

## AMENDING OFFICIAL ZONING MAP

4334, 4340 AND 4342 BLACKBERRY ROAD, GENERALLY DESCRIBED AS WEST OF BLACKBERRY ROAD, WEST OF WILD WOLF DRIVE AND SOUTH OF OLD RANDLEMAN 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 AG** (Agricultural) to **City CD-R-3** (Conditional District Residential Single Family - 3)

The area is described as follows:

BEGINNING at a point on the existing Greensboro city limit line (as of January 31, 2025), said point being a new iron pipe at the northeast corner of Lot 2, Phase I of Love & Faith Christian Fellowship, as recorded in Plat Book 172, Page 43, said point being in the western right-of-way line of Blackberry Road (NCSR #1111); THENCE PROCEEDING WITH THE EXISTING CITY LIMITS along the northern line of said Lot 2 N 85° 51' 56" W 259.64 feet to an axle; thence continuing with said line N 85° 45' 41" W 477.80 feet to a nail in stone at the northwest corner of said Lot 2, also being the southwest corner of a third property of Love & Faith Christian Fellowship, as recorded in Deed Book 7024, Page 2006; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with the western line of said third property N 00° 01' 47" E 539.43 feet to a new iron pipe at the southwest corner of Diane C. Smith, as recorded in Deed Book 5162, Page 1879; thence with Smith's southern line the following three (3) courses and distances: 1) S 87° 08' 06" E 302.73 feet to an existing iron pipe, 2) N 00° 53' 49" W 69.90 feet to a point, and 3) S 87° 08' 06" E approximately 472.78 feet to a point on the western right-of-way line of said road; thence in a southerly direction along said right-of-way line approximately 600 feet to the point of BEGINNING, and containing approximately 10.2 acres. All plats and deeds referred to hereinabove are recorded in the Office of the Guilford County Register of Deeds.

**Section 2.** That the zoning amendment from County AG (Agricultural) to City CD-R-3 (Conditional District Residential Single Family - 3) is hereby authorized subject to the following use limitations and conditions:

1. Building height shall be limited to 20 feet.

**Section 3.** This property will be perpetually bound to the uses authorized and subject to the development standards of the **CD-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 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 April 15, 2025.