

AMENDING OFFICIAL ZONING MAP

1691 GREENBOURNE DRIVE, GENERALLY DESCRIBED AS WEST OF NC HIGHWAY 68 ROAD AND SOUTH OF LEABOURNE 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 **County CZ-PDM (Conditional Zoning Planned Development Mixed)**, **County AG (Agricultural)** and **City CD-C-M** to **City PUD (Planned Unit Development)**

The area is described as follows:

BEGINNING at a point in the existing Greensboro satellite city limit line (as of February 28, 2022), said point being the northwest corner of that 73.561-acre annexation described in Ordinance #19-108; THENCE PROCEEDING WITH THE EXISTING GREENSBORO CITY LIMITS with the northern line of said annexation the following nine (9) courses and distances: 1) N 63° 41' 12" E 199.30 feet to a point, 2) N 76° 44' 56" E 257.25 feet to a point, 3) N 85° 15' 14" E 116.83 feet to a point, 4) N 79° 05' 38" E 172.22 feet to a point, 5) S 89° 04' 27" E 257.87 feet to a point, 6) S 57° 13' 16" E 160.39 feet to a point, 7) S 78° 15' 58" E 507.08 feet to a point, 8) S 63° 26' 45" E 181.73 feet to a point, and 9) S 88° 54' 42" E 216.47 feet to a point in the western right-of-way line of Greenbourne Drive, said point being the southeast corner of Lot 6 of Greenlea 68 Site, as recorded in Plat Book 206, Page 8; thence with said right-of-way line along a curve to the right having a radius of 330.00 feet approximately 60.82 feet to the southernmost corner of that 6.36-acre annexation described in Ordinance #20-069; THENCE PROCEEDING WITHIN THE EXISTING GREENSBORO CITY LIMITS with said right-of-way line along a curve to the right having a radius of 330.00 feet and a chord bearing and distance of N 29° 40' 23" E 60.09 feet to the western line of Lot 5 of Greenlea 68 Site; thence with said western line the following three (3) courses and distances: 1) N 63° 28' 01" W 88.58 feet to a point, 2) with a curve to the right having a radius of 238.00 feet and a chord bearing and distance of N 41° 57' 00" W 174.58 feet to a point, and 3) N 20° 25' 55" W 134.37 feet to a point in the existing city limit line; THENCE PROCEEDING WITHIN THE EXISTING GREENSBORO CITY LIMITS with the northern line of said Lot 5 N 69° 20' 48" E 242.00 feet to a point; THENCE PROCEEDING WITHIN THE EXISTING GREENSBORO CITY LIMITS along the northern line of said Lot 5 N 69° 34' 00" E 70.00 feet to the northeast corner of said Lot 5, a point in the western right-of-way line of NC Highway 68 North; thence with said right-of-way line the following four (4) courses and distances: 1) N 20° 26' 00" W 215.00 feet to a point in the existing city limit line, 2) THENCE DEPARTING FROM THE EXISTING GREENSBORO CITY LIMITS N 20° 26' 00" W 169.98 feet to a right-of-way monument, 3) with a curve to the left having a radius of 11,375.00 feet and a chord bearing and distance of N 21° 05' 47" W 263.25 feet to a right-of-way monument, and 4) N 52° 12' 11"

W 151.68 feet to a right-of-way monument in the southern right-of-way line of Leabourne Road; thence with said southern right-of-way line in a westerly direction the following eight (8) courses and distances: 1) N 89° 00' 00" W 376.88 feet to a right-of-way monument, 2) N 56° 52' 30" W 117.89 feet to a right-of-way monument, 3) with a curve to the left having a radius of 745.56 feet and a chord bearing and distance of S 74° 05' 15" W 219.09 feet to an existing iron rod, 4) with a curve to the left having a radius of 570.00 feet and a chord bearing and distance of S 59° 03' 09" W 130.75 feet to an existing iron rod, 5) with a curve to the left having a radius of 735.00 feet and a chord bearing and distance of S 45° 20' 09" W 182.48 feet to an existing iron rod, 6) S 38° 12' 18" W 329.97 feet to an existing iron rod, 7) with a curve to the right having a radius of 1,680.00 feet and a chord bearing and distance of S 46° 45' 19" W 499.54 feet to an existing iron rod, and 8) S 55° 18' 19" W 439.08 feet to a point in the center of a creek, said point being the northwest corner of said Lot 6; thence with said creek the following nine (9) courses and distances: 1) S 57° 57' 52" E 42.92 feet to a point, 2) S 66° 44' 28" E 21.25 feet to a point, 3) S 86° 52' 45" E 16.64 feet to a point, 4) N 65° 00' 09" E 21.00 feet to a point, 5) S 67° 59' 51" E 32.00 feet to a point, 6) S 21° 50' 57" E 6.61 feet to a point, 7) S 10° 00' 09" W 8.00 feet to a point, 8) S 00° 00' 09" W 15.00 feet to a point, and 9) S 51° 59' 51" E 24.69 feet to the point and place of BEGINNING, being all of said Lot 6 and containing approximately 35.179 acres. The plats and deeds referred to hereinabove are recorded in the Office of the Register of Deeds of Guilford County.

Section 2. That the zoning amendment from County CZ-PDM (Conditional Zoning Planned Development Mixed), County AG (Agricultural) and City CD-C-M (Conditional District Commercial Medium) to City PUD (Planned Unit Development) is hereby authorized subject to the following use limitations and conditions:

1. Permitted Uses shall include all uses allowed in the PUD zoning district except All Cemeteries.

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the **PUD (Planned Unit Development)** 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 May 23, 2022.