

AMENDING OFFICIAL ZONING MAP

1300 COVERED WAGON ROAD, GENERALLY DESCRIBED AS WEST OF COVERED WAGON ROAD AND NORTH OF CHANDLER OAKS LANE

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

Section 1. The Official Zoning Map is hereby amended by rezoning from R-3 (Residential Single Family - 3) to R-5 (Residential Single Family - 5).

The area is described as follows:

Beginning at a computed point, said computed point being located on the southern/eastern right of way of Interstate 85 & 40 Exit Ramp, being the northeast corner of North Carolina Department of Transportation (Deed Book 4481, Page 1953) and being a northwest corner of Hancock Thomas and Janice Watson, Parcel No: 84889 (Deed Book 3481, Page 1524) ; Thence leaving said North Carolina Department of Transportation and along the southern right of way of said Interstate 85 & 40 Exit Ramp the following four (4) courses and distances: 1) S 85°49'30" E 127.96 feet to a computed point; 2) with a curve to the right, having a radius of 1,996.12 feet, an arc length of 179.76 feet and a chord bearing and distance of, S 81°24'30" E 179.70 feet to a computed point; 3) with a curve to the right, having a radius of 298.68 feet; an arc length of 92.47 feet and a chord bearing and distance of, S 63°45'30" E 92.10 feet to a computed point; 4) S 44°39'30" E 106.10 feet to a computed point; Thence leaving said Interstate 85 & 40 Exit Ramp and along the western right of way of Covered Wagon Road the following three (3) courses and distances: 1) S 14°55'00" W 75.33 feet to a computed point; 2) with a curve to the left, having a radius of 730.00 feet, an arc length of 155.21 feet and a chord bearing and distance of, S 44°16'30" W 154.92 feet to a computed point; 3) with a curve to the right, having a radius of 650.88 feet, an arc length of 233.36 feet and a chord bearing and distance of, S 29°10'54" W 232.11 feet to a computed point, said computed point being the northeast corner of Emery Lee Durham, III and Diane S. Durham, Parcel No: 84857 (Deed Book 7648, Page 2429); Thence leaving said Covered Wagon Road and along the northern property line of said Durham, N 85°28'30" W 297.84 feet to a computed point; Thence along and leaving the western property line of said Durham and along the western property line of Raul Garcia Sanchez and Maria Yasmin Garcia Delgado, Parcel No: 84858 (Deed Book 7850, Page 83), S 09°50'30" W 210.10 feet to a computed point, said computed point being located in the western property line of said Sanchez and Delgado and being a northeast corner of Chandler Oaks Subdivision Owners Association, Parcel No: 84890 (Deed Book 6702, Page 1407 and Plat Book 165, Page 75 – Common Element); Thence leaving said Sanchez and Delgado and along the northern property line of said Chandler Oaks Subdivision Owners Association, Drusilla Jackson, Parcel No: 85234 (Deed Book 8013, Page 639 and Plat Book 165, Page 75 – Lot 15), Ngan Phan and Kourtland Slater, Parcel No: 85235 (Deed Book 8328, Page 2910 and Plat Book 165, Page 75 – Lot 16) and Chandler Oaks Subdivision Owners Association, Parcel No: 84890 (Deed Book 6702, Page 1407 and Plat Book 165, Page 75 – Common Elements), N 85°35'45" W 641.09 feet to a computed point, said computed point being a northwest corner of said Chandler Oaks Subdivision Owners Association (Parcel No: 84890) and being a point in the eastern property line of Aristides Acosta and Salena R. Acosta, Parcel No: 85237 (Deed Book 7539, Page 127 and Plat Book 165, Page 75 – Lot 18); Thence leaving said Chandler Oaks Subdivision Owners Association

(Parcel No: 84890) and along and leaving the eastern property line of said Acosta, Deirdra Boley, Parcel No: 85260 (Deed Book 8166, Page 2489 and Plat Book 166, Page 116 – Lot 41), across the eastern right of way of Roshni Terrace (A 50' Public right of way per Plat Book 166, Page 116), and Benjamin Perry Douthwaite and Stephanie Danielle Douthwaite, Parcel No: 85261 (Deed Book 8259, Page 222 and Plat Book 166, Page 116 – Lot 42), N 03°19'00" E 419.74 feet to a computed point, said computed point being the northeast corner of said Douthwaite and being a point in the southern property line of said North Carolina Department of Transportation; Thence leaving said Douthwaite and along the southern and eastern property line of said North Carolina Department of Transportation the following two (2) courses and distances: 1) S 85°34'00" E 698.40 feet to a computed point; 2) N 05°30'00" E 309.37 feet to the Point of **Beginning**,

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 March 16, 2021.