

AMENDING OFFICIAL ZONING MAP

908, 912, 916, 916-ZZ, 942 AND 942-ZZ EDMONT ROAD, GENERALLY DESCRIBED AS SOUTH OF EDMONT ROAD AND NORTH OF WILEY LEWIS 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) and County LI (Light Industrial) to City PUD (Planned Unit Development)

The area is described as follows:

BEGINNING at a concrete right-of-way monument on the western margin of Old U.S. Highway 421 (J.M. Hunt, Jr. Expressway, S.R. 3762), having a N.C. Grid Coordinate value of North 826,866.93 feet, East 1,773,964.62 feet; thence with said western margin the following four (4) courses and distances: 1) S 38°22'24" E 252.26 feet to a found concrete right-of-way monument, 2) S 18°00'40" E 231.53 feet to a found concrete right-of-way monument, 3) S 89°13'11" E 63.38 feet to a found concrete right-of-way monument, and 4) S 17°49'55" E 1,225.44 feet to a found concrete right-of-way monument; thence with the northern line of A.V. and Dorothy F. Davis N 88°30'53" W 696.18 feet to a found iron pipe at Davis's northwest corner; thence with the western line of Davis S 00°08'14" W 243.82 feet to a found iron pipe at the northwest corner of 1021 Wiley Lewis, LLC, as recorded in Deed Book 7578, Page 2298; thence with the western line of said LLC the following four (4) courses and distances: 1) S 01°07'11" W 327.98 feet to a point, 2) S 89°42'09" W 50.00 feet to a found iron rod, 3) N 89°57'47" W 49.16 feet to a found iron rod, and 4) S 00°18'02" W 195.38 feet to a found iron pipe on the northern right-of-way line of Wiley Lewis Road (S.R. 3314); thence with said right-of-way line S 67°43'20" W 161.32 feet to a found iron pipe; thence with the eastern line of Jerry D. Todd, as recorded in Deed Book 7207, Page 77, N 00°08'35" E 257.15 feet to a found iron pipe at Todd's northeast corner; thence with Todd's northern line S 89°08'54" W 127.61 feet to a found iron pipe at the northeast corner of Evarardo Cerda Santis and Elvia Juarez Espitia, as recorded in Deed Book 7411, Page 736; thence with the northern line of Santis and Espitia the following four (4) courses and distances: 1) N 89°39'01" W 113.33 feet to a found iron pipe, 2) N 89°59'14" W 256.01 feet to a found iron pipe, 3) S 89°41'28" W 127.07 feet to a found iron rod, and 4) S 53°44'12" W 169.34 feet to a found iron rod at an eastern corner of Lot 1 of John L. Pugh Heirs, as recorded in Plat Book 80, Page 56; thence with the eastern line of said Lot 1 N 03°20'22" E 371.14 feet to a found iron rod at the northeast corner of said Lot 1; thence with the northern line of said Lot 1 N 88°37'18" W 598.79 feet to a found iron rod at the northwest corner of said Lot 1; thence with the western line of said Lot 1 the following two (2) courses and distances: 1) S 03°17'53" W 361.00 feet to a found iron rod, and 2) N 88°46'10" W 38.84 feet to an iron pipe at the northeast corner of Scott E. Miller, as recorded in Deed Book 6842, Page 1253; thence with Miller's northern line N 88°46'10" W 145.00 feet to a

found iron rod at Miller's northwest corner; thence with Miller's western line S 09°51'34" W 277.82 feet to a found iron pipe in the northern right-of-way line Wiley Lewis Road; thence with said right-of-way line N 60°25'48" W 101.55 feet to a found iron pipe; thence with the eastern line of Herbert K. McClintock N 09°01'52" E 225.26 feet to a found iron rod at the southeast corner of Lot 4 of Property of Bernard F. Aydelette and Wife Hazel B., as recorded in Plat Book 65, Page 57; thence with the eastern line of said Lot 4 the following two (2) courses and distances: 1) N 02°54'18" E 355.29 feet to a found iron pipe, and 2) N 01°13'18" E 393.06 feet to a found iron rod at the northeast corner of said Lot 4; thence with the eastern line of Margaret S. Angel, as recorded in Deed Book 4022, Page 626, N 02°46'47" E 100.26 feet to a found iron pipe at the southeast corner of Lot 2 of David B. Reynolds & Shirley Ann Reynolds, as recorded in Plat Book 99, Page 85; thence with the eastern line of said Lot 2 and the eastern terminus of the right-of-way of East Vandalia Road N 01°16'56" E 171.90 feet to a found iron rod at the southeast corner of Jerry D. Sineath and Carol Aufderhar, as recorded in Deed Book 8230, Page 2340; thence with the eastern line of Sineath and Aufderhar N 03°17'10" E 544.91 feet to a found iron pipe at the southeast corner of Lot 37 on Property of Mrs. A.V. Kirkman, as recorded in Plat Book 19, Page 22; thence with the eastern line of said Lot 37, the eastern terminus of Sherrilwood Drive, and the eastern line of Lot 35 on said plat the following three (3) courses and distances: 1) N 03°27'13" E 197.40 feet to a found iron pipe, 2) N 04°56'30" W 21.69 feet to a found iron pipe, and 3) N 02°39'42" E 226.10 feet to a found iron pipe at the southeast corner of Lot 16 on said plat; thence with the eastern line of said Lot 16 N 02°14'03" E 120.30 feet to a found iron pipe at a the southwest corner of C R Property Management, Inc., as recorded in Deed Book 7723, Page 1401; thence with the southern line of C R Property Management S 87°28'45" E 174.79 feet to a found iron pipe; thence with the eastern line of C R Property Management, Inc. N 02°32'01" E 317.62 feet to a found iron pipe on the southern right-of-way line of Edgemont Road (S.R. 3313); thence with said right-of-way line S 87°04'44" E 712.07 feet to a found iron pipe; thence N 02°26'38" E 30.00 feet to a point on the centerline of Edgemont Road; thence S 87°23'43" E 940.44 feet to a point; thence S 01°28'24" W 175.79 feet to the point and place of BEGINNING, and containing approximately 111.45 acres. All 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 RS-40 (Residential Single Family) and County LI (Light Industrial) to City PUD (Planned Unit Development) is hereby authorized subject to the following use limitations and condition:

1. Permitted uses shall be limited to single-family home and townhomes.
2. Single-family homes shall not exceed thirty-two (32) feet in height.
3. Townhomes shall not exceed thirty-six (36) feet in height.
4. The site shall be limited to a maximum of 525 residential units.

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 June 21, 2022.