

AMENDING OFFICIAL ZONING MAP

2023, 2029, 2101 AND 2103 WILLOW ROAD, 1301, 1321 AND 1323 ALAMANCE CHURCH ROAD AND 1605, 1605-ZZ AND 1607 SHARPE ROAD, GENERALLY DESCRIBED AS NORTH OF ALAMANCE CHURCH ROAD, EAST OF WILLOW ROAD AND WEST OF SHARPE 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 RM-8** (Residential Multi-family - 8), **City R-3** (Residential Single Family -3) and **City R-5** (Residential Single Family -5) to **City PUD** (Planned Unit Development)

The area is described as follows:

BEGINNING at a found rebar bent with NC State Plane Coordinates (NAD 83 ((NSRS 2011)) N: 833,911.989 E: 1,775,040.986), said rebar being at the northeast corner of 2041 Willow Road, LLC, as recorded in Deed Book 8459, Page 1148, also being Lot 1 of Property of C. W. Pemberton, as recorded in Plat Book 105, Page 144; thence with the northern line of said Lot 1 N 68°11'30" W 491.40 feet to said Lot 1's northwest corner, a point in the eastern right-of-way line of Willow Road; thence with said eastern right-of-way line the following two (2) courses and distances: 1) N 20°16'25" E 217.85 feet to an unmarked point, and 2) with a curve to the left having a radius of 1,030.00 feet, an arc length of 132.25 feet, and a chord bearing and distance of N 16°35'43" E 132.16 feet to its intersection with the southern line of SREIT Willow Ridge, L.P., as recorded in Deed Book 8247, Page 2448; thence with said southern line S 88°13'04" E 1,279.68 feet to an existing rebar at the southeast corner of said L.P.; thence with the eastern line of said L.P. N 25°04'03" E 434.42 feet to an existing nail in a tree root at the northeast corner of said L.P.; thence with the southern line of Neese Sausage Company, as recorded in Deed Book 1478, Page 61, S 88°13'39" E 194.30 feet to a found rebar at the southeast corner of Neese Sausage Company; thence with the western line of Thomas R. Neese Family Limited Partnership, as recorded in Deed Book 8773, Page 512, S 24°11'14" W 432.22 feet to a found iron pin at the northwest corner of Mount Zion Baptist Church of Greensboro, Inc., as recorded in Deed Book 4347, Page 1767; thence with the northeastern line of said Church property S 40°23'58" E 497.70 feet to an unmarked point in the western right-of-way line of Sharpe Road; thence with said right-of-way line the following seven (7) courses and distances: 1) S 49°41'46" W 100.00 feet to an unmarked point, 2) S 38°04'06" W 354.26 feet to an unmarked point, 3) S 37°10'36" W 45.71 feet to an unmarked point, 4) S 33°53'36" W 121.95 feet to an unmarked point, 5) S 29°06'56" W 121.96 feet to an unmarked point, 6) S 25°26'26" W 65.74 feet to an

unmarked point, and 7) S 23°57'51" W 59.59 feet to an existing iron pin at the northeast corner of Tract Two of Mount Zion Baptist Church of Greensboro, Inc., as recorded in Deed Book 8302, Page 715; thence continuing with said right-of-way line S 24°11'13" W 250.14 feet to a found iron pin at the southeast corner of said Tract One, as recorded on that same deed; thence N 65°45'14" W 279.10 feet with the southern line of said Tract One to an existing iron rod at its southwest corner; thence with the western line of James F. and Peggy J. Woods, as recorded in Deed Book 8142, Page 2824, S 24°20'35" W 29.10 feet to a new iron pin in the northern line of Lot 1 of Property of Hase H. Smith, as recorded in Plat Book 26, Page 85; thence with said northern line N 65°47'55" W 218.66 feet to an existing iron pin; thence S 21°27'34" W 368.67 feet to an iron pin in the northern right-of-way line of Alamance Church Road; thence in a westerly direction with said right-of-way line the following eight (8) courses and distances: 1) N 65°12'59" W 127.85 feet to an existing iron pin, 2) N 65°13'02" W 132.52 feet to an unmarked point, 3) N 24°46'55" E 5.00 feet to an unmarked point, 4) N 65°13'05" W 74.00 feet to an unmarked point, 5) S 24°32'15" W 5.84 feet to an unmarked point, 6) N 65°30'47" W 0.85 feet to an unmarked point, 7) with a curve to the left having a radius of 1,224.74 feet, an arc length of 218.49 feet, and a chord bearing and distance of N 70°37'25" W 218.20 feet to an unmarked point, and 8) N 75°44'04" W 448.11 feet to an unmarked point at the intersection of said right-of-way and the eastern right-of-way line of Willow Road; thence with said eastern right-of-way line the following eight (8) courses and distances: 1) N 30°08'24" W 56.56 feet to an unmarked point, 2) N 13°17'36" E 186.76 feet to an unmarked point, 3) N 14°32'56" E 23.09 feet to an unmarked point, 4) S 76°45'38" E 14.44 feet to an unmarked point, 5) N 13°14'22" E 30.00 feet to an unmarked point, 6) N 76°45'04" W 13.75 feet to an unmarked point, 7) N 14°33'13" E 179.12 feet to an unmarked point, and 8) N 17°28'18" E 42.51 feet to the southwest corner of 2041 Willow Road, LLC; thence with the southern line of said LLC S 66°35'11" E 480.00 feet to an iron pin capped at the southeast corner of said LLC; thence N 23°24'50" E 413.51 feet to the point and place of BEGINNING, and containing approximately 49 acres. All plats and deeds referred to hereinabove are recorded in the Office of the Register of Deeds of Guilford County.

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

Section 2

That the zoning amendment from County RM-8 (Residential Multi-family - 8), City R-3 (Residential Single Family -3) and City R-5 (Residential Single Family -5) to City PUD (Planned Unit Development) is hereby authorized subject to the following use limitations and conditions:

1. Uses in Area 1 as shown on the Unified Development Plan shall be limited to Religious Assembly and Ancillary Uses and total building square footage shall not exceed 275,000 square feet.
2. Uses in Area 2 as shown on the Unified Development Plan shall be limited to Offices; Medical, Dental and Related Offices; and total building square footage shall not exceed 45,000 square feet.
3. Uses in Area 3 as shown on the Unified Development Plan shall be limited to Residential Uses, not to exceed 280 dwelling units, and Retail Sales and Services (Personal and Professional), total non-residential building square footage shall not exceed 20,000 square 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 July 15, 2025.