

AMENDING OFFICIAL ZONING MAP

2117 AND 2119 SPRUCEWOOD DRIVE, GENERALLY DESCRIBED AS
WEST OF SPRUCEWOOD DRIVE AND SOUTH OF SCOTLAND 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-40 (Residential Single Family) and City CD-RM-5 (Conditional District Residential Multifamily – 5) to City R-3 (Residential Single Family - 3).

The area is described as follows:

COMMENCING from an existing iron located on the northeastern most corner of the Villas at Sedgefield Subdivision (P.B. 173, Pg. 50), said iron being a common corner with Edward Adams Property (D.B. 4518, Pg. 210) and Dorothy & Stephen Giusto Property (D.B. 7332, Pg. 517); Thence, following the common line with said Giusto Property, N 87°11'33" W a distance of 269.67 feet to an existing concrete monument, said monument being a common corner with said Giusto Property and being the POINT OF BEGINNING; Thence following a common line with NCDOT Property (D.B. 7276, Pg. 1400), N 01°03'54" W a distance of 104.39 feet to an existing iron pin, said pin being a common corner with said NCDOT Property and Jeremy and Candis Rose Property (D.B. 7820, Pg. 2529); Thence following a common property line with said Rose Property, N 57°19'07"E a distance of 396.35 feet to an existing iron pin, said pin being located on the western right-of-way of Sprucewood Drive; Thence following said right-of-way, a curve to the right having a radius of 1419.20 feet and a chord bearing and distance of S 30°46'22" E a distance of 47.29 feet to an existing iron pin; Thence following said right-of-way, a curve to the right having a radius of 1419.20 feet and a chord bearing and distance of S 29°18'48" E a distance of 25.00 feet to an existing iron pin; Thence continuing with said right-of-way a curve to the right have a radius of 1419.20 and a chord bearing and distance of S 28°18'15" E a distance of 25.00 feet to an existing iron pin, said iron being located on said right-of-way; Thence following said right-of-way a curve to the right having a radius of 1419.20 feet and a chord bearing and distance of S 26°50'15" E a distance of 47.66 feet to an existing iron rod, said rod being a common corner with said Giusto Property; Thence following a common line with said Giusto Property and leaving said right-of-way S 64°30'27" W a distance of 444.77 feet to a point in common property line, said point being the POINT AND PLACE OF BEGINNING, containing 49,964 sf. All deeds and plat referenced are 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 February 18, 2020.