

AMENDING OFFICIAL ZONING MAP

4629 HICONE ROAD AND A PORTION OF HICONE ROAD RIGHT OF WAY, GENERALLY DESCRIBED NORTH OF HICONE ROAD AND EAST OF PEARVIEW DRIVE

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 AG** (Agricultural) to **City R-3** (Residential Single Family – 3)

The area is described as follows:

BEGINNING at a point in the existing (as of January 31, 2024) satellite Greensboro city limits, said point being near the centerline of Hicone Road (SR #2565) at the intersection of said city limit line and the southward projection of the eastern line of Lot 1 of Section 10 of Briarwood, recorded in Plat Book 119, Page 64; THENCE DEPARTING FROM THE EXISTING SATELLITE CITY LIMITS with said projection of the eastern line of said Lot 1 and with the eastern lines of Lots 1 through 4 of said Section 10 N 03° 36' 09" E approximately 398 feet to the northeast corner of said Lot 4; thence with the southern line of Lot 7 of said Section 10 S 86° 24' 13" E 88.10 feet to a 1" existing iron pipe at the southwest corner of Lot 8 of said Section 10; thence with the southern line of said Lot 8 S 86° 52' 09" E 24.83 feet to a 1" existing iron pipe at the southernmost corner of said Lot 8; thence with the western line of Lebanon Baptist Church of Greensboro, Inc., recorded in Deed Book 6773, Page 1353, S 03° 20' 09" W 369.58 feet to a 1" existing iron pipe at the southwest corner of said Church; thence continuing S 03° 20' 09" W with the projection of said eastern line approximately 30 feet to a point in the existing Greensboro satellite city limits; THENCE PROCEEDING WITH THE EXISTING SATELLITE CITY LIMITS in a westerly direction near the centerline of Hicone Road approximately 115 feet to the point and place of BEGINNING, containing approximately 1.03 acres, of which approximately 0.96 acres lies outside of street right-of-way. All deeds and plats 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 April 16, 2024.