

AMENDING OFFICIAL ZONING MAP

3819 EDGEWOOD TERRACE ROAD, GENERALLY DESCRIBED AS
WEST OF EDGEWOOD TERRACE ROAD AND EDGEWOOD DRIVE

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 a point in the existing Greensboro city limits (as of September 30, 2019), said point being the northwest corner of Lot 194 of Sharpe Acres, Section 3, as recorded at Plat Book 30, Page 16 in the Office of the Register of Deeds of Guilford County; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with the northern line of said Lot 194 S 85° 46' E 180.06 feet to the northeast corner of said Lot 194, a point on the western right-of-way line of Edgewood Terrace Road; thence S 03° 18' 30" W 113 feet with said right-of-way line to the southeast corner of said Lot 194; thence with the southern line of Lot 194 N 85° 46' W 178.40 feet to the southwest corner of Lot 194, said corner being on the existing Greensboro city limit line; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS with the western line of Lot 194 N 02° 27' 30" E 113.01 feet to the point and place of BEGINNING, being all of said Lot 194 and containing approximately 0.464 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 -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 January 21, 2020.