

AMENDING OFFICIAL ZONING MAP

1741, 1763 AND 1765 MOUNT HOPE CHURCH ROAD, 558 OLD BIRCH CREEK ROAD AND 928 NEAR AND 930 KNOX ROAD, GENERALLY DESCRIBED AS EAST OF MOUNT HOPE CHURCH ROAD AND NORTH OF KNOX 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 **C-M (Commercial Medium)** and **PUD (Planned Unit Development)** to **PUD (Planned Unit Development)**.

The area is described as follows:

1741 Mount Hope Church Road

Beginning at an existing iron pipe in the northern right of way line of Mt. Hope Church Road (R/W varies), said pipe also being the southeast corner of Mildred H. Paisley as recorded in Deed Book 1320, Pg. 578, and Deed Book 4481, Page 1950, of the Guilford County Registry; Thence leaving said right of way line and along the eastern line of said Mildred Paisley the following five (5) courses and distances: (1) North 17degrees 21'53" East, a distance of 131.64 feet to an existing iron pipe, (2) North 17 degrees 21'53" East, a distance of 76.29 feet to an existing iron pipe, (3) North 17 degrees 21'53" East, a distance of 59.31 feet to an existing iron pipe, (4) North 17 degrees 21'53" East, a distance of 259.11 feet to an existing iron pipe, (5) North 17 degrees 21'53" East, a distance of 130.04 feet to an existing iron pipe in the southern line of Landcastle Farm Inc., as recorded in Deed Book 5481, Page 1277 of the Guilford County Registry, said pipe also being the northwest corner of said Mildred H Paisley; Thence leaving said east line and along the southern line of said Landcastle Farm Inc., South 86 degrees 44'25" East a distance of 633.67 feet to an existing iron pipe; Thence leaving said southern line, South 03 degrees 51'43" West, a distance of 609.97 feet to an existing iron rod in the northern line of Jean F. Lashmit, as recorded in Deed Book 4515, Page 287 of the Guilford County Registry; Thence along the northern line of Lashmit, North 86 degrees 46'06" West, of 197.90 feet to an existing iron pipe in the northwest corner of Lashmit; Thence along the western line of Lashmit, South 03 degrees 31'21" West, a distance of 742.85 feet to an existing R/W monument in the northern line of Mt. Hope Church Road (R/W varies); Thence along the northern line of said road the following nine (9) courses and distances: (1) South 03 degrees 31'21" West, a distance of 21.79 feet to an existing R/W monument, (2) North 54 degrees 18'58" West, a distance of 26.93 feet to a point, (3) North 52 degrees 20'28" West, a distance of 96.27 feet to a point, (4) North 43 degrees 29'15" West a distance of 95.64 feet to a point, (5) North 35 degrees 41'56" West a distance of 96.28 feet, (6) North 29 degrees 17'20" West, a distance of 97.52 feet to a point, (7) North 26 degrees 14'10" West a distance of 269.51 feet to a point, (8) North 30 degrees 38'30" West, a distance of 127.08 feet to a point, (9) North 39 degrees 09'46" West, a distance of 144.40 feet to the principle point of beginning and containing 15.715 acres more or less.

1763 Mount Hope Church Road

Beginning at an iron stake in the center of Mt. Hope Church Road in the eastern boundary of the property Robert A. Huckabee (see Book 2656, Page 78): thence from said beginning point and running with the center of Mt. Hope Church Road, South 63 degrees 50' East 340 feet to a stake; thence North 05 degrees 30' East 914.76 feet to an iron stake; thence North 85 degrees West 318 feet to a stake; thence South 05 degrees 30' West 792 feet to the point and place of beginning, containing 6.230 acres, more or less.

Lest and except the Right of Way for Mount Hope Church Road

1765 Mount Hope Church Road

Being all of Lot 1, of Mt. Hope Texaco Subdivision as per plat thereof recorded in Plat Bood 98 at Page 77 in the Office of the Register of Deeds of Guilford County, North Carolina.

930 Knox Road

Beginning at an existing iron pin on the northern right-of-way of Knox Road (SR 3051) at the northeast corner of the W. L. Shuler property as described in Deed Book 4298 at Page 2158 of the Guilford County Registry; Thence with the northern line of the W.L. Shuler property North 71 degrees 18' 50" West for a distance of 250.11 feet to an existing iron pin in the eastern line of the Jean F. Lashmit property as described in Deed Book 4514 at Page 0287; Thence with the eastern line of the Jean F. Lashmit property North 03 degrees 53' 14 East for a distance of 655.43 feet to the northeast corner of the Jean F. Lashmit property; Thence with the northern line of the Jean F Lashmit property North 86 degrees 46' 06" West for a distance of 120.01 feet to a new iron pin at the southeast corner of the Robert Arnold Huckabee property as described in Deed Book 5173 at Page 0964; Thence with the eastern line of the Robert Arnold Huckabee property North 03 degrees 51' 43" East for a distance of 609.97 feet to an existing iron pin in the southern line of the Landcastle Farm, Inc. property as described in Deed Book 5481 at Page 1277; Thence with the southern line of the Landcastle Farm Inc. property south 86 degrees 44' 05" East crossing an existing iron pin at 5.52 feet an continuing an additional 839.38 feet for a total distance of 844.90 to an existing stone; Thence with the western line of the Landcastle Farm, Inc. property South 02 degrees 37' 46" West for a distance of 1086.51 feet to an existing iron pin on the northern right-of-way of Knox Rd. (SR 3051); Thence with the northern right-of-way of Knox Road North 82 degree 55' 38" West for a distance of 10.77 feet to an existing concrete monument; Thence continuing along said right-of-way along a curve to the left, having a arc length of 171.73 feet, a radius of 612.96 feet, with a chord bearing of South 50 degrees 41' 53" West, a chord distance of 171.16 feet to an existing iron pipe; Thence continuing along said right-of-way along a curve to the left, having a arc length of 28.00 feet, a radius of 612.96 feet, with a chord bearing of South 40 degrees 52' 34" West, a chord distance of 28.00 feet to the point of beginning containing 22.047 acres more or less.

