

AMENDING OFFICIAL ZONING MAP

1308 AND 1310 RANHURST ROAD, GENERALLY DESCRIBED AS
EAST OF RANHURST ROAD AND NORTH OF EASTHURST 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-30 (Residential Single Family) to City R-3 (Residential Single Family - 3).

The area is described as follows:

BEGINNING at a rebar on the northeastern right-of-way line of Ranhurst Road (N.C.S.R. 2898), being the westernmost corner of Lot 2 of Moorefield Acres Farm, Inc., as recorded in Plat Book 200, Page 109 in the Office of the Register of Deeds of Guilford County; thence with the northwest line of said Lot 2 the following three bearings and distances: 1) N 24°02'46" E 64.75 feet to a new iron pipe, 2) N 73°50'11" E 41.85 feet to a rebar, and 3) N 48°05'46" E 176.76 feet to the northernmost corner of Lot 2; thence with the northeast line of Lot 2 S 55°33'43" E 118.94 feet to new iron pipe at the northernmost corner of Lot 1 on said plat; thence with the northeast line of Lot 1 S 55°33'43" E 149.32 feet to a rebar on the northern right-of-way line of Cornerhouse Road (N.C.S.R. 2822); thence with said right-of-way line S 83°41'25" W 186.10 feet to a rebar; thence with a line of Lot 1 at the western terminus of Cornerhouse Road S 51°32'50" E 56.50 feet to an existing iron pipe; thence with a line of Lot 1 S 51°01'16" E 41.12 feet to an existing iron pipe; thence with the southeast line of Lot 1 S 62°04'06" W 253.05 feet to a bent rebar in the northeastern right-of-way line of Ranhurst Road; thence with said right-of-way line the following three bearings and distances: 1) N 28°04'14" W 92.34 feet to a new iron pipe at the southernmost corner of said Lot 2, 2) N 28°04'14" W 41.99 feet to an existing iron pipe, and 3) N 28°16'09" W 50.34 feet to the point and place of BEGINNING, being all of Lots 1 and 2 on said plat, and containing 1.5600 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 -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 April 21, 2020.