

AMENDING OFFICIAL ZONING MAP

2732-ZZ PLEASANT RIDGE 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)** and **County AG (Agricultural)** to **City R-3 (Residential Single Family)**.

The area is described as follows:

“BEGINNING at a point in the existing Greensboro city limit line (as of January 31, 2016), said point being the northeast corner of Phase 2 of Highland Grove, as recorded at Plat Book 122, Page 67; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with the west line of Lot 2 on Sheet 2 of Properties of 2712, 2732 & 2732 Rear Pleasant Ridge Road, as recorded at Plat Book 191, Page 26, N 01° 14' 35" E 321.61 feet to a new iron pin at the northwest corner of said Lot 2; thence with the north line of said Lot 2 the following three courses and distances: 1) S 88° 45' 00" E 208.89 feet to a new iron pin, 2) S 58° 19' 23" E 552.23 feet to a new iron pin, and 3) S 86° 38' 48" E 155.40 feet to a new iron pin at the northeast corner of said Lot 2, a point in the existing city limit line; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS with the east line of said Lot 2 S 03° 21' 12" W 1,379.63 feet to the southeast corner of said Lot 2; thence with the south line of said Lot 2 N 88° 11' 41" W 500.33 feet to an existing iron pin in the north line of Lot 36 of Phase 5 of Highland Grove, as recorded at Plat Book 129, Page 130; thence with the north line of said Phase 5 N 88° 08' 50" W 289.76 feet to a point in the east line of Lot 32 of Phase 3 of Highland Grove, as recorded at Plat Book 125, Page 17; thence with the east lines of said Phases 3 and 2 N 01° 15' 56" E 1,334.56 feet to the point and place of BEGINNING, being all of said Lot 2 and containing 28.700 acres. The 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)** 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 May 17, 2016.