

AMENDING OFFICIAL ZONING MAP

4100 PRESBYTERIAN ROAD AND PORTION OF FOUST ROAD RIGHT OF WAY,
GENERALLY DESCRIBED AS WEST OF PRESBYTERIAN ROAD AND SOUTH OF FOUST
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 PI (Public and Institutional) to City R-3 (Residential Single Family - 3)

The area is described as follows:

BEGINNING at the southwest corner of Tract I of property of Michael L. Brian, as recorded in Deed Book 7326, Page 2118; thence with Brian's western line and the northwardly projection thereof N 02° 18' W approximately 150 feet to a point on the northern right-of-way line of Foust Road (also being the southern line of Alamance Presbyterian Church); thence with said right-of-way line and its eastwardly projection S 84° 45' E approximately 280 feet to the intersection of the eastwardly projection of the northern right-of-way line of Foust Road and the centerline of Presbyterian Road (NCSR #3330); thence with said centerline S 02° 18' E approximately 150 feet to its intersection with the eastwardly projection of the southern line of said Tract I; thence with said projection and said southern line N 84° 45' W approximately 280 feet to the point and place of BEGINNING, containing approximately 0.96 acres. The deed referred to hereinabove is 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 Multifamily -18) 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 4. 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 5. This ordinance shall be effective on June 21, 2022.