

AMENDING OFFICIAL ZONING MAP

PORTIONS OF 1879 CUDE ROAD AND CUDE ROAD RIGHT OF WAY, GENERALLY DESCRIBED EAST OF AND INCLUDING A PORTION 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 R-5** (Residential Single Family – 5)

The area is described as follows:

BEGINNING at a point in the existing Greensboro satellite city limit line (as of November 30, 2023), said point being a concrete monument at the southwest corner of that 43.7-acre annexation described in Ordinance #20-110, said monument having NC State Plane Coordinates (NAD 83-2011) of N:867287.11, E:1710913.08; THENCE PROCEEDING WITH THE EXISTING GREENSBORO CITY LIMITS with the western line of said annexation the following three (3) courses and distances: 1) N 10° 11' 15" W 0.64 feet to a dimple in a stone, 2) N 03° 38' 14" W 122.56 feet to an iron rod set at a tall bent existing iron pipe, and 3) S 84° 53' 02" W 30.60 feet to a concrete right-of-way monument; THENCE DEPARTING FROM THE EXISTING CITY LIMITS, crossing Cude Road (SR #2016), S 84° 52' 12" W 65.59 feet along lines designated as L258, L257, L108, and L112 on Exhibit "A", recorded in Deed Book 7192, Page 1867, to a ½" found iron pipe on the western right-of-way line of Cude Road 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 western right-of-way line of Cude Road S 17° 55' 46" E 133.23 feet to a set iron rebar; thence in an easterly direction, crossing Cude Road, approximately 70 feet to the point and place of BEGINNING, containing approximately 0.23 acres, of which approximately 0.03 acres lies east of the street right-of-way. The plats and deeds referred to hereinabove are recorded in the Office of the Register of Deeds of Guilford County.

Section 2. This property will be perpetually bound to the uses authorized and subject to the development standards of the **R-5 (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 3. 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 4. This ordinance shall be effective on February 20, 2024.