

AMENDING OFFICIAL ZONING MAP

5136 CARLSON DAIRY ROAD AND 4305 AND 4307 HAMBURG MILL ROAD,
GENERALLY DESCRIBED AS SOUTH OF HAMBURG MILL ROAD AND NORTH OF
CARLSON DAIRY 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) to **City PUD** (Planned Unit Development)

The area is described as follows:

BEGINNING at a point on the northeastern right-of-way line of Carlson Dairy Road (SR # 2190), said point being located N 21°47'25" E 3.31 feet from City of Greensboro Monument 292W200; thence with said right-of-way line the following eight (8) courses and distances: 1) N 50°07'40" W 103.31 feet to a point, 2) N 54°52'16" W 101.90 feet to a point, 3) N 57°20'14" W 600.67 feet to a point, 4) N 57°12'03" W 100.07 feet to a point, 5) N 57°34'33" W 100.22 feet to a point, 6) N 58°01'32" W 100.52 feet to a point, 7) N 59°31'13" W 140.30 feet to a point, and 8) N 62°42'08" W 50.70 feet to a bent iron pipe at the southeast corner of Lot 2 of G. A. Powell and Wife, Carrie L. Powell, as recorded in Plat Book 81, Page 17; thence with the eastern line of said Lot 2 N 05°49'35" E 200.99 feet to an iron rod at the southwest corner of Craig J. and Julie M. Handyside, as recorded in Deed Book 8708, Page 183; thence with Handyside's southern line S 84°37'20" E 364.00 feet to a bent iron pipe; thence with Handyside's northeastern line N 46°13'04" W 255.97 feet to an iron pipe at the easternmost corner of said Lot 2; thence with the northeastern line of said Lot 2 the following three (3) courses and distances: 1) N 26°54'35" W 200.61 feet to an iron pipe, 2) N 44°41'46" W 215.46 feet to an iron pipe, and 3) N 82°49'10" W 178.52 feet to an iron pipe in the eastern line of Open Space/Common Area of Carlson Ridge, as recorded in Plat Book 188, Page 121; thence with said eastern line and the eastern lines of Charles D. and Danielle A. Tefft, as recorded in Deed Book 8073, Page 1759, and Lot 1 of Portion of Lot 2, Property of John D. Tatum, as recorded in Plat Book 106, Page 8, N 05°55'33" E 595.89 feet to an iron pipe; thence continuing with the eastern line of said Lot 1 N 15°42'25" W 254.33 feet to a point on the southern right-of-way line of Hamburg Mill Road (SR # 2135); thence with said right-of-way line N 50°35'44" E 27.28 feet to an iron pipe at the westernmost corner of Lot 1 of John D. Tatum, as recorded in Plat Book 58, Page 11; thence with the western line of said Lot 1 S 15°43'12" E 249.96 feet to an iron pipe at the southernmost corner of said Lot 1; thence with the northwestern line of Lot 2 of said plat N 50° 33' 37" E 399.97 feet to an iron pipe in the western line of Cesar A. Martinez, as recorded in Deed Book 6750, Page 1122; thence with Martinez's western line S 15° 46' 08" E 533.24 feet to an iron rod at Martinez's southwest corner; thence with the southern lines of Martinez and of Lot 8 in Section 1 of Four Oaks Subdivision, as recorded in Plat Book 63, Page 128, S 86° 07' 08" E 1164.00 feet to an iron pipe; thence with the southeastern lines of Lots 8 and 7 of said Section 1 N 37°13'00" E 346.09 feet to an iron pipe at the easternmost corner of said Lot 7; thence with the eastern lines of Lots 7 through 1 of said Section 1 N 17°07'31" W 1254.71 feet to a point in the southern right-of-way line of Hamburg Mill Road; thence with said right-of-way

line the following two (2) courses and distances: 1) N 72°28'20" E 159.75 feet to a point and 2) N 64°05'39" E 122.41 feet to the northwest corner of Odell and Betty D. Brown; thence with Brown's western line S 12°42'57" E 400.34 feet to Brown's southwest corner; thence with Brown's southern line the following two (2) courses and distances: 1) N 66°38'12" E 96.03 feet to a bent iron pipe and N 66°44'35" E 0.58 feet to a corner in the western line of Lot 1 of Odell and Betty Brown Property, as recorded in Plat Book 107, Page 63; thence with the western line of said Lot 1 S 16°54'17" E 661.13 feet to an iron pipe at the southwest corner of said Lot 1; thence with the southern line of said Lot 1 N 83°28'48" E 396.19 feet to an iron pipe at the southeast corner of said Lot 1; thence with the western line of Lot 2 of Alton C. and Hazel O. Weeks Property, as recorded in Plat Book 101, Page 121, S 22°40'02" E 490.59 feet to the northeast corner of property of Guilford County and City of Greensboro, as recorded in Deed Book 4031, Page 298; thence with the northwestern line of said property the following four (4) courses and distances: 1) S 25°46'04" W 291.72 feet to a point, 2) S 04°03'18" W 284.72 feet to an iron pipe, 3) S 88°43'11" W 302.26 feet to an iron pipe, and 4) S 69°13'55" W 315.27 feet to a bent iron pipe at the northwest corner of said property, said pipe being on the existing Greensboro city limit line; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS the following three (3) courses and distances: 1) N 41° 15' 35" W 241.68 feet to a concrete monument, 2) S 65° 35' 00" W 74.45 feet to a concrete monument, and 3) S 23° 44' 02" E 154.95 feet to an iron pipe at the northernmost corner of Parcel 2 of property of Guilford County and City of Greensboro, as recorded in Deed Book 4043, Page 945; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with the western line of said property the following three (3) courses and distances: 1) S 43° 39' 59" W 89.04 feet to an iron pipe, 2) S 32° 42' 33" W 199.50 feet to an iron pipe, and 3) S 13° 01' 29" W 204.37 feet to a broken concrete monument, said monument being on the existing city limit line; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS S 00° 25' 19" E 175.28 feet to a concrete monument at the northwest corner of Parcel 1 of said property of Guilford County and City of Greensboro; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with the western line of said property the following four (4) courses and distances: 1) S 11° 32' 25" W 223.22 feet to a bent iron pipe, 2) S 20° 31' 14" E 199.49 feet to an iron pipe, 3) S 62° 06' 06" W 172.75 feet to an iron pipe, and 4) S 47° 46' 32" W 214.14 feet to an iron rod on the northeastern right-of-way line of Carlson Dairy Road; thence with said right-of-way line N 46°04'36" W 44.68 feet to the point of BEGINNING, and containing approximately 78.512 acres.

All plats and deeds referred to hereinabove are recorded in the Office of the Guilford County Register of Deeds.

Section 2. That the zoning amendment from County RS-40 (Residential Single Family) to City PUD (Planned Unit Development) is hereby authorized subject to the following use limitations and conditions:

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

1. Permitted uses shall include all uses allowed in the TN district and:

- Assisted Living Facility
- Life Care Community
- Rooming and Boarding Houses, up to 9 tenant residents.
- Overnight Accommodations
- Retreat Center
- Short Term Rentals
- Mobile Food Vendors, Motorized
- Mobile Food Vendors, pushcart
- Pet Grooming Services, without boarding
- Artisan Manufacturing
- Craft Distillery
- Microbrewery
- Bars and Brewpubs
- Special Events Facilities.

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 March 18, 2025.