

AMENDING OFFICIAL ZONING MAP

4005 NEUSE COURT, GENERLALY DESCRIBED AS SOUTH OF GASTON ROAD AND EAST OF NEUSE COURT

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 - 3)**.

The area is described as follows:

BEGINNING at the northwest corner of Lot 29 on Map 2 of Phase 2-A of Sedgefield, Section Eleven, recorded at Plat Book 91, Page 24; thence with the eastern right-of-way line of Neuse Court along a curve to the left with a radius of 65 feet and a chord bearing and distance of N 39° 14' 08" E 72.26 feet to the northernmost corner of said Lot 29; thence S 43° 51' 20" E 275.76 feet with the northeastern line of said Lot to its easternmost corner; thence S 50° 25' W 200.00 feet with the southeastern line of said Lot to its southernmost corner; thence with the western line of said Lot N 01° 43' 55" W 49.14 feet to a point; thence continuing with said western line N 16° 59' 45" W 227.66 feet to the point and place of BEGINNING, being all of said Lot 29, and containing approximately 0.81 acres. The plat referred to hereinabove is recorded in the Office of the Register of Deeds of Guilford County.

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 June 18, 2019.