

## AMENDING 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

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)

The area is 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 N 13 degrees 11 minutes 26 seconds East 204.72 feet, a length of 204.72 feet, and a radius of 12,198.14 feet to an iron rod set, a corner of 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 N 12 degrees 21 minutes 04 seconds 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 N 11 degrees 59 minutes 33 seconds 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 S 75 degrees 05 minutes 31 seconds E 10.91 feet to an existing iron pipe, the southeast corner of said Lot 1; thence with the eastern line of said lot N 12 degrees 52 minutes 12 seconds 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, N 12 degrees 52 minutes 12 seconds 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 annexation into the city of Greensboro by Ordinance No. 08-253; THENCE PROCEEDING WITH THE EXISTING GREENSBORO CITY LIMITS S 84 degrees 28 minutes 40 seconds 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, S 02 degrees 00 minutes W to its intersection with the northern line of the 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 S 82 degrees 11 minutes 01 seconds 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 N 06 degrees 17 minutes 14 seconds 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 S 85 degrees 14 minutes 39 seconds E 772.74 feet to a point; thence N 07 degrees 49 minutes 17 seconds E 3.13 feet to a point ; thence S 31 degrees 19 minutes 10 seconds E 38.57 feet to an iron pipe; thence S 05 degrees 06 minutes 07 seconds W 319.61 feet to an iron pipe; thence S 86 degrees 43 minutes 16 seconds E 251.04 feet to the southeast corner of Eva S. Denny Limited Family Partnership property, as recorded in deed book 5227, Page 654; THENCE DEPARTING FROM THE EXISTING GREENSBORO CITY LIMITS with the west lines of Lots 32, 33, 36, 37, 41 and 42 of the Glass Acres subdivision, as recorded in Plat Book 29, Page 11, S 03 degrees 16 minutes 00 seconds W 804.54 feet to a point in the northern line of Hilltop Acres Subdivision, as recorded in Plat Book 25, Page 6; thence with the northern line of Hilltop Acres N 85 degrees 51 minutes 11 seconds 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 N 19 degrees 09 minutes 36 seconds W 362.53 feet to the northeast corner of said lot; thence with the northern line of said lot N 85 degrees 42 minutes 05 seconds W 425.82 feet to the northwest corner of said lot; thence S 03 degrees 10 minutes 57 seconds 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 N 86 degrees 50 minutes 41 seconds 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 N 86 degrees 50 minutes 41 seconds W 482.37 feet to the Point of Beginning, and containing approximately 34.8 acres. All plats and deeds referred to hereinabove are recorded in the Guilford County Register of Deed 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.

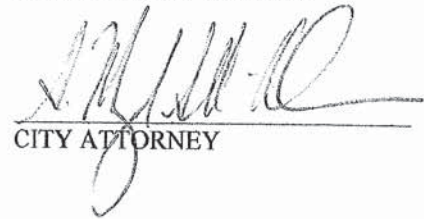
Section 4. Any violations or failure to accept the use limitations imposed herein shall be subject to the remedies provided in Chapter 30 of the Greensboro Code of Ordinances.

Section 5. This ordinance shall be effective on November 12, 2013.

THE FOREGOING ORDINANCE WAS ADOPTED  
BY THE CITY COUNCIL OF THE CITY OF GREENSBORO  
ON THE 12TH DAY OF NOVEMBER, 2013 AND WILL  
BECOME EFFECTIVE UPON ADOPTION.

ELIZABETH H. RICHARDSON  
CITY CLERK

APPROVED AS TO FORM



CITY ATTORNEY