

AMENDING OFFICIAL ZONING MAP

3443 RANDLEMAN ROAD, GENERALLY DESCRIBED AS EAST OF RANDLEMA ROAD
AND NORTH OF WOLFETRAIL 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 R3 (Residential Single Family - 3).

The area is described as follows:

BEGINNING at the northwest corner of the property of Pamela H. Rodriguez as recorded in Deed Book 4419 on Page 0718, said point also being along the eastern right-of-way line of Randleman Road; thence proceeding with the eastern right-of-way line of Randleman Road N 07° 43' W 117.5 feet to a point, said point being the southwest corner of the property of Margine C. Watson as recorded in Deed Book 2754 on Page 0936; thence proceeding along the southern line of said Watson property S 86° 07' E 309.75 feet to a point within the western line of the property of Anthony E. Farrar as recorded in Deed Book 3511 on Page 0749; then proceeding along the western line of said Farrar property S 02° 00' W 115.0 feet to a point, said point being the northeast corner of said Rodriguez property; thence proceeding along the northern line of said Rodriguez property N 86° 07' W 290.1 feet to the point and place of BEGINNING, being the property of Pamela H. Rodriguez as recorded in Deed Book 7002 on Page 0432, and containing approximately .8 acres. The 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 (Conditional District 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 October 20, 2020.