

AMENDING OFFICIAL ZONING MAP

8218 BALLARD ROAD AND 8102, 8106 AND 8106-ZZ LEABOURNE ROAD, GENERALLY DESCRIBED AS WEST OF LEABOURNE ROAD AND NORTH OF BALLARD 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 CD-R-5** (Conditional District Residential Single Family - 5)

The area is described as follows:

BEGINNING at a $\frac{3}{4}$ " iron pipe on the northern right-of-way line of Ballard Road (SR # 2010), said point also being on the western line of Donald A. Dillon, as recorded in Deed Book 8601, Page 1364; thence

with said northern right-of-way line the following four (4) bearings and distances: 1) S 43°59'48" E 83.40 feet to a new iron pipe, 2) with a curve to the left having a radius of 341.87 feet and a chord bearing and distance of S 63°46'19" E 267.98 feet to a new iron pipe, 3) with a curve to the right having a radius of 572.95 feet and a chord bearing and distance of S 74°20'18" E 229.13 feet to a new iron pipe, and 4) S 64°43'11" E 388.69 feet to a new iron pipe at the western end of the corner right-of-way line at the Ballard Road/Leabourne Road intersection; thence with said corner right-of-way line N 63°28'03" E 77.99 feet to a new iron pipe on the western right-of-way line of the north-south portion of "Leabourne Road Ext." as mapped on Rezoning and Annexation Exhibit, by Sgroi Geomatics, dated 1/2/2025; thence continuing with said corner right-of-way line N 63°28'03" E 27.40 feet to a new iron pipe on the northwestern right-of-way line of Leabourne Road (SR #2016); thence with said northwestern right-of-way line in a northeasterly direction approximately 30 feet to a new iron pipe; thence continuing with said right-of-way line the following four (4) bearings and distances: 1) with a curve to the right having a radius of 575.82 feet and a chord bearing and distance of N 21°37'30" E 41.01 feet to a new iron pipe, 2) N 25°15'01" E 41.60 feet to a 5/8" rebar, 3) with a curve to the right having a radius of 560.66 feet and a chord bearing and distance of N 45°45'57" E 341.21 feet to a 5/8" rebar, and 4) N 62°30'06" E 15.87 feet to a 5/8" rebar at the intersection of said northwestern right-of-way line and the southern right-of-way line of the east-west portion of "Leabourne Road Ext."; thence with said southern right-of-way line N 88°02'38" W 260.51 feet to the northwest corner of Alexandria D. Dillon, as recorded in Deed Book 8037, Page 1191; thence in a northerly direction along the eastern edge of the north-south portion of "Leabourne Road Ext." approximately 68 feet to a $\frac{3}{4}$ " iron pipe at the southwest corner of Lot One of Donald P. Dillon, Sr., and wife Charlotte P. Dillon, as recorded in Plat Book 131, Page 26; thence with the western line of said lot N 10°01'57" W 284.96 feet to the northwest corner of said lot; thence with the northern line of said lot S 85°06'01" E 159.34 feet to a 5/8" rebar at the southwest corner of Lot 41 of Longview Country Estates; thence

with the western lines of Lots 41 through 34 of Longview Country Estates the following eight (8) bearings and distances: 1) N 10°49'26" W 54.07 feet to a ¾" iron pipe, 2) N 16°39' 34" W 173.88 feet to a 1" iron pipe, 3) N 16°09'03" W 103.58 feet to a 1" iron pipe, 4) N 16°38'41" W 102.48 feet to a 1" iron pipe, 5) N 16°16'49" W 408.03 feet to a ¾" iron pipe, 6) N 16°32'30" W 101.94 feet to a ¾" iron pipe, 7) N 16°45'21" W 38.43 feet to a 1" iron pipe, and 8) N 01°39'09" W 111.07 feet to a buggy axle at the southeast corner of Furman Brewer, as recorded in Deed Book 4675, Page 1517; thence with Brewer's southern line S 69°24'25" W 182.22 feet to 5/8" rebar at the easternmost corner of Common Elements of Ballard Farm, Map 2, as recorded in Plat Book 154, Page 42; thence with the southern line of said Common Elements the following five (5) bearings and distances: 1) S 63°54'11" W 58.90 feet to a 5/8" rebar, 2) S 74°40'29" W 188.58 feet to a 5/8" rebar, 3) S 87°14'50" W 52.99 feet to a 5/8" rebar, 4) N 85°36'03" W 61.90 feet to a 5/8" rebar, and 5) N 73°47'32" W 40.15 feet to a new iron pipe in the eastern line of Ballard Farm, Map 1, as recorded in Plat Book 154, Page 41; thence with said eastern line of said Map 1 the following seven (7) bearings and distances: 1) S 01°36'52" W 323.87 feet to a 5/8" rebar, 2) S 01°38'42" W 83.47 a 5/8" rebar, 3) S 01°36'24" W 140.38 feet to a 5/8" rebar, 4) S 01°38'09" W 157.56 feet to a 5/8" rebar, 5) S 01°37'30" W 205.25 feet to a 3" axle, 6) S 35°55'36" W 206.55 feet to a 5/8" rebar, and 7) S 36°03'41" W 220.68 feet to the point and place of BEGINNING, containing approximately 28.11 acres. The 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 CD-R-5 (Conditional District Residential Single Family - 5) is hereby authorized subject to the following use limitations and conditions:

1. Uses shall be limited to a maximum of 90 single family dwellings.

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the **CD-R-5 (Conditional District 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 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.