

ORDINANCE TO REVISE ORDINANCE #13-138  
AN AMENDMENT TO THE  
OFFICIAL ZONING MAP

1201, 1207-1209 Guilford College Road and a portion of 5711 Ruffin Road, South of Ruffin Road and East of Guilford College Road.

WHEREAS, On November 11, 2013, City Council adopted Ordinance #13-138 amending the Official Zoning Map for 1201, 1207-1209 Guilford College Road and a portion of 5711 Ruffin Road which contained an error in the description of the boundary of the area to be rezoned from County RS-40 (Residential Single-Family) and from City CD-RM-12 (Conditional District Residential Multifamily) to City PUD (Planned Unit Development).

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

Section 1. The Official Zoning Map is hereby amended by establishing original zoning from County RS-40 (Residential Single-Family) and rezoning from City CD-RM-12 (Conditional District Residential Multifamily) to City PUD (Planned Unit Development) for the revised area described as follows:

**BEGINNING** at a right-of-way disc set at the intersection of the eastern right-of-way line of Guilford College Road (S.R. #1546) and the northern line of Lot 1 of Subdivision of Property of Winston W. Daniel Etal, as recorded in Plat Book 64, Page 102; thence with said right-of-way line along a curve to the left having a chord bearing and distance of N13°11'26"E 204.72 feet, a length of 204.72 feet, and a radius of 12,198.14 feet to an iron rod set, a corner with Eva S. Denny Family Partnership; thence continuing with said right-of-way line along a curve to the left having a chord bearing and distance of N12°21'04"E 152.73 feet, a length of 152.73 feet, and a radius of 12,198.14 feet to an iron rod set; thence continuing with said right-of-way line N11°59'33"E 67.43 feet to a North Carolina right-of-way disc set in the southern line of Lot 1 of Property of Clayton J. Denny & Wife Eva S., as recorded in Plat Book 83, Page 110; thence with said southern line S75°05'31"E 310.91 feet to an existing iron pipe, the southeast corner of said Lot 1; thence with the eastern line of said lot N12°52'12"E 280.85 feet to an existing iron pipe at the northeast corner of said lot; thence with a new line through Lot 1 of Property of Clayton J. Denny & Wife Eva S., as recorded in Plat Book 82, Page 80, N12°52'12"E 219.93 feet to an iron rod set in the southern margin of Ruffin Road (S.R. # 1559); thence in a northeasterly direction, crossing Ruffin Road, to an existing iron pipe on the north right-of-way of Ruffin Road (having a 55-foot right-of-way width), said iron being a southerly corner of Jean K. Morgan, as recorded in Deed Book 3132, Page 31, and being the southwest corner of that property satellite annexed into the city of Greensboro by Ordinance No. 08-253; **THENCE PROCEEDING WITH THE EXISTING GREENSBORO CITY LIMITS** S84°28'40"E 25.82 feet to an iron pipe; **THENCE DEPARTING FROM THE EXISTING GREENSBORO CITY LIMITS** with the western line (or a projection thereof) of William

C. Pedigo, as recorded in Deed Book 5206, Page 1848, S02°00'W to its intersection with the northern line of that property conveyed to Clayton J. Denny and wife Eva S. Denny, as recorded in Deed Book 3495, Page 1068; thence with said northern line (also the southern line formerly of W. R. Brown, Jr. and Louise Brookbank) about S82°11'01"E approximately 327 feet to its intersection with the projection of, or with the line itself of, the satellite city limits western line described as N06°17'14"E 30.01 feet in Ordinance No. 08-253; thence to a southwest corner in said satellite city limits; THENCE PROCEEDING WITH THE EXISTING GREENSBORO CITY LIMITS S85°14'39"E 772.74 feet to a point; thence N07°49'17"E 3.13 feet to a point; thence S31°19'10"E 38.57 feet to an iron pipe; THENCE PROCEEDING INSIDE THE EXISTING CITY LIMITS with the southern margin of the right-of-way of Ruffin Road N86°38'42"E 267.68 feet to an iron rod set at the new northwest corner of the property retained by Norma Jean Barham, et al; thence with the west line of said property S02°57'37"W 306.58 feet to an iron rod set at the southwest corner of said property; thence with the north line of Lot 32 of Glass Acres, as recorded at Plat Book 29, Page 11, N85°43'24"W 20.01 feet to an iron pipe at the northwest corner of said Lot 32; thence with the west line of said lot S02°57'37"W 38.74 feet to a corner in the existing satellite city limits; THENCE DEPARTING FROM THE EXISTING GREENSBORO CITY LIMITS with the west lines of Lots 32, 33, 36, 37, 41, and 42 of Glass Acres S03°16'00"W 804.54 feet to a point in the northern line of the Hilltop Acres Subdivision, as recorded in Plat Book 25, Page 6; thence with the northern line of Hilltop Acres N85°51'11"W 768.80 feet to the southeast corner of Lot 2 of Clayton J. Denny & Wife Eva S., as recorded in Plat Book 83, Page 110; thence with the eastern line of said Lot 2 N19°09'36"W 362.53 feet to the northeast corner of said lot; thence with the northern line of said lot N85°42'05"W 425.82 feet to the northwest corner of said lot; thence S03°10'57"W 53.65 feet to an existing iron pipe at the northern terminus of the eastern right-of-way line of Shimer Drive; thence across the northern terminus of Shimer Drive N86°50'41"W 64.00 feet to an existing iron pipe at the northern terminus of the western right-of-way line of Shimer Drive, also being the northeast corner of Lot 2 of the Winston W. Daniel Etal Subdivision; thence with the northern lines of Lots 2 and 1 of said subdivision N86°50'41"W 482.37 feet to the Point of Beginning, and containing approximately 36.8 acres. All plats and deeds referred to hereinabove are recorded in the Guilford County Register of Deeds Office.

Section 2. That the zoning amendment from County RS-40 (Residential Single-Family) and City CD-R-12 (Conditional District Residential-Multifamily) to City PUD (Planned Unit Development) is hereby authorized subject to the use limitations and conditions:

1. Uses limited to single-family dwellings, townhomes, and multifamily dwellings.
2. Buildings shall not exceed 2 stories in height.
3. A maximum of one drive shall be permitted on Guilford College Road and one drive shall be permitted on Ruffin Road.
4. No access shall be allowed to Shimer Drive or Clell Road.
5. This site shall be limited to a maximum of 220 residential dwelling units.
6. A 20 foot street planting yard meeting the street planting yard requirements plus 2 additional understory trees and 10 additional shrubs per 100 feet shall be installed along Guilford College Road and Ruffin Road.

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 the 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 upon adoption.