

AMENDING OFFICIAL ZONING MAP

5508 HILLTOP ROAD AND PORTION OF HILLTOP ROAD RIGHT OF WAY, GENERALLY DESCRIBED AS NORTH OF HILLTOP ROAD AND EAST OF CHELSEA ACRES COURT

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

Section 1. The Official Zoning Map is hereby amended by original zoning from **County RS-40** (Residential Single Family) to **City R-3** (Residential Single Family – 3)

The area is described as follows:

Beginning at a point in the existing Greensboro corporate limits (as of July 31, 2024), said point being the northeast corner of that annexation approved by Ordinance #2011-16 and shown on City of Greensboro Annexation Drawing D-3019; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS along the (now or formerly) southern right-of-way line of Hilltop Road (S.R. #1424) N 84° 14' 15" W 275 feet to a point; THENCE DEPARTING FROM THE EXISTING CITY LIMITS and proceeding in a northerly direction across Hilltop Road approximately 120 feet to the northern end of the corner right-of-way line at the northeast corner of Hilltop Road and Chelsea Court; thence with the eastern right-of-way line of Chelsea Court, as recorded in Chelsea Acres in Plat Book 57, Page 17, N 09° 30' 36" E approximately 75 feet to a point; thence continuing with said right-of-way line along a curve to the left having a radius of 615.919 feet, an arc length of 48.00 feet, and a chord bearing and distance of N 07° 16' 39" E 47.99 feet to an iron pipe at the northwest corner of Lot 12 of Chelsea Acres; thence with the northern line of said Lot 12 S 84° 57' 19" E 177.15 feet to an iron pipe at the northeast corner of said Lot 12; thence with the eastern line of said Lot 12 S 13° 38' 13" E approximately 195 feet to a point on the northern right-of-way line of Hilltop Road; thence in a southerly direction, crossing Hilltop Road, approximately 105 feet to the POINT AND PLACE OF BEGINNING, containing approximately 1.41 acres. The plat referred to hereinabove is 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 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 October 15, 2024.