

AMENDING OFFICIAL ZONING MAP

PORTION OF BLACKBERRY ROAD RIGHT OF WAY, GENERALLY DESCRIBED AS 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 R-3** (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 an existing iron pipe at the northwest corner of Lot 1, Phase II of Love & Faith Christian Fellowship, as recorded in Plat Book 172, Page 44, said point being in the eastern right-of-way line of Blackberry Road (NCSR #1111); THENCE PROCEEDING WITH THE EXISTING CITY LIMITS N 85° 44' 30" W 30.16 feet to a mag nail in the centerline of said road; thence N 85° 54' 10" W 30.80 feet to 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 said road; THENCE DEPARTING FROM THE EXISTING CITY LIMITS in a northerly direction along said western right-of-way line approximately 600 feet to the southeast corner of Diane C. Smith, as recorded in Deed Book 5162, Page 1879; thence crossing said road along the eastwardly projection of Smith's southern line S 87° 08' 06" E approximately 60 feet to a point on the eastern right-of-way line of said road, said point being on the existing Greensboro city limit line; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS in a southerly direction along said eastern right-of-way line approximately 600 feet to the point of BEGINNING, and containing approximately 0.8 acres. All plats and deeds referred to hereinabove are recorded in the Office of the Guilford County Register of Deeds.

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 15, 2025.