

AMENDING OFFICIAL ZONING MAP

2603 CROMWELL ROAD, GENERALLY DESCRIBED AS EAST OF CROMWELL ROAD
AND SOUTH OF HILLTOP 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** (Conditional District Residential Single Family - 3)

The area is described as follows:

Beginning at a new iron pipe in the existing Greensboro city limits (as of May 31, 2025), said point being on the eastern right-of-way line of Cromwell Road and being the southwest corner of Lot 11 in Block C of Map 2 of a Resubdivision of a Portion of Carlisle Estates, as recorded in Plat Book 25, Page 42; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS with said eastern right-of-way line N 06°08' E 84.43 feet to the northwest corner of said Lot 11; thence with the northern line of said Lot 11 S 83°52' E 267.08 feet to the northeast corner of said Lot 11; thence with the eastern line of said Lot 11 S 06°18' W 84.74 feet to the southeast corner of said Lot 11; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with the southern line of said Lot 11 N 83°48' W 266.90 feet to the POINT AND PLACE OF BEGINNING, being all of said Lot 11 and containing 0.52 acres. The plat referred to hereinabove is recorded in the Guilford County Register of Deeds Office.

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 July 15, 2025.