

AMENDING OFFICIAL ZONING MAP

3800 PINENEEDLE DRIVE AND PORTION OF PINENEEDLE DRIVE RIGHT OF WAY,
GENERALLY DESCRIBED AS EAST OF PINENEEDLE DRIVE AND WEST OF US
HIGHWAY 29 NORTH

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 corporate limits (as of November 30, 2025), said point being the southernmost corner of Lot 1 of Subdivision for Georgia Schoolfield, as recorded at Plat Book 72, Page 103; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS directly westward, crossing Pineneedle Drive (NCSR #2570), approximately 60 feet to a point on the western right-of-way line of said road, said point being in the eastern line of Lot 12 of Subdivision of Property of J. A. Cocklereece, as recorded at Plat Book 29, Page 21; thence with said western right-of-way line N 10° 07' E approximately 30 feet to the easternmost corner of said Lot 12; thence continuing with said western right-of-way line N 05° 26' W 81.13 feet to the northeast corner of said Lot 12; THENCE DEPARTING FROM THE EXISTING CITY LIMITS in an easterly direction, crossing Pineneedle Drive, approximately 60 feet to a point on the eastern right-of-way line of Pineneedle Drive, said point being located S 03° 19' E 135.00 feet from the northwest corner of said Lot 1; thence with said eastern right-of-way line N 03° 19' W 135.00 feet to the northwest corner of said Lot 1; thence with the northern line of said Lot 1 N 86° 41' E 162.60 feet to a point on the northwestern right-of-way line of U.S. Highway #29; thence with said northwestern right-of-way line S 32° 00' W 299.46 feet to the point and place of BEGINNING, containing approximately .63 acres, of which approximately 0.50 acres lies outside of street right-of-way. All plats referred to hereinabove are recorded in the Office of the Register of Deeds of Guilford County.

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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 17, 2026.