

AMENDING OFFICIAL ZONING MAP

4636 SOUTH HOLDEN ROAD, GENERALLY DESCRIBED AS WEST OF SOUTH
HOLDEN ROAD AND NORTH OF HARRIS 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 CU-RS-40-MH (Residential Single Family- Manufactured Housing Overlay) to City R-3 (Residential Single Family - 3).

The area is described as follows:

Beginning at a point, said point being a NIP S 82°10'22" W 61.88 feet from a right-of-way monument along South Holden Road and appearing to be a common corner with Linda C. Avery as recorded in Deed Book 7350 on Page 1521; thence proceeding S 08°30'00" W 206.37 feet to a point; thence proceeding S 14°42'46" E 42.43 feet to a point, said point appearing to be a common corner with David H. Griffin SR as recorded in Deed Book 7640 on Page 2191; thence proceeding N 77°46'17" W 98.46 feet to a point; thence proceeding S 54°55'37" W 126.08 feet to a point, said point appearing to be another common corner with said Avery; thence proceeding along the line with said Avery N 01°50'00" E 261.59 feet a point; thence proceeding along this new line of said Avery N 80°30'00" E 213.70 feet to the point and place of beginning and containing 1.03 acres, more or less. All according to a survey by Wilson Surveying, Inc. for Silbia Echeverria Rea dated December 3, 2019. All deeds and plats 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 November 17, 2020.