

AMENDING OFFICIAL ZONING MAP

3718 RANDLEMAN ROAD, GENERALLY DESCRIBED AS WEST OF RANDLEMAN ROAD AND NORTH OF FOXRIDGE 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) to **City R-3** (Residential Single Family - 3)

The area is described as follows:

BEGINNING at a point in the existing Greensboro city limit line (as of November 30, 2024), said point being a concrete monument in the eastern line of the Common Area in Phase 7 of Foxcroft, as recorded in Plat Book 123, Page 92, said point also being the northwest corner of Silvestre T. Dominguez and Claudia G. Hernandez, as recorded in Deed Book 8680, Page 2304; THENCE DEPARTING FROM THE EXISTING CITY LIMITS in an eastwardly direction with the northern line of Dominguez and Hernandez approximately 226 feet to an iron stake in the middle of the old Randleman Highway road bed; thence southwardly with the center of the old Randleman Highway approximately 213 feet to an iron stake in the middle of said old highway, said iron stake being at or near a corner in the existing city limits; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS in a westerly direction with a northern line of the Common Area in Phase 8 of Foxcroft, as recorded in Plat Book 127, Page 1, approximately 218 feet to an existing iron pipe at a corner of said Common Area; thence N 03° 36' 10" E 177.11 feet to the northeast corner of said Phase 8; thence continuing N 03° 36' 10" E 52.80 feet with the eastern line of the Common Area in said Phase 7 to the point and place of BEGINNING, and containing approximately 1.13 acres. The plats and deed 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 (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 February 18, 2025.