

AMENDING OFFICIAL ZONING MAP

1208 RANHURST ROAD, GENERALLY DESCRIBED AS EAST OF RANHURST ROAD
AND NORTHWEST OF FRIEDEN CHURCH ROAD

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

Section 1. The Official Zoning Map is hereby amended by rezoning from **County RS-30 (Residential Single Family)** to **City R-3 (Residential Single Family - 3)**.

The area is described as follows:

BEGINNING at an iron stake in the eastern right-of-way line of Ranhurst Road (N.C.S.R. 2898), said stake being at the northwest corner of Lot 24 of Twilla Acres, as recorded in Plat Book 39, Page 22 in the Office of the Register of Deeds of Guilford County; thence with the northern line of said Lot 24 N 62°08'20" E 161.00 feet to an iron stake at the northeast corner of said lot; thence with the eastern line of said lot S 34°20'20" E 122.00 feet to an iron stake at the southeast corner of said lot; thence S 62°30'30" W 175.73 feet to an iron stake at the southwest corner of said lot; thence with the eastern right-of-way line of Ranhurst Road N 27°25'20" W 120.00 feet to the point and place of BEGINNING, being all of Lot 24 on said plat and containing approximately 0.45 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 17, 2023.