

AMENDING OFFICIAL ZONING MAP

2220 HUFFINE MILL ROAD AND PORTION OF 260 WILLOWLAKE ROAD, GENERALLY DESCRIBED AS SOUTH OF HUFFINE MILL ROAD AND EAST OF WILLOWLAKE 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 and rezoning from **County AG (Agricultural), County RS-30-MH (Residential Single Family-Manufactured Home)** and **City HI (Heavy Industrial)** to **City PUD (Planned Unit Development)**

The area is described as follows:

BEGINNING at a found 1" iron pipe in the eastern right-of-way line of Willowlake Road (NCSR No. 2828), said pipe being at the southwest corner of Rocco and Jennifer Chickillo, as recorded in Deed Book 4769, Page 995; thence with said eastern right-of-way line the following two (2) courses and distances: 1) N 10° 04' 19" E 29.95 feet to a point and 2) N 06° 21' 43" E 32.43 feet to an existing concrete nail in the driveway leading to 252 Willowlake Road, said nail being at Chickillo's northwest corner; thence with Chickillo's western line the following six (6) courses and distances: 1) S 83° 37' 32" E 197.55 feet to a found ¾" iron pipe, 2) N 11° 14' 20" E 100.72 feet to a found 1" iron rod with punch, 3) S 83° 50' 53" E 177.25 feet to a found ¾" iron pipe, 4) crossing a Duke Energy right-of-way S 83° 49' 03" E 180.71 feet to a found ¾" iron pipe, 5) N 08° 21' 00" E 311.61 feet to a found ¾" iron pipe, and 6) N 83° 45' 50" W 108.71 feet to a set #5 rebar in the eastern line of said Duke Energy right-of-way; thence with said Duke Energy eastern right-of-way line (said line is proposed to become a property line when the southern and eastern part of the Chickillo property is recombined with the adjoining D. Stone Builders, Inc. property) N 07° 43' 23" W 266.79 feet to a set #5 rebar; thence with Chickillo's northern line S 87° 04' 05" E 229.02 feet to a found 1" iron pipe, said iron pipe being on the existing city limit line; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS the following six (6) courses and distances: 1) N 01° 00' 07" E 25.15 feet to a found 1" iron pipe, 2) N 06° 01' 55" E 124.64 feet to a found 1¾" iron pipe, 3) N 04° 00' 56" E 164.31 feet to a found 1¾" iron pipe, 4) N 01° 47' 23" E 385.75 feet to a found 1¾" iron pipe, 5) N 01° 34' 45" E 146.66 feet to a found 1¾" iron pipe, and 6) N 01° 07' 11" E 53.39 feet to a found 1" iron pipe at the northeast corner of Property of Colonel Norman A. McDaniel, as recorded in Plat Book 68, Page 110; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with the northern line of said McDaniel property the following three (3) courses and distances: 1) N 89° 15' 42" W 284.49 feet to a 1" square found iron rod, 2) N 02° 21' 32" E 174.84 feet to a 1¾" found iron pipe, and 3) N 89° 04' 51" W 124.86 feet to a 1" found iron rod at the southeast corner of Cuauhtemoc I. M. Arroyo and Consuelo Z. Nonato, as recorded in Deed Book 8554, Page 3060; thence with the eastern line of Arroyo N 01° 02' 57" E 233.08 feet to a 1½" found iron pipe at the southwest corner of Mariela H. Perez, as

recorded in Deed Book 8689, Page 1393; thence with the southern line of Perez S 88° 58' 39" E 164.41 feet to a 1½" found iron pipe at the southeast corner of Perez; thence with the eastern line of Perez N 00° 33' 57" E 497.26 feet to a point on the southern right-of-way line of Huffine Mill Road (NCSR No. 2770), said point being in the center of a 22 inch maple tree; thence with said right-of-way line the following four (4) courses and distances: 1) N 79° 07' 25" E 44.92 feet to a NCDOT monument, 2) with a curve to the left having a radius of 3,850 feet and a chord bearing and distance of N 76° 30' 14" E 348.14 feet to a NCDOT monument, 3) with a curve to the left having a radius of 3,850 feet and a chord bearing and distance of N 71° 58' 38" E 263.38 feet to a NCDOT monument, and 4) S 56° 12' 37" E 50.21 feet to a NCDOT monument; thence with the western right-of-way line of Interstate Highway 840 the following thirteen (13) courses and distances: 1) S 13° 56' 40" E 87.28 feet to a NCDOT monument, 2) with a curve to the left having a radius of 890 feet and a chord bearing and distance of S 19° 15' 25" E 164.86 feet to a NCDOT monument, and 3) S 28° 07' 28" E 134.07 feet to a NCDOT monument, 4) S 00° 41' 53" W 91.90 feet to a NCDOT monument, 5) S 00° 45' 13" W 306.39 feet to a NCDOT monument, 6) S 30° 32' 59" E (crossing into the existing city limits) 467.46 feet to a NCDOT monument, 7) S 02° 31' 57" W 423.87 feet to a NCDOT monument, 8) S 23° 30' 47" E 57.08 feet to a NCDOT monument, 9) S 10° 44' 36" W 442.84 feet to a NCDOT monument, 10) S 13° 36' 42" W 197.50 feet to a NCDOT monument, 11) S 13° 59' 18" W 565.02 feet to a NCDOT monument, 12) S 22° 53' 12" W 65.82 feet to a NCDOT monument, and 13) S 16° 36' 46" W 329.94 feet to a #5 rebar on the existing city limit line; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS N 05° 20' 03" E 122.39 feet to Chickillo's southeast corner; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with Chickillo's southern line the following three (3) courses and distances: 1) N 74° 15' 25" W 1,022.27 feet to a found 1" iron pipe, 2) N 06° 29' 28" E 141.30 feet to a #6 rebar at the base of a 6.5" diameter maple tree, and 3) N 83° 47' 21" W 233.54 feet to the point and place of BEGINNING, and containing approximately 59.204 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 AG (Agricultural), County RS-30-MH (Residential Single Family-Manufactured Home) and City HI (Heavy Industrial) to City PUD (Planned Unit Development) is hereby authorized subject to the following use limitations and conditions:

1. Uses shall be limited to Single-family Detached Dwellings; Single-family Detached Dwellings, Zero Lot Line; Duplexes; Townhouses; Twin Homes; Multi-family Dwellings; Multi-family (Elderly);
2. Maximum building height shall be 50-feet/3-stories.

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 August 15, 2023.