outside of street right-of-way. 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.