

AMENDING OFFICIAL ZONING MAP

5226 SUMMIT AVENUE AND A PORTION OF SUMMIT AVENUE RIGHT OF WAY,
GENERALLY DESCRIBED AS EAST OF SUMMIT AVENUE AND NORTH OF HICONE
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-30 (Residential Single Family)** to **City R-3 (Residential Single Family - 3)**.

The area is described as follows:

BEGINNING at an existing iron pipe in the existing Greensboro city limit line (as of November 30, 2023), said point being on the western margin of Summit Avenue (S. R. 2526) and on the northern right-of-way line of Brightwood Avenue, said avenue being shown at Plat Book 5, Page 392; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS in a northerly direction along said western margin approximately 90 feet to its intersection with the westwardly projection of the northern line of Juan Miguel Alvarado Botello, as recorded at Deed Book 8735, Page 91; THENCE DEPARTING FROM THE EXISTING CITY LIMITS and crossing Summit Avenue along said projection S 85° 03' 44" E approximately 60 feet to an existing iron pipe at the northwest corner of said Alvarado property; thence with the northern line of said property the following three (3) courses and distances: 1) S 85° 03' 44" E 135.07 feet to a new iron pipe, 2) S 04° 56' 41" W 35.00 feet to a new iron pipe, and 3) S 86° 15' 02" E 253.71 feet to an existing iron pipe at the northeast corner of said property; thence with the eastern line of said property S 12° 54' 21" W 77.94 feet to an existing iron pipe at the southeast corner of said property; thence with the southern line of said property N 84° 16' 03" W 415.66 feet to a new iron pipe at the southwest corner of said property; thence crossing Summit Avenue in a westwardly direction approximately 60 feet to the point and place of BEGINNING, containing approximately 1.0 acres, of which approximately 0.86 acres lies outside of street right-of-way. All plats and deeds referred to hereinabove are 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 February 20, 2024.