928 Near Knox Road

Beginning at an existing iron pipe located in the northern right of way of Knox Road (NCSR 3051), said iron pipe being located at the southwestern corner of the property now or formerly owned by BV Properties, LLC, as described in Deed Book 5545 at Page 0263, Guilford County Registry, running thence North 83 deg. 45 min. 02 sec. West 60.03 feet to an existing iron pipe located in the eastern line of the property now or formerly owned by Calvary Baptist Church, as described in Deed Book 3363 at Page 852, Guilford County Registry; thence North 02 deg. 37 min. 46 sec. East 1086.51 feet to a stone located in the northeastern corner of the Calvary Baptist Church property; thence North 02 deg. 37 min. 46 sec. East 99.92 feet to an axle; thence South 82 deg. 04 min. 33 sec. East 59.97 feet to an existing iron pipe located in the northwestern corner of the BV Properties, LLC South 02 deg. 37 min. 12 sec. West 1184.68 feet to the point and place of BEGINNING as shown on a survey entitled "Boundary Survey, Blue Ridge Properties, prepared by CPT Engineering and Surveying, Inc., High Point, NC, dated 09/06/05 and designated Project 442-04.

558 Old Birch Creek Road

Beginning at an existing iron pin at the southeast corner of the property of Ruth M. Frericks as recorded in Plat Book 80 at Page 82, said iron being on the west right-of-way of Birch Creek Road; Thence South 82 deg.-00'-44" East for a distance of 28.14 feet to a point within the right-of-way of Birch Creek Road; Thence along Birch Creek Road four (4) calls as follows: South 03 deg -15' -16" West for a distance of 738.32 feet to an existing spike; Thence South 07 deg.-16'-30" West for a distance of 138.60 feet to a point; Thence S 10 deg -31' -17" West for a distance of 68.78 feet to a point; Thence South 12 deg -08'-21" West for a distance of 195.81 feet to an existing nail at the intersection of Birch Creek Road and Knox Road; Thence along Knox Road four (4) calls as follows: South 76 deg. -35'-40" West for a distance of 86.53 feet to a point; Thence along a spiral curve to the right chord bearing of South 78 deg -47' - 00" W for a chord distance of 199.88 feet; Thence along an arc to the right with a radius of 881.47 feet, a chord bearing of N 89 deg.-40'-59" West and a chord distance of 220.96 feet; Thence along a spiral curve to the right a chord bearing of North 82 deg. -06'-28" West and a chord distance of 11.95 feet to a point; Thence North 02 deg.-37'-14" East for a distance of 39.57 feet to a point on the north right-of-way of Knox Road; Thence with the east line of the BV Properties, LLC parcel North 02 deg. - 37'-14" East for a distance of 1231.36 feet to an existing iron pin; Thence with the south line of the property Frank J. Frerick as recorded in Plat Book 80 at Page 82 South 81 deg.-48'-36" East for a distance of 222.25 feet to an existing iron pin; Thence with the south line of the property of Ruth M. Frericks as recorded in Plat Book 80 Page 82 South 82 deg. -00'-44" East for a distance of 323.44 feet to the Point and Place of Beginning and containing 15.598 acres more or less, of which 1.233 acres more or less lies within the right-of-way of Birch Creek Road and Knox Road.

Section 2. That the zoning amendment from C-M (Commercial Medium) and PUD (Planned Unit Development) to PUD (Planned Unit Development) is hereby authorized subject to the following use limitations and conditions:

1. The permitted uses in Site Area #1 as labeled on the UDP shall be limited to: Residential uses; not to exceed 375 dwelling units.
2. The permitted uses in Site Area #2 as labeled on the UDP shall be limited to: Residential uses; not to exceed 110 dwelling units.
3. The permitted uses in Site Area #3 as labeled on the UDP shall be limited to: Office, Retail and Commercial Use Groups; The total square footage of all uses shall not exceed 90,000.
4. The permitted uses in Site Area #4 as labeled on the UDP shall be limited to: Office, Retail and Commercial Use Groups; The total square footage of all uses shall not exceed 30,000.
5. The permitted uses in Site Area #5 as labeled on the UDP shall be limited to: Office, Retail and Commercial Use Groups; The total square footage of all uses shall not exceed 38,800.

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 October 15, 2024.