

AMENDING OFFICIAL ZONING MAP

SEVERAL PROPERTIES AND PORTIONS OF PROPERTIES GENERALLY BETWEEN WOODPINE DRIVE SOUTH TO CITY LIMITS, PARALLE TO BASS CHAPEL 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 and rezoning from **County AG** (Agricultural) and **City R-3** (Residential Single Family) to **City R-5** (Residential Single Family).

The area is described as follows:

Area for Original Zoning

BEGINNING at a point in the existing Greensboro City Limits (as of January 31, 2015) said point being in the south right-of-way line of Woodpine Drive, originally recorded as "Pinewood Drive" in Gorrell Park Subdivision, as recorded in Plat Book 33, Page 28; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with said right-of-way line S 88° 50' 34" E 982.95 feet to a point 50.47 feet west of the northeast corner of Lot 15 of Gorrell Park; thence in a northerly direction, crossing Woodpine Drive, approximately 60 feet to the southwest corner of Lot 2 of Linwood R. Leary, Sr. & Linwood R. Leary, Jr., as recorded in Plat Book 121, Page 11, a point in the existing city limits; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS along the north right-of-way line of Woodpine Drive S 86° 27' 40" E 50.47 feet to an existing iron pipe at the terminus of Woodpine Drive; thence in a southerly direction with said terminus approximately 60 feet to a corner in the west line of Lot 143 of Northern Shores, Phase Six, Section One, as recorded in Plat Book 134, Page 120; thence with the west line of said Section One S 02° 03' 57" W 214.48 feet to an existing iron pipe; thence continuing with said west line S 01° 59' 07" W 280.19 feet to an existing axle at the northeast corner of Common Area in said Section One; thence with the north line of said Common Area N 88° 40' 21" W 128.48 feet to an existing axle at the northwest corner of said Common Area; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with the north line of Edward L. and Georgia J. McAdoo, as recorded in Deed Book 3659, Page 1761, N 88° 35' 31" W 350.89 feet to an existing iron pipe; thence continuing with said line , N 89° 07' 31" W 145.61 feet to a point in the existing city limits; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS in a northwesterly direction approximately 659.82 feet to the POINT AND PLACE OF BEGINNING, and containing approximately 9.90 acres. All plats and deeds referred to above are recorded in the Office of the Register of Deeds of Guilford County.

Area for Rezoning

BEGINNING at a point in the existing Greensboro City Limits (as of January 31, 2015) said point being in the south right-of-way line of Woodpine Drive, originally recorded as "Pinewood Drive" in Gorrell Park Subdivision, as recorded in Plat Book 33, Page 28; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS in a southeasterly direction approximately 659.82 feet to a point in the north line of Edward L. and Georgia J. McAdoo, as recorded in Deed Book 3659, Page 1761; THENCE PROCEEDING INSIDE THE EXISTING CITY LIMITS with the north line of McAdoo N 89° 07' 31" W 8.33 feet to the northeast corner of Bass Chapel Methodist Church, as recorded in Deed Book 4707, Page 1717; thence with the Church's north line N 88° 51' 35" W 346.57 feet to a point in the northeast right-of-way line of Bass Chapel Road; thence with said right-of-way line N 44° 05' 00" W 245.65 feet to a point; thence continuing with said right-of-

way line with a curve to the left having a radius of 724.71 feet and a chord bearing and distance of N 47° 22' 00" W 83.01 feet to its intersection with the east right-of-way line of Netfield Road; thence with said east right-of-way line N 00° 54' 57" W 265.78 feet to its intersection with the south right-of-way line of Woodpine Drive; thence with said south right-of-way line S 88° 50' 34" E 200.13 feet to the POINT AND PLACE OF BEGINNING, and containing approximately 3.39 acres. All plats and deeds referred to above 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-5** (Residential Single Family) 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 7, 2015.