

AMENDING OFFICIAL ZONING MAP

6450 AND 6454 US HIGHWAY 29, GENERALLY DESCRIBED AS EAST OF US HIGHWAY 29 AND NORTH OF RED POLL DRIVE

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 AG (Agricultural)** to **City CD-R-5 (Conditional District Residential Single Family - 5)**

The area is described as follows:

Beginning at a point in the existing Greensboro corporate limits (as of December 31, 2022), said point being the northwest corner of Reedy Fork Ranch, 6915 Lowline Drive, Phase 4, Section 1C4 – Phase 4, as recorded in Plat Book 198, Page 79, and said point being in the eastern right-of-way line of U.S. Highway 29N; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with said right-of-way line N 28° 30' E 781.0 feet to the southwest corner of the Property of William G. Rudd, III as Trustee, as recorded in Deed Book 8131, Page 1273, said corner being a point on the existing Greensboro city limit line; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS with the southern line of said Rudd Property S 89° 00' E 2,323.4 feet to an existing iron pipe at Rudd's southeast corner, said point also being a point in the western line of Lot 33 of 5605 Tier View Trail, The Villages of Reedy Fork, Phase 4, Section 3H, as recorded in Deed Book 199, Page 131; thence with the western line of said Section 3H S 03° 03' 17" W 400.72 feet to an existing iron pipe at the northwest corner of Lot 26 of Section 3H (having N.C.G.S. Grid Coordinates N=889,426.3526, E=1,795,387.8368); thence continuing with the western line of said Section 3H S 03° 26' 03" W 67.99 feet to an existing iron pipe in the western line of said Lot 26; thence continuing with the western line of said Section 3H S 00° 54' 04" W 287.57 feet to an existing iron pipe at the westernmost corner of the Common Elements of The Villages of Reedy Fork, Phase 4, Section 3G-1, 200 Aden Place, as recorded in Plat Book 192, Page 40; thence with the northern line of said Section 3G-1 N 89° 09' 21" W 292.76 feet to the westernmost corner of said Section 3G-1; thence with the northern line of Reedy Fork Ranch, Phase 4, Section 1C2 & 1C3, as recorded in Plat Book 189, Page 88, N 89° 09' 21" W 896.78 feet to the northwest corner of said Section 1C2 & 1C3; thence with the northern line of said Section 1C4 – Phase 4 N 89° 09' 21" E 1,380.04 feet to the point and place of BEGINNING, containing approximately 39.2 acres.

All deeds and plats referred to hereinabove are recorded in the Office of the Register of Deeds of Guilford County.

Section 2. That the zoning amendment from County AG (Agricultural) to City CD-R-5 (Conditional District Residential Single Family – 5) is hereby authorized subject to the following use limitations and conditions:

1. Permitted uses shall be limited to a maximum of 125 single family dwellings

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the **CD-R-5 (Conditional District Residential Single Family - 5)** 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 March 21, 2023.