

## AMENDING OFFICIAL ZONING MAP

1404 YOUNGS MILL ROAD, GENERALLY DESCRIBED AS WEST OF YOUNGS MILL  
ROAD AND NORTH OF WALDRIDGE 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) to City R-3 (Residential Single Family - 3).

The area is described as follows:

BEGINNING at a new iron pipe on the western margin of the right-of-way of Youngs Mill Road, said point also being the northeast corner of Lot 9 of the Holt Acres, Section 1, Subdivision as recorded in Plat Book 59 on Page 56, thence proceeding along the northern line of said Lot 9 S 67° 58' 44" W 413.52 feet to a point, said point being in the eastern line of the property of Walter L. Brower as recorded in Deed Book 7119 on Page 0739; thence proceeding along the eastern line of said Brower property N 41° 41' 30" W 220.0 feet to a point, said point being the southwest corner of the property of Gregory Cole and Monica Dalton-Cole as recorded in Deed Book 7886 on Page 529; thence proceeding along the southern line of said Cole property and the southern line of the property of Strickland Realty Company as recorded in Deed Book 2861 on Page 308 N 75° 54' 30" E 431.91 feet to a point, said point being in the western margin of the right-of-way for Youngs Mill Road; thence proceeding with the western margin of the right-of-way for Youngs Mill Road S 41° 38' 10" E 89.42 feet to a point, thence continuing with the right-of-way line S 47° 11' 52" E 70.0 feet to the point and place of BEGINNING, being all of Lot 8 of the Holt Acres, Section 1 Subdivision and containing approximately 1.66 acres. The deeds referred to hereinabove 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 October 20,, 2020.