

AMENDING OFFICIAL ZONING MAP

3804 PINENEEDLE DRIVE, 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 the northwest corner of Lot 2 of Subdivision for Georgia Schoolfield, as recorded at Plat Book 72, Page 103, said corner being on the eastern right-of-way line of Pineneedle Drive (NCSR #2570); thence N 03° 19' W 90 feet to an iron stake at the northwest corner of Centurion Buyers, LLC, as recorded at Deed Book 8993, Page 1323; thence with the northern line of Centurion Buyers, LLC N 86° 41' E 200 feet to an iron stake; thence continuing with said northern line S 54° 30' E 89.42 feet to an iron stake on the northwestern right-of-way line of U.S. Highway #29; thence with said northwestern right-of-way line S 32° 00' W 46.47 feet to an iron stake; thence with the northern line of said Lot 2 N 54° 30' W 10 feet to an iron stake; thence continuing with said northern line S 86° 41' W 233.85 feet to the point and place of BEGINNING, containing approximately 0.5 acres.

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 17, 2026.