

AMENDING OFFICIAL ZONING MAP

5270 NORTH CHURCH STREET, GENERALLY DESCRIBED AS EAST OF NORTH CHURCH STREET AND SOUTH OF AIR HARBOR ROAD

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 AG (Agricultural)** to **City R-3 (Residential Single Family - 3)**.

The area is described as follows:

BEGINNING at a point in the existing Greensboro city limit line (as of September 30, 2022), said point being a found iron pipe at the southwest corner of Lot 1 of Susan N. Teague Property, as recorded in Plat Book 129, Page 90, said point also being on the east right-of-way line of N. Church Street (NCSR #1001) and on the north line of that annexation shown on City of Greensboro Annexation Drawing D-2783 (effective on August 31, 2005); THENCE PROCEEDING WITH THE EXISTING CITY LIMITS along the south line of said Lot 1 S 89° 02' 30" E 186.10 feet to a set iron pipe at the southeast corner of said Lot 1; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with the east line of said Lot 1 N 20° 33' 20" W 260.12 feet to a set iron pipe at the northeast corner of said Lot 1; thence with the north line of said Lot 1 S 77° 37' 40" W 174.91 feet to a found iron pipe at the northwest corner of said Lot 1; thence with the east right-of-way line of N. Church Street with a curve to the left having a radius of 623.42 feet and a chord bearing and distance of S 19° 03' 00" E 73.31 feet to a point; thence continuing with said east right-of-way line S 21° 19' 20" E 143.49 feet to the point and place of BEGINNING, being all of Lot 1 of Susan N. Teague Property, and containing approximately 0.884 acres. All plats referred to hereinabove are recorded in the Guilford County Register of Deeds Office.

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 4. 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 5. This ordinance shall be effective on December 20, 2022.