

AMENDING OFFICIAL ZONING MAP

1080Z AND 1114 NC 68 NORTH, GENERALLY DESCRIBED AS EAST OF NC 68 NORTH AND NORTH OF I-73

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 PUD (Planned Unit Development)**.

The area is described as follows:

“BEGINNING at an existing iron rod (rebar) at the intersection of the eastern right-of-way line of NC Highway 68 North and the southern line of Lot 7 of Saddle Brook Estates, as recorded in Plat Book 61, Page 146, said rebar being located S 24° 19' 31" E 1,240.13 feet from North Carolina Geodetic Survey Monument “Peeples” (said monument having state plane coordinates of N: 872780.50, E: 1713409.52), said rebar also being in the southern town limit line of the Town of Oak Ridge; THENCE PROCEEDING WITH THE EXISTING OAK RIDGE TOWN LIMITS with the southern lines of said Lot 7, Lot 6, and part of Lot 4 of Saddle Brook Estates S 85° 43' 17" E 853.49 feet to an existing iron rod (rebar), a common corner with East Wind Development Company, LLC, as recorded in Deed Book 7923, Page 1; thence with the southern line of said Lot 4 S 85° 43' 14" E 238.98 feet to a 1" iron pipe at the southwest corner of Lot 36 of Phase 2, Section 2 of Golden Acres, as recorded in Plat Book 99, Page 98; thence with the southern line of said Phase 2, Section 2 S 84° 59' 12" E 1,250.06 feet to a 5/8" rebar in the western right-of-way line of Interstate 73; THENCE DEPARTING FROM THE OAK RIDGE TOWN LIMITS with said right-of-way line the following seven courses and distances: 1) along a curve to the right having a radius of 3,735.00 feet and a chord bearing and distance of S 31° 45' 33" W 185.28 feet to a 5/8" rebar, 2) S 34° 24' 31" W 244.39 feet to a 5/8" rebar, 3) S 35° 00' 44" W 63.63 feet to a 5/8" rebar, 4) S 38° 13' 05" W 412.60 feet to a 5/8" rebar, 5) S 39° 47' 55" W 195.40 feet to a 5/8" rebar, 6) along a curve to the right having a radius of 2,290.00 feet and a chord bearing and distance of S 54° 17' 44" W 1,022.17 feet to a 5/8" rebar, and 7) S 67° 43' 45" W 47.00 feet to a 5/8" rebar at the intersection of the western right-of-way line of Interstate 73 and the eastern right-of-way line of NC Highway 68 North; thence with said eastern right-of-way line the following six courses and distances: 1) N 68° 16' 53" W 111.54 feet to a 5/8" rebar, 2) N 20° 25' 16" W 539.85 feet to a 5/8" rebar, 3) S 69° 34' 44" W 35.00 feet to a 5/8" rebar, 4) along a curve to the left having a radius of 11,590.00 feet and a chord bearing and distance of N 20° 46' 29" W 142.97 feet to an existing iron rod (rebar) at the southwest corner of another property of East Wind Development Company, LLC, as recorded in Deed Book 7792, Page 1121, 5) along a curve to the left having a radius of 11,590.00 feet and a chord bearing and distance of N 22° 22' 21" W 504.54 feet to an existing iron rod (rebar), and 6) N 23° 25' 36" W 611.56 feet to the point and place of BEGINNING, containing approximately 50.883 acres. The deeds and 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 AG (Agricultural)** to **City PUD (Planned Unit Development)** is hereby authorized subject to the following use limitations and conditions:

1. Uses: Limited to Office, Retail, Commercial and Residential as shown on the PUD Concept Plan dated 6/13/18 and filed in connection with this PUD zoning application.
2. Applicant shall install an opaque fence a minimum 6 feet in height along the northern property boundary.

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 October 16, 2018.