

## AMENDING OFFICIAL ZONING MAP

817-YY, 819,823, 827, 827-ZZ1 AND 829 GUILFORD COLLEGE ROAD AND 5520, 5520-YY, 5524, 5600, 560-ZZ SAPP ROAD AND A PORTION OF 5526 SAPP ROAD GENERALLY DESCRIBED AS SOUTHEAST OF GUILFORD COLLEGE ROAD AND NORTH OF SAPP 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 RS-40 (Residential Single Family), City CD-C-M (Conditional District Commercial Medium) and City R-3 (Residential Single Family -3) to City PUD (Planned Unit Development)

The area is described as follows:

Beginning as a point in the existing Greensboro corporate limits (as of February 28, 2022), said point being the northeast corner of American Partners Federal Credit Union, as recorded in Deed Book 6816, Page 2380; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS N 56° 06' 03" W 122.89 feet along the centerline of an unnamed street right-of-way shown on Subdivision of the Land of J. H. Tedder, as recorded in Plat Book 7, Page 96, but closed by Guilford County (see Deed Book 4415, Page 897), to a point in the existing city limit line; thence N 39° E approximately 730 feet to a point in the southwestern line of Ample Storage Lake Worth, LLC, as recorded in Deed Book 7641, Page 1625; thence S 45° 59' 18" E approximately 560 feet to the southeast corner of Ample Storage Lake Worth, LLC; thence with the western line of Wendover Place Property Owners Association, Inc., as recorded in Plat Book 122, Page 42, S 00° 27' 14" E 502.92 feet to a point in the northern right-of-way line of Sapp Road (NCSR #1560); thence in a southerly direction, crossing Sapp Road, approximately 60 feet to a point on the southern right-of-way line of Sapp Road; thence with said southern right-of-way line the following three (3) courses and distances: 1) N 89° 06' 24" W 292 feet to its intersection with the eastern line of Nomar N. Hashemzadeh, as recorded in Deed Book 3805, Page 1673, 2) N 88° 21' 28" W 200.21 feet to a point, and 3) N 85° 33' 33" W 99.93 feet to the northwest corner of that annexation adopted by Greensboro Ordinance #14-116; THENCE DEPARTING FROM THE EXISTING CITY LIMITS in a northeasterly direction, crossing Sapp Road, approximately 70 feet to a new iron rod at the southeast corner of Home and Land Partners, LLC, as recorded in Deed Book 7068, Page 1005; thence with the eastern line of said property N 13° 28' 39" E 119.38 feet to an existing iron pipe at the northeast corner of said property; thence with the northeastern line of said property N 57° 12' 27" W 138.20 feet to an existing iron pipe at the northeast corner of Tracie S. and Arnold Ray Laster, as recorded in Deed Book 8266, Page 1686; thence with Laster's northeastern line N 55° 59' 01" W 35.70 feet to a new iron rod at the terminus of Washington Road, shown on Subdivision of J. H. Tedder; thence with the

northwestern right-of-way line of Washington Road N 36° 46' 32" E 10.00 feet to a new iron rod in the centerline of the unnamed closed street described above; thence N 56° 06' 03" W approximately 27 feet along said centerline to the Point and Place of Beginning.

SAVE AND EXCEPT that portion of a property of Piedmont Natural Gas Company at 5526 Sapp Road, as described in Deed Book 2396, Page 524, lying southeast of the right-of-way of Oak Avenue, as shown on Subdivision of the Land of J. H. Tedder, and north of the right-of-way of Sapp Road, the boundary of said portion beginning at a new iron rod at the intersection of the eastern line of said property and the northern right-of-way line of Sapp Road; thence N 04° 15' 33" E 112.68 feet to an existing iron rod at the northeast corner of said property; thence N 54° 07' 44" W 4.16 feet to a new iron rod on the southeastern right-of-way line of Oak Avenue; thence in a southwesterly direction with said right-of-way line approximately 54 feet to its intersection with the western line of Piedmont Natural Gas Company; thence S 04° 19' 58" W approximately 79 feet to a new iron rod on the northern right-of-way line of Sapp Road; thence with said right-of-way line in an easterly direction 25.0 feet to the point of beginning, containing approximately .06 acres.

Section 2. That the zoning amendment from County RS-40 (Residential Single Family), City CD-C-M (Conditional District Commercial Medium) and City R-3 (Residential Single Family -3) to City PUD (Planned Unit Development) is hereby authorized subject to the following use limitations and conditions:

1. Area 1 on the UDP: Permitted uses are limited to a maximum of 320 residential dwelling units.
2. Area 2 on the UDP: Permitted uses are limited to indoor/outdoor recreation uses and their customary accessory uses or a maximum of 56 dwelling 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.