

AMENDING OFFICIAL ZONING MAP

601 KALLAMDALE ROAD, 4408 NEAR SUMNER CHURCH ROAD, PORTION FO 4229 SHORT FARM ROAD AND 5200-5216 CAROL AVENUE, GENERALLY DESCRIBED AS SOUTH OF OAKLEIGH ROAD AND WEST OF INTERSTATE 840

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 RS-30 (Residential Single Family)** and **City PI (Public and Institutional)** to **City CD-R-5 (Conditional District Residential Single Family - 5)** and **PI (Public and Institutional)**

The area is described as follows:

Property to be zoned CD-R-5

BEGINNING at an existing iron pipe in the existing (as of November 30, 2018) Greensboro satellite city limits, said iron pipe being at the northwest corner of that annexation shown on City of Greensboro Annexation Drawing D-3072 and also being at the southwest corner of Tract II of Keystone Group, Inc., recorded in Deed Book 5868, Page 1863; THENCE PROCEEDING WITH THE EXISTING SATELLITE CITY LIMITS with the southern line of Keystone Group, Inc. N 79°11'47" E 214.16 feet to a point; THENCE PROCEEDING INSIDE THE EXISTING SATELLITE CITY LIMITS S 84°34'06" E 869.35 feet to a point in the existing satellite city limits; thence S 84°34'06" E 171.41 feet to a point; thence S 05°02'19" E 58.57 feet to a point in the existing satellite city limits; THENCE PROCEEDING INSIDE THE EXISTING SATELLITE CITY LIMITS S 05°02'19" E 113.71 feet to a point in the existing satellite city limits; thence continuing S 05°02'19" E 588.66 feet to a point in the southern line of Mark Michael, recorded in Deed Book 6568, Page 139, also being the southern line of Lot 65 of Plat No. Two, carol Hills, recorded in Plat Book 19, Page 31; thence with the southern line of said Lot 65 N 85°16'06" E 150.00 feet to a point on the western right-of-way line of Carol Avenue, a 50-foot public right-of-way; thence with said right-of-way line N 05°02'19" W 629.92 feet to an existing iron pipe; thence with the terminus of the right-of-way of Carol Avenue S 70°26'49" E 55.98 feet to an existing iron pipe; thence with the southwestern line of Keystone Group, Inc. S 70°26'49" E 64.88 feet to westernmost corner of Tract 1 of Barry S. Siegal and M. Willard Tucker, as recorded in Deed Book 4550, Page 469; thence with the southern line of Siegal and Tucker S 74°07'17" E 100.35 feet to an existing iron pipe; thence continuing with said southern line S 73°47'44" E 467.73 feet to an existing iron pipe; thence continuing with said southern line S 88°06'22" E 571.26 feet to the southeast corner of said Tract 1; thence with the eastern line of said Tract 1 N 06°03'27" E 216.05 feet to the northwest corner of Shelda P. Donathan, et al; thence continuing with said eastern line N 87°08'15" E 477.33 feet to a point within the right-of-way of Sumner Church Road; thence N 44°38'15" E 114.10 feet to a point; thence N 42°49'24" E 107.31 feet to an existing iron pipe in the southern right-of-way line of Interstate 85; thence with said right-of-way line the following four (4) courses and distances: 1) N 81°33'01" W 989.10 feet to a right-of-way disk, 2) N 81°34'48" W 721.78 feet to a right-of-way disk, 3) N 84°48'39" W 693.42 feet to a right-of-way disk, and 4) N 84°34'33" W 739.36 feet to a to the northwest corner of Tract II of Keystone Group, Inc.; thence with the western line of said Tract II S 20°09'43" W 263.63 feet to an existing iron pipe; thence continuing with said line S

20°09'43" W 76.33 to the southeast corner of Lot 2 of Wayne M. McCraw & wife Aileen S. McCraw, recorded in Plat Book 70, Page 29, said corner having NC state plane coordinates (NAD 83-2011) of N:819967.92, E:1757930.91; thence S 38°38'04" W 87.31 feet to the point and place of BEGINNING, containing 30.53 acres, more or less. All deeds and plats referred to hereinabove are recorded in the Register of Deeds Office of Guilford County.

Property to be zoned PI

BEGINNING at a point in the existing (as of November 30, 2018) Greensboro satellite city limits, said point being N 79°11'47" E 685.62 feet and then S 67°00'52" E 437.04 feet from the southwest corner of Tract II of Keystone Group, Inc., recorded in Deed Book 5868, Page 1863; thence S 84°34'06" E 171.41 feet to a point; thence S 05°02'19" E 58.57 feet to a point in the existing satellite city limits; THENCE PROCEEDING WITH THE EXISTING SATELLITE CITY LIMITS N 67°00'52" W 190.94 feet to the point and place of BEGINNING.

AND

BEGINNING at a point in the existing satellite city limits, said point being S 05°02'19" E 113.71 feet from the southeast corner of the area described above; thence S 05°02'19" E 588.66 feet to a point in the southern line of Mark Michael, recorded in Deed Book 6568, Page 139, also being the southern line of Lot 65 of Plat No. Two, Carol Hills, recorded in Plat Book 19, Page 31; thence with the southern line of said Lot 65 S 85°16'06" W 120.89 feet to the southwest corner of said Lot 65, a point in the existing satellite city limits; THENCE PROCEEDING WITH THE EXISTING SATELLITE CITY LIMITS N 01°28'08" W 501.13 feet to an existing iron pipe; thence N 40°32'59" E 125.54 feet to the point and place of BEGINNING. All deeds and plats referred to hereinabove are recorded in the Register of Deeds Office of Guilford County.

Section 2. That the zoning amendment from **County AG (Agricultural)** to **CD-R-5 (Conditional District Residential Single Family - 5)** is hereby authorized subject to the following use limitations and conditions:

1. Uses limited to a maximum of 85 single family dwellings.

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the **CD-R-5 (Conditional District Residential Single Family - 5)** and **PI (Public and Institutional)** 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 May 21, 2019.