

AMENDING OFFICIAL ZONING MAP

4703 TRAILWOOD DRIVE, GENERALLY DESCRIBED AS EAST OF TRAILWOOD DRIVE AND SOUTHEAST OF LOCKHAVEN CIRCLE

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-40 (Residential Single Family)** to **City R-3 (Residential Single Family - 3)**.

The area is described as follows:

BEGINNING at the northwest corner of Lot 38 of Section Three of Trailwood Acres, recorded at Plat Book 56, Page 128; thence with the northern line of said Lot 38 S 67° 57' 50" E 278.85 feet to the northeast corner of said Lot 38; thence with the eastern line of said lot S 05° 40' 04" W 165.00 feet to the southeast corner of said lot; thence with the southern line of said lot N 60° 31' 05" W 337.81 feet to the southwest corner of said lot, being a point on the eastern right-of-way line of Trailwood Drive; thence with said right-of-way line N 29° 13' E 23.36 feet to a point; thence with said right-of-way line with a curve to the left having a radius of 880.00 feet and a chord bearing and distance of N 26° 14' E 91.60 feet to the point and place of BEGINNING, being all of said Lot 38 and containing approximately 0.95 acres. The plat referred to hereinabove is 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 April 17, 2023.