

## AMENDING OFFICIAL ZONING MAP

PORTION OF 3214 GROOMETOWN ROAD, GENERALLY DESCRIBED AS WEST OF GROOMETOWN ROAD AND NORTH OF BROADACRES DRIVE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

Section 1. The Official Zoning Map is hereby amended by rezoning from County RS-20 (Residential Single Family) to City R-3 (Residential Single Family - 3)

The area is described as follows:

Beginning at a point, said point being the southeast corner of Lot 6 of the King's Pond at Sedgefield Subdivision as recorded in Plat Book 89 on Page 148; thence proceeding along the eastern line of said Lot 6 N 01°04'40" W 99.95 feet to a point, said point being the southwest corner of the property of Nam Thi Nguyen as recorded in Deed Book 7022 on Page 1749; thence proceeding along said Nguyen's southern line S 87°15'22" E approximately 170 feet to a point; said point being along the existing corporate limits for the City of Greensboro as of July 1, 1957; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS in a southerly direction 99.95 feet to a point, said point being along the northern line of Lot 2 of said King's Ponds at Sedgefield Subdivision; THENCE DEPARTING FROM THE EXISTING CITY LIMIT along the northern line of Lots 2, 3 and 4 of said King's Pond at Sedgefield Subdivision N 87°16'03" W approximately 170 feet to the point and place of beginning, containing .39 acres more or less. 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 February 16, 2021.