

AMENDING OFFICIAL ZONING MAP

2810-2812 ROLAND ROAD, GENERALLY DESCRIBED AS SOUTHWEST OF ROLAND ROAD AND SOUTHEAST OF GROOMETOWN 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 RS-20 (Residential Single Family) to City R-5 (Residential Single Family - 5).

The area is described as follows:

Beginning at an existing iron pipe on the northwestern right-of-way line of Roland Road, said point being the southern corner of Lot 72 of Woodland Acres, as recorded in Plat Book 20, Page 4; thence with said right-of-way line the following three (3) courses and distances: 1) N 28° 55' 04" E 119.95 feet to a new iron pipe, 2) with a curve to the left having a radius of 60.00 feet, an arc length of 75.18 feet, and a chord bearing and distance of N 06° 58' 33" W 70.35 feet to a new iron pipe, and 3) N 42° 52' 09" W 74.17 feet to a found rebar at the eastern corner of Amalia Martinez-Molina, as recorded in Deed Book 8743, Page 824; thence with the southeastern line of Martinez-Molina the following two (2) courses and distances: 1) S 40° 02' 27" W 90.04 feet to an existing iron pipe, and 2) S 40° 06' 38" W 85.24 feet to a found capped rebar at an existing iron pipe, said rebar being at the eastern corner of Lot 2 of Valley Brook Technical Center, as recorded in Plat Book 194, Page 129, said rebar being on the existing Greensboro satellite city limit line; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS with the southeast line of said Lot 2 S 39° 45' 34" W 25.77 feet to an existing iron pipe at the west corner of said Lot 72; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with the southwest line of said Lot 72 S 60° 00' 00" E 150.49 feet to the point and place of BEGINNING, being all of Lots 72-81 of Woodland Acres and containing 0.544 acres. All deeds and 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-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 December 19, 2023.