

AMENDING OFFICIAL ZONING MAP

5936 BURLINGTON ROAD AND 626 KNOX ROAD, GENERALLY DESCRIBED AS WEST OF KNOX ROAD AND SOUTH OF BURLINGTON 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 1.25" rebar in the existing Greensboro satellite city limits (as of July 31, 2024), having NC NAD83/2011 State Plane Coordinates of: Northing: 848728.20 (sft) Easting: 1808535.82 (sft), said rebar being at the southwest corner of James and Reita Tuttle Living Trust, recorded in Deed Book 7784, Page 1422, said rebar also being in the eastern line of Lot #1 on Recombination Plat for Publix Super Markets, Inc., as recorded at Plat Book 198, Page 86; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS along the eastern line of said Lot #1 the following two (2) bearings and distances: 1) S 02° 30' 22" W 513.19 feet to a ¾" existing iron pipe, and 2) S 02° 29' 05" W 452.76 feet to an axle at the southeast corner of said Lot #1, also being the northeast corner of C. Paisley Gordon Living Trust, as recorded in Deed Book 7489, Page 1740; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with the eastern line of said Gordon Living Trust the following two (2) bearings and distances: 1) S 02° 31' 46" W 137.66 feet to a ¾" existing iron pipe at the northwest corner of Parcel Three of Dees Real Estate Holdings, LLC, as recorded in Deed Book 6105, Page 27, and 2) S 02° 28' 03" W 699.92 feet to a stone with a dead cedar witness at the northwest corner of James C. Hamilton, as recorded in Deed Book 3638, Page 2072; thence with Hamilton's northern line S 89° 52' 36" E 1,136.09 feet to a ¾" existing iron pipe at the northwest corner of Frog Holler Properties, LLC, as recorded in Deed Book 8181, Page 2195; thence with the northern line of Frog Holler Properties, LLC the following two (2) bearings and distances: 1) S 89° 55' 32" E 393.83 feet to an old oak stump, and 2) S 87° 46' 19" E 454.28 feet to a 5/8" rebar in asphalt in the centerline of Knox Road (NCSR #3051); thence with said centerline the following five (5) bearings and distances: 1) N 52° 58' 53" E 105.75 feet to a 3/8" rebar in asphalt, 2) N 45° 28' 51" E 99.96 feet to a 5/8" rebar in asphalt, 3) N 37° 29' 34" E 100.00 feet to a 3/8" rebar in asphalt, 4) N 29° 09' 39" E 99.90 feet to a 5/8" rebar in asphalt, and 5) N 21° 31' 02" E 100.04 feet to a 5/8" rebar in asphalt; thence leaving said centerline and traveling along Knox Road N 01° 12' 53" E 295.06 feet to a ¾" existing iron pipe in the western right-of-way line of said road; thence with said right-of-way line the following two (2) bearings and distances: 1) N 04° 11' 21" E 634.13 feet to a new iron pipe, and 2) N 03° 38' 36" E 70.33 feet to a new iron pipe at the intersection of said right-of-way line and the southern right-of-way line of Burlington Road (NCSR # 3163); thence along the southern right-of-way line

(60-foot right-of-way) of Burlington Road the following two (2) bearings and distances: 1) N 70° 18' 26" W 103.84 feet to a new iron pipe, and 2) N 71° 44' 39" W 220.17 feet to a 1.25" rebar at the northeast corner of James and Reita Tuttle Living Trust; thence with the eastern line of said Trust the following two (2) bearings and distances: 1) S 05° 44' 21" W 362.35 feet to a 1" existing iron pipe, and 2) S 17° 47' 07" W 88.48 feet to a new iron pipe; thence with the southern line of said Trust the following two (2) bearings and distances: 1) N 71° 57' 09" W 1,124.25 feet to a 1.25" rebar, and 2) N 62° 48' 59" W 928.01 feet to the point and place of BEGINNING, and containing approximately 71.08 acres, of which approximately 70.69 acres lies outside of street right-of-way. 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) to City PUD (Planned Unit Development) is hereby authorized subject to the following use limitations and conditions:

1. Permitted uses shall be limited to Single family homes, townhomes and accessory uses.

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.