

AMENDING OFFICIAL ZONING MAP

4334 FOUR FARMS ROAD, GENERALLY DESCRIBED AS SOUTHEAST OF FOUR FARMS ROAD AND SOUTH OF HORSE PEN CREEK 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 **R-3 (Residential Single Family – 3)** to **R-5 (Residential Single Family – 5)**

The area is described as follows:

Being all of Guilford County PIN: 7847-21-5217 as described in Deed Book (D.B.) 8568 Page (Pg.) 1207 recorded in the Guilford County Register of Deeds and being more particularly bounded and described as follows:

Beginning at a 3/4" found iron pipe on the southern line of Thomas Jeffrey Skeahan & Sheri E. Skeahan Trustees of the Skeahan Living Trust as described in D.B. 8398 Pg. 999 and on the Eastern line of the 60' right-of-way (R/W) of Four Farms Road; thence N 25°33'41" E a distance of 325.16' to THE TRUE POINT OF BEGINNING, said point being a 3/4" pinched top found iron pipe on the northern line of said Skeahan and the R/W of Four Farms Road; thence N 63°42'37" W a distance of 26.07' to a point in the center of Four Farms Road; thence N 36°49'44" E a distance of 495.04' to a point in the center of Four Farms Road; thence S 60°41'13" E a distance of 109.26' , passing a 5/8" set iron rebar at a distance of 24.08, to a 1 3/4" found iron pipe at the southeast corner of P/O Five Star Management as described in D.B. 5399 Pg. 188 and the southwest corner of Carole Anne Lemper & Debra Raye Pompeo as described in D.B. 7322 Pg. 841; thence S 60°33'52" E a distance of 441.07' to a 5/8" set iron rebar at the southeast corner of said Lemper & Pompeo and on the western line of LWH Huntsview Apartments L.P. as described in D.B. 7981 Pg. 2973; thence S 00°16'43" E a distance of 408.90' to a 1" found iron pipe at the northeast corner of Timothy A. Frye & Stacey H. Frye as described in D.B. 7960 Pg. 535; thence S 88°30'29" W a distance of 439.04' to a 1" found iron pipe at the southeast corner of said Skeahan; thence along the lines of said Skeahan for the following courses and distances N 09°25'57" W a distance of 139.97' to a 1" found iron pipe; thence N 63°42'37" W a distance of 326.72' to the point of beginning, having a total area of 7.82 acres, more or less, with 0.28 acres remaining in the R/W of Four Farms Road.

Section 2. This property will be perpetually bound to the uses authorized and subject to the development standards of the **R-5 (Residential Single Family - 5)** 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 June 20, 2023.