

AMENDING OFFICIAL ZONING MAP

3917 HICKORY TREE LANE, GENERLALY DESCRIBED AS EAST AND NORTH OF HICKORY TREE LANE

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)** to **City R-3 (Residential Single Family)**.

The area is described as follows:

"Beginning at a point on the eastern right-of-way line of Hickory Tree Lane, said point being the southwest corner of Lot 31 of Young Acres, as recorded in Plat Book 47, Page 77, in the Guilford County Register of Deeds Office; thence with said eastern right-of-way line N 03° 38' 45" E 105 feet to the northwest corner of said lot; thence with the north line of said lot S 84° 32' 00" E 196.31 feet to the northeast corner of said lot; thence with the north line of Tract 2 of Michael and Biki Turner, as recorded in Deed Book 7508, Page 1841 in the Guilford County Register of Deeds Office, N 81° 02' 04" E 200.82 feet to the northeast corner of said tract; thence with the east line of said tract S 08° 57' 56" E 114.63 feet to a point and S 13° 05' 28" E 10.39 feet to the southeast corner of said tract; thence with the south line of said tract S 81° 02' 04" W 217.12 feet to a new iron pipe in the east line of Lot 32 of Young Acres; thence with said east line N 01° 52' 20" W 20.96 feet to the southeast corner of said Lot 31; thence with the south line of said lot N 84° 45' 10" W 206.27 feet to the point and place of BEGINNING, and containing approximately 1.08 acres."

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 July 17, 2018.