

AMENDING OFFICIAL ZONING MAP

4012 HICKORY TREE LANE, GENERALLY DESCRIBED AS SOUTH OF HICKORY TREE LAND AND WEST OF YOUNGS MILL 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-40 (Residential Single Family) to City R-3 (Residential Single Family - 3).

The area is described as follows:

Beginning at a point on the southern right-of-way line of Hickory Tree Lane, said point being the northeast corner of Lot 4 of Young Acres, as recorded in Plat Book 47, Page 77, in the Guilford County Register of Deeds Office; thence with the eastern line of said Lot 4 S 14° 38' 30" E 190.75 feet to the southeast corner of said lot; thence with the eastern line of Tract 4A as shown on Phase 2 of Lochwood, as recorded in Plat Book 145, Page 21, in the Guilford County Register of Deeds Office, S 14° 38' 30" E approximately 50 feet to the southeast corner of said tract; thence with the southern line of said tract S 75° 21' 30" W 110 feet to the southwest corner of said tract; thence with the west line of said tract N 14° 38' 30" W approximately 50 feet to the southwest corner of said Lot 4; thence with the west line of said lot N 14° 38' 30" W 190.75 feet to the northwest corner of said lot; thence with the southern right-of-way line of Hickory Tree Lane N 75° 21' 30" E 110 feet to the point and place of BEGINNING, and containing approximately 0.61 acres.

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 December 19, 2023.