

## AMENDING OFFICIAL ZONING MAP

4616, 4620, 4628 AND 4634 SOUTH HOLDEN ROAD, GENERALLY DESCRIBED AS WEST OF SOUTH HOLDEN ROAD AND SOUTH OF BISHOP 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 RS-40** (Residential Single Family) and **County AG** (Agricultural) to **City PUD** (Planned Unit Development)

The area is described as follows:

BEGINNING at an existing concrete monument with iron rod at the base of a cedar post, being the southwest corner of Lot 2 of Cockerham Recombination, as recorded in Plat Book 215, Page 64, said monument having N.A.D. 83 (NCGS 2011) grid coordinates being North 815,491.9589 feet and Easting being 1,752,713.8853 feet; thence with the western line of said Lot 2, also being the eastern line of Lot 2 of Fred P. Cook, as recorded in Plat Book 77, Page 18, the following four (4) courses and distances: 1) N 00°19'53" E 224.70 feet to an existing  $\frac{3}{4}$  inch iron pipe, 2) N 00°19'53" E 35.31 feet to a new iron pipe 3 feet south of a branch; 3) N 08°24'28" E 49.63 feet to an existing  $\frac{3}{4}$  inch iron pipe, and 4) N 07°14'06" E 152.85 feet to an existing 1  $\frac{1}{4}$  inch iron pipe; thence continuing with said western line, also being the eastern line of Lot 3 of Fred P. Cook, N 09°15'34" E 210.44 feet to an existing axle at the northwest corner of Lot 2 of Cockerham Recombination; thence with the western line of Penn Oak Farm, LLC, as recorded in Deed Book 7663, Page 1645, N 00°27'01" W 322.18 feet to a 2 foot tall existing 2 inch iron pipe at the northeast corner of said Lot 3; thence continuing with said western line, also being the eastern line of Saul B. Hernandez, as recorded in Deed Book 7776, Page 2316, N 00°45'25" E 211.92 feet to an angle iron at the northwest corner of Penn Oak Farm, LLC; thence with the southern line of a Duke Power Substation lot, as recorded in Deed Book 2567, Page 916, also being the southern line of a 68 foot wide transmission right-of-way, as described in Deed Book 897, Page 71, N 60°15'56" E 679.64 feet to an existing rebar; thence with the southwestern line of Tract #1 of Chrislynn, LLC, as recorded in Deed Book 8686, Page 2168, S 25°19'04" E 80.36 feet to an existing  $\frac{3}{4}$  inch iron pipe; thence with the southern line of Chrislynn, LLC, also being the centerline of a 20 foot wide Duke Power easement, as described in Deed Book 2568, Page 41 and Deed Book 2578, Page 960, N 89°30'48" E 260.88 feet to an existing  $\frac{3}{4}$  inch iron pipe at the base of a 4 inch post; thence continuing with said line N 89°32'50" E 631.61 feet to an existing  $\frac{1}{2}$  inch iron pipe; thence continuing with said line N 89°32'50" E 29.19 feet to a computed point in the centerline of South Holden Road (NCSR #1117); thence with said centerline the following three (3) courses and distances: 1) with a curve to the right having a radius of 929.30 feet, an arc length of 3.12 feet, and a chord bearing and distance of S 09°08'34" W 3.12 feet to a computed point, 2) with a curve to the right having a radius of 4,153.21 feet, an arc length of 113.22 feet, and a chord bearing and

distance of S 10°05'08" W 113.22 feet to a computed point, and 3) S 10°52'00" W 404.38 feet to a computed point in said centerline; thence leaving said centerline N 79°18'31" W 30.00 feet to a new iron pipe on the western right-of-way line of S. Holden Road at the northeast corner of Lot 1 of W. A. Stone Estate, as recorded in Plat Book 102, Page 121; thence with said western right-of-way line the following three (3) courses and distances: 1) S 10°52'00" W 19.58 feet to a computed point, 2) with a curve to the left having a radius of 5,121.21 feet, an arc length of 64.37 feet, and a chord bearing and distance of S 10°30'24" W 64.37 feet to a computed point, and 3) with a curve to the right having a radius of 24,074.76 feet, an arc length of 66.65 feet, and a chord bearing and distance of S 10°53'42" W 66.65 feet to a new iron pipe; thence S 85°33'51" E 30.59 feet to a computed point in the centerline of said road; thence with said centerline the following two (2) courses and distances: 1) with a curve to the right having a radius of 24,104.76 feet, an arc length of 168.66 feet, and a chord bearing and distance of S 10°48'51" W 168.66 feet to a computed point, and 2) with a curve to the right having a radius of 24,104.76 feet, an arc length of 174.92 feet, and a chord bearing and distance of S 11°13'21" W 174.92 feet to a computed point; thence leaving said centerline along the southern line of Penn Oak Farm, LLC, as recorded in Deed Book 8722, Page 1499, S 84°11'42" W 31.42 feet to a new iron pipe on the western right-of-way line of said road, said pipe being at the northeast corner of Lot 2 of Cockerham Recombination; thence with said right-of-way line S 11°45'01" W 135.12 feet to a new iron pipe at the southeast corner of said Lot 2; thence with the northern line of Lot 1 of Cockerham Recombination the following seven (7) courses and distances: 1) S 79°45'21" W 309.36 feet to an existing 1 inch iron pipe, 2) N 36°41'06" W 166.62 feet to a new iron rod, 3) N 36°41'06" W 10.23 feet to a new iron rod, 4) S 84°11'42" W 81.89 feet to a new iron pipe, 5) N 11°10'45" E 30.74 feet to a new iron pipe, 6) N 69°46'18" W 103.95 feet to a new #5 rebar, and 7) N 76°03'19" W 253.79 feet to a new iron rod; thence with the western line of said Lot 1 the following three (3) courses and distances: 1) S 20°48'06" W 323.05 feet to a new #5 rebar, 2) S 01°16'42" E 203.07 feet to a new #5 rebar, and 3) S 01°16'39" E 25.26 feet to an existing cross on a rock ledge at the northern edge of a branch, said cross being at the southwest corner of said Lot 1; thence with the southern line of said Lot 2, also being the northern line of Hilltop Holdings II, LLC, as recorded in Deed Book 8379, Page 2262, the following two (2) courses and distances: 1) S 87°10'42" W 92.06 feet to an existing ½ inch iron pipe, and 2) S 87°10'55" W 329.63 feet to the point and place of BEGINNING, containing approximately 37.66 acres, of which approximately 37.06 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 RS-40 (Residential Single Family) and 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 a maximum of 118 single-family dwellings.
2. Maximum building height shall not exceed forty-five (45) feet.

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.