

## AMENDING OFFICIAL ZONING MAP

### 5209 LIBERTY ROAD, NORTHEAST OF LIBERTY ROAD AND SOUTH OF FIELD HORNEY 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** (Agriculture) to **City CD-R-3** (Conditional District Residential Single Family).

The area is described as follows:

BEGINNING at an existing 1" iron pipe marking the northeastern corner of Forest Oaks Commons as shown on a map recorded in Plat book 170 Page 131 in the office of the register of Feeds of Guilford County, North Carolina; thence running along the northern line of said Forest Oaks Commons North 88 degrees 09 minutes 21 seconds West 611.50 feet to an existing 2 inch iron pipe marking the northwestern corner of said Forest Oaks Commons; thence along the western line of said Forest Oaks Commons South 02 degrees 46 minutes 53 seconds West 399.67 feet to an existing axle marking the northeastern corner of Jonathan E. Ellis and Rhonda N. Ellis as described and recorded in Deed book 7231 Page 02888 and as shown on a map recorded in Plat book 58 Page 133 in Guilford County Registry; thence along the northern line of said Ellis North 84 degrees 56 minutes 32 seconds West 676.27 feet to an existing axle marking the northwestern corner of said Ellis; thence along the western line of said Ellis South 38 degrees 45 minutes 38 seconds West 249.48 feet to an existing axle in the northern margin of Liberty Road, State road 3549; thence along said northern margin North 57 degrees 08 minutes 51 seconds West 152.91 to a computed point at the southeastern corner of Paula Marie Fields and Pamela Fields West as described and recorded in Deed Book 7244 Page 02237 and as shown on a map recorded in Plat book 127 Page 80 in Guilford County Registry; thence along the eastern line of said Fields and Fields West the following four (4) courses and distances: 1) North 18 degrees 12 minutes 17 seconds East 297.92 feet to an existing 1 ½ inch iron pipe; thence 2) South 78 degrees 34 minutes 56 inches East 154.14 feet to an existing 1 ½ inch iron pipe; thence 3) North 13 degrees 37 minutes 30 seconds East 185.33 feet to an existing 1 ½ inch iron pipe; thence 4) North 13 degrees 40 minutes 44 seconds East 119.26 feet to an existing 1 ½ inch iron pipe in the eastern line of Paul Fields, Jr. and Pamela Joan Fields Amick as described and recorded in Deed book 6089 Page 02586 in said Guilford County Registry; thence along said eastern line of said Fields the following three (3) courses and distances: 1) North 74 degrees 55 minutes 18 seconds East 129.72 feet to an existing 1 ¼ inch iron pipe; thence 2) North 14 degrees 03 minutes 51 seconds West 276.76 feet to an existing 1 ½ inch iron pipe; thence 3) North 18 degrees 47 minutes 03 seconds East 510.66 feet to an existing 1 ½ inch iron pipe in concrete marking the northeastern corner of said Paul Fields, Jr. and Pamela Joan Fields Amick; thence along the northern line of said Fields North 89 degrees 02 minutes 04 seconds West 325.16 feet to an existing ¾ inch iron pipe in concrete in the eastern margin of Field-Horney Road, State Road 3332; thence along said eastern margin North 23 degrees 41 minutes 17 seconds East 54.17 feet to an existing 1 ½ inch iron pipe; thence along the southern lines of Lots 9, 8, and 7, Forest Oaks Country Club, Section 12, Map-2, Block H-H as shown on a map recorded in Plat Book 44 Page 65 in said Guilford county Registry and the southern lines of Lots 6 Block H-H, 6,5,4,3,2 and 1, Forest Oaks Country Club, Section 12, Map-1, Block G-g as shown on a map recorded in Plat Book 44 Page 64 in said Guilford County Registry the following four (4) courses and distances: 1) North 84 degrees 30

minutes 07 seconds East 3.58 feet to an existing  $\frac{3}{4}$  inch iron pipe; thence 2) South 88 degrees 52 minutes 59 seconds East 725.83 feet to a computed point; thence 3) South 89 degrees 19 minutes 18 seconds East 31.65 feet to an existing  $\frac{3}{4}$  inch iron pipe; thence 4) south 89 degrees 08 minutes 04 seconds East 567.16 feet to an existing  $\frac{3}{4}$  inch iron pipe; thence along the western lines of Lots 20, 19, 18, 17, 16, 15, 14, 13, and 12, Forest Oaks Country Club, Section 11, Map-1, Block GGG, as shown on a map recorded in Plat Book 46 Page 96 in Guilford County Registry the following six (6) courses and distances: 1) South 02 degrees 03 minutes 56 seconds West 209.03 feet to an existing 1  $\frac{1}{2}$  inch iron pipe; thence 2) South 03 degrees 10 minutes 38 seconds West 67.74 feet to an existing  $\frac{5}{8}$  inch iron rod; thence 3) South 02 minutes 09 degrees 49 seconds West 239.09 feet to an existing iron pipe; thence 4) South 01 degrees 58 minutes 04 seconds West 120.62 feet to an existing 1 inch iron pipe; thence 5) South 02 degrees 04 minutes 12 seconds West 143.80 feet to an existing 1 inch iron pipe; thence 6) South 01 degrees 44 minutes 43 seconds West 217.18 feet to the point and place of BEGINNING containing approximately 33.746 acres, more or less, being all that portion of Guilford County PIN 7881817258, 7881819919 and 7881923205, north of Liberty Road (State Road 3549).

**Section 2.** That the zoning amendment from **County AG** (Agriculture) to **City CD-R-3** (Conditional District Residential Single Family) is hereby authorized subject to the following use limitations and conditions:

- (1) Uses limited to single-family detached dwellings and customary accessory uses and structures.
- (2) All dwellings will have an attached garage for a minimum of two automobile.
- (3) Minimum 24 foot common area buffer along the northern and eastern property lines that abut the existing single-family detached lots in Forest Oaks. Within this common area there shall be no permanent structures. However, utility lines, stormwater control devices, fences, landscaping and other similar items along with clearing, grading, and erosion control and other similar activities shall be permitted within this common area.
- (4) Principle structures shall maintain a minimum rear yard setback of 30 feet for all lots that adjoin the existing Forest Oaks Commons Townhouses, also known as Stone Gables.
- (5) Minimum 10 foot rear yard setback for accessory use structures is customary for all lots that adjoin the existing Forest Oaks Commons Townhouses, also known as Stone Gables.
- (6) A 10 foot vegetative buffer exclusive of required utility areas along the common property line with the existing Forest Oaks Common Townhouses, also known as Stone Gables, shall be preserved except for the following activities: (a) the cutting or trimming of overcrowded trees as reviewed and approved the City Forester, and (b) normal maintenance for removal of dead, diseased, deformed, poisonous or noxious vegetation that is done in a manner that does not impact the root system of existing trees.

**Section 3.** This property will be perpetually bound to the uses authorized and subject to the development standards of the **CD-R-3** (Conditional District Residential Single Family) 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 November 18, 2014.