

AMENDING OFFICIAL ZONING MAP

PORTION OF LEABOURNE ROAD RIGHT OF WAY, GENERALLY DESCRIBED AS
NORTHEAST OF BALLARD ROAD AND SOUTHWEST OF BRYNWOOD DRIVE

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)

The area is described as follows:

BEGINNING at a mag nail set in the intersection of Cude Road, Leabourne Road, and Ballard Road, said nail having NC State Plane Coordinates (SPC NC NAD 83/2011) of N:868752.26, E:1710595.05; said corner being the southeastern point of property of Donald A. Dillon, as recorded in Deed Book 8601, Page 1364; thence S 64°30'24" E approximately 30 feet to a point on the eastern right-of-way line of Leabourne Road (SR # 2016), said point being on the existing Greensboro satellite city limit line (as of December 31, 2024); THENCE PROCEEDING WITH THE EXISTING GREENSBORO CITY LIMITS along said eastern right-of-way line in a northeasterly direction approximately 600 feet to the westernmost corner of Lot 69 of Dillon Ridge Subdivision, Phase 1, as recorded in Plat Book 217, Page 36; thence continuing with said right-of-way line N 62°28'54" E 108.91 feet to a new iron rod; thence continuing with said right-of-way line N 62°28'54" E 11.19 feet to a badly bent existing iron rod; THENCE DEPARTING FROM THE EXISTING CITY LIMITS, crossing Leabourne Road, in a northerly direction approximately 80 feet to a 1" iron pipe at the southeast corner of Lot 43 of Longview Country Estates, as recorded in Plat Book 29, Page 5; thence with the southern line of said Lot 43 N 87°18'06" W 205.00 feet to a 2" iron pipe in the eastern line of Lot One of Donald P. Dillon, Sr., and wife Charlotte P. Dillon, as recorded in Plat Book 131, Page 26; thence with the eastern line of said Lot One S 11°04'53" E 12.79 feet to a 1" iron pipe at the southeast corner of said lot; thence with the southern line of said lot N 82°37'42" W 166.33 feet to a ¾" iron pipe at the southwest corner of said lot; thence in a southerly direction along the eastern edge of the north-south portion of "Leabourne Road Ext.", as mapped on Rezoning and Annexation Exhibit, by Sgroi Geomatics, dated 1/2/2025, approximately 68 feet to the northwest corner of Alexandria D. Dillon, as recorded in Deed Book 8037, Page 1191; thence with the southern right-of-way line of the east-west portion of "Leabourne Road Ext." S 88°02'38" E 260.51 feet to a 5/8" rebar at its intersection with the northwestern right-of-way line of Leabourne Road; thence with said northwestern right-of-way line the following four (4) bearings and distances: 1) S 62°30'06" W 15.87 feet to a 5/8" rebar, 2) with a curve to the left having a radius of 560.66 feet and a chord bearing and distance of S 45°45'57" W 341.21 feet to a 5/8" rebar, 3) S 25°15'01" W 41.60 feet to a new iron pipe, and 4) with a curve to the left having a radius of 575.82 feet and a chord bearing and distance of S 21°37'30" W 41.01 feet to a new iron

pipe; thence continuing with said northwestern right-of-way line in a southwesterly direction approximately 30 feet to a new iron pipe at the eastern end of the corner right-of-way line at the Ballard Road/Leabourne Road intersection, as mapped on said Rezoning and Annexation Exhibit; thence continuing with said corner right-of-way line S 63°28'03" W 27.40 feet to a new iron pipe on the western right-of-way line of the north-south portion of "Leabourne Road Ext."; thence continuing with said corner right-of-way line S 63°28'03" W 77.99 feet to a new iron pipe at the western end of said corner right-of-way line; thence with the northern right-of-way line of Ballard Road (SR # 2010) the following four (4) bearings and distances: 1) N 64°43'11" W 388.69 to a new iron pipe, 2) with a curve to the left having a radius of 572.95 feet and a chord bearing and distance of N 74°20'18" W 229.13 feet to a new iron pipe, 3) with a curve to the right having a radius of 341.87 feet and a chord bearing and distance of N 63°46'19" W 267.98 feet to a new iron pipe, and 4) N 43°59'48" W 83.40 feet to a ¾" iron pipe on the northern right-of-way line of Ballard Road (SR # 2010); thence S 36°31'18" W 23.64 feet to a mag set near the centerline of said road; thence with the southern property line of Donald A. Dillon, as recorded in Deed Book 8601, Page 1364, running near or along the centerline of Ballard Road, the following six (6) bearings and distances: 1) S 37°56'24" E 117.31 feet to a mag set, 2) S 48°52'54" E 100.00 feet to a mag set, 3) S 73°17'24" E 100.00 feet to a mag set, 4) S 88°52'24" E 100.00 feet to a mag set, 5) S 76°54'24" E 115.47 feet to a mag set, and 6) S 64°30'24" E 585.66 feet to the point and place of BEGINNING, containing approximately 2.22 acres. 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 March 18, 2025.