

AMENDING OFFICIAL ZONING MAP

1873, 1875 AND PORTION OF 1879 CUDE ROAD AND 8110 TANYA LANE, GENERALLY DESCRIBED AS WEST OF CUDE ROAD AND SOUTH OF BALLARD 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 AG** (Agricultural) to **City PUD (Planned Unit Development)**

The area is described as follows:

BEGINNING at a ½” found iron pipe on the western right-of-way line of Cude Road (SR #2016) at the southeast corner of Lot 1 of Final Subdivision for: Charlotte Diane Dillon, as recorded in Plat Book 187, Page 116, said pipe having NC State Plane Coordinates (NAD 83-2011) of N:867402.03, E:1710813.33; thence with the southern line of said Lot 1 S 84° 55’ 47” W 207.30 feet to a ½” found iron rod at the southwest corner of said Lot 1; thence with the southern line of Charlotte Diane Dillon, as recorded in Deed Book 4361, Page 289, the following four (4) courses and distances: 1) S 84° 30’ 21” W 187.84 feet to a ¾” found iron pipe, 2) N 66° 50’ 07” W 830.15 feet to a ¾” found iron pipe, 3) N 66° 39’ 19” W 1,277.34 feet to a 3/8” found iron rod, and 4) N 66° 40’ 53” W 536.89 feet to a ¾” found iron pipe at Dillon’s southwest corner, also being the northwest corner of Tanya L. K. Nelson, Thomas G. Tucker, and Cheryl T. Tedder, as recorded in Deed Book 7626, Page 1357; thence with the western line of said Nelson, Tucker, and Tedder property S 21° 09’ 45” W 2,030.88 feet to a 5/8” set iron rebar at the southwest corner of said property; thence with the southern line of said property the following two (2) courses and distances: 1) S 87° 07’ 58” E 3,017.52 feet to an axle, and 2) S 87° 16’ 56” E 650.64 feet to a ½” found iron rebar on the western right-of-way line of Cude Road; thence with said western right-of-way line the following ten (10) courses and distances: 1) with a curve to the right having a radius of 1,251.05 feet and a chord bearing and distance of N 07° 48’ 18” W 7.53 feet to a ½” found iron rebar, 2) with a curve to the right having a radius of 1,251.05 feet and a chord bearing and distance of N 05° 15’ 43” W 103.50 feet to a set iron rebar, 3) N 01° 09’ 21” W 540.16 feet to a set iron rebar, 4) N 05° 05’ 59” W 31.63 feet to a set iron rebar, 5) N 07° 27’ 53” W 29.33 feet to a set iron rebar, 5) S 89° 37’ 16” E 7.07 feet to a set iron rebar, 6) N 07° 27’ 53” W 73.98 feet to a set iron rebar, 7) N 09° 56’ 06” W 77.96 feet to a set iron rebar, 8) N 89° 37’ 11” W 4.11 a set iron rebar, 9) N 12° 59’ 17” W 80.77 feet to a set iron rebar, and 10) N 17° 55’ 46” W 133.23 feet to the point and place of BEGINNING, containing approximately 110.36 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 AG (Agricultural) to City PUD (Planned Unit Development) is hereby authorized subject to the following use limitations and conditions:

1. Residential density shall be limited to 375 total 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 February 20, 2024.