

AMENDING OFFICIAL ZONING MAP

1611 PLEASANT RIDGE ROAD, GENERALLY DESCRIBED AS NORTHWEST OF PLEASANT RIDGE ROAD AND SOUTH OF MONTMARTRE ROAD

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 centerline of Pleasant Ridge Road (NCSR #2133), said point being the easternmost corner of Tract One of Roman H. Williams, II and Jessica C. Williams, as recorded in Deed Book 8704, Page 2971; thence with said centerline the following three (3) courses and distances: 1) S 48° 53' 10" W 145.0 feet to a point, 2) S 54° 42' 50" W 100 feet to a point, and 3) S 55° 35' 10" W 92.25 feet to a tack; thence with the western line of Williams N 21° 05' 30" W approximately 31 feet to the southeast corner of Lot 2 of Property of Lillie C. Morgan, Heirs, as recorded in Plat Book 98, Page 3; thence with the eastern line of said Lot 2 N 21° 05' 30" W approximately 232.27 feet to the northeast corner of said Lot 2; thence with the northern line of Tract Two of Williams, also being the southern lines of Lots 2 and 1 of Bon Aire Acres, as recorded in Plat Book 82, Page 32, S 89° 13' 52" E 182.70 feet to a point; thence with said lines S 75° 21' 05" E 145.88 feet to an existing iron pipe on the northwestern right-of-way line of Pleasant Ridge Road; thence S 75° 21' 05" E 5.45 feet to a point within the right-of-way of said road; thence in an easterly direction approximately 32 feet to the point and place of beginning, and containing approximately 1.09 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 September 24, 2024.