

AMENDING OFFICIAL ZONING MAP

5101, 5101-ZZ AND 5106 SUMMIT AVENUE AND PORTION OF SUMMIT AVENUE RIGHT OF WAY, GENERALLY DESCRIBED AS WEST AND EAST OF SUMMIT AVENUE AND NORTH OF CANDLENUT 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-30** (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 city limit line (as of July 31, 2024), said point being the northwest corner of Lot 2 of William N. Robinson & wife Barbara M., as recorded in Plat Book 72, Page 274; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with the northern line of said Lot 2 S 61° 06' E 516.30 feet to the northeast corner of said Lot 2; thence in an easterly direction, crossing Summit Avenue (SR #2526), approximately 85 feet to the southwest corner of Lot 1 of Ryntha Amanda Gray Subdivision, as recorded in Plat Book 26, Page 23; thence with the southern lines of Lots 1 and 69 through 66 of said subdivision along the northern right-of-way line of Candlenut Road (SR #2638) (formerly Pecan Lane) S 87° 12' E 420.4 feet to the southeast corner of said Lot 66, also being the southwest corner of Lot 65 of said subdivision; thence with the eastern line of said Lot 66 N 02° 48' E 236.0 feet to the northeast corner of said Lot 66; thence with the northern lines of said Lots 66 through 69 and of an unnumbered lot of said subdivision N 87° 12' W 298.43 feet to an old iron at the northwest corner of said unnumbered lot; thence in a southerly direction with the eastern right-of-way line of Summit Avenue S 30° 09' W 222 feet to a point, thence in a westerly direction, crossing Summit Avenue, approximately 60 feet to the northeast corner of Lot 27 of the Lowe Sub-division, as recorded in Plat Book 5, Page 411; thence in a westerly direction with the northern line of said Lot 27 519.9 feet to the northwest corner of said lot, a point in the existing city limit line; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS in a southerly direction with the western lines of lots 27 through 24 of said subdivision 100 feet to the southwest corner of said Lot 24, being at the point and place of BEGINNING, and containing approximately 2.23 acres. All 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 October 15, 2024.