

## AMENDING OFFICIAL ZONING MAP

### 1610 DODSON STREET, GENERALLY DESCRIBED AS WEST OF DODSON STREET AND NORTH OF SAVANNAS RUN 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 R-3 (Residential Single Family - 3) to R-5 (Residential Single Family - 5).

The area is described as follows:

Beginning at a point in the recorded western margin of Dodson Street, said point being located South 02°47'16" West 159.21 feet from the recorded northeastern property corner of the Grantor (now or formerly) Hubert C. Wright as described and recorded in Deed Book 1275, Page 630 and being the recorded southeastern property corners of (now or formerly) Jennifer Taramona as described and recorded in Deed Book 8197, Page 2695 and also being the recorded southeastern lot corner of Lot 1 as shown on a map entitled "Dodson Place" and recorded in Plat Book 158, Page 22 in the Office of the Register of Deeds of Guilford County, N.C.; thence, from said point of beginning, along Grantor's recorded eastern property line and the recorded western margin of Dodson Street South 02°47'16" West 220.59 feet to a point, said point being the recorded southeastern property corner of said Grantor and being known as the recorded northeastern property corner of (now or formerly) Savanna's Trust and Lisa Duke, Trustee as described and recorded in Deed Book 7564, Page 2061 and also being known as the recorded northeastern lot corner of Lot 1 as shown on a map entitled "Savanna's Run" and recorded in Plat Book 160, Page 123 in said Guilford County Registry; thence along with the recorded northern property line of said Savanna's Trust and Lisa Duke, Trustee and the recorded southern property line of said Grantor North 81°53'42" West 131.86 feet to a point on the recorded northwestern property corner of (now or formerly) Diocese of NC Protestant Episcopal church as described and recorded in Deed Book 3679, Page 1251 in said Guilford County Registry; thence along with the recorded eastern property line of said Diocese of NC Protestant Episcopal Church, the recorded western property line of said Grantor and the recorded eastern property line of (now or formerly) Garner Living Trust, James R. Garner, Trustee & Frances H. Garner, Trustee as described and recorded in Deed Book 6526, Page 1638 in said Guilford County Registry the following two (2) bearing and distances: 1) North 03°04'42" East 28.50 feet to an existing iron pipe; 2) North 03°10'00" East 179.88 feet to a computed point, said point being the proposed southwestern lot corner of said Grantor; thence, along the proposed southern property line of said Grantor South 87°12'44" East 129.96 feet to the point of beginning, containing an area of 0.643 acres, more or less.

Section 2. This property will be perpetually bound to the uses authorized and subject to the development standards of the R-5 (Residential Single Family - 5) 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 February 18, 2020.