

AMENDING OFFICIAL ZONING MAP

1898 CUDE ROAD AND 8005 LEABOURNE ROAD, GENERALLY DESCRIBED AS EAST
OF CUDE ROAD AND SOUTH OF LEABOURNE 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 (Agricultural) to City CD-R-5 (Conditional District Residential Single Family - 5).

The area is described as follows:

Lying in Guilford County, North Carolina and Being the combined properties of Donald A. and Charlotte D. Dillon, as described in Deed Book 7735, Page 1388 and Deed Book 2200, Page 322 (as shown on Plat Book 106, Page 19) all references to the Guilford County Registry, and said properties being Parcels #168049 and #168057, respectively, as numbered by the Guilford County Tax Mapping Department, said property, combined, being more particularly described as follows:

Beginning at a Concrete Monument of the Eastern Right of Way of Cude Road, said Monument having NC State Plane Coordinates (NAD 83-2011) of N:867287.11, E:1710913.08, said Monument also being a corner with William and Sharon Smith, Parcel #169668, and an orphaned portion of the property of Joann Parrish, Parcel #169672, as described in D.B. 2801, Page 798; THENCE, with Parrish, N10°11'15"W, 0.64' to a Dimple in a Stone; THENCE, continuing with Parrish, N03°38'14"W, 122.56' to an Iron Rod Set at a Tall Bent Existing Iron Pipe; THENCE, continuing with Parrish, S84°53'02"W, 30.60' to a Concrete Right of Way Monument on the Eastern Right of Way of Cude Road; THENCE, with the Eastern Right of Way of Cude Road, N17°44'19"W, 262.70' to an Existing Rebar, a corner with Nancy & Donald Dillon, Parcel # 223619; THENCE, with Dillon, the following three (3) calls: 1) N72°53'35"E, 209.30' to an Existing Rebar, 2) N17°14'33"W, 209.12' to an Existing Rebar, and 3) S72°50'51"W, 209.04' to an Existing Rebar in the Eastern Right of Way of Cude Road; THENCE, with the Eastern Right of Way of Cude Road, the following four (4) calls: 1) on a curve to the right having a radius of 2,757.00', a length of 609.35', and a chord of N9°11'25"W, 608.02' to an Existing Rebar, 2) N02°16'06"W, 242.00' to an Existing Rebar; 3) on a curve to the right having a radius of 500.66', a length of 575.51' and a chord of N30°33'39"E, 544.35' to an Existing Rebar, and 4) N62°28'54"E, 122.96' to a Bent Existing Rebar, said Rebar being a corner with Parcel #168057; THENCE, continuing with the Eastern Right of Way of Cude Road, N65°08'32"E, 52.48' to an Existing Iron Pipe, a corner with property of undetermined ownership created by the realignment of Cude/Leabourne Road; THENCE, leaving the Right of Way, and along the line of said property of undetermined ownership, the following two (2) calls: 1) S85°55'55"E, 61.47' to an Existing Iron Pipe, and 2) N50°22'31"E, 140.21' to a Capped Existing Iron Pipe on the Eastern Right of Way of Cude Road; THENCE, continuing with the Eastern Right of Way of Cude Road as it transitions into the southern right of Way line of Leabourne Road, the following three (3) calls: 1) N62°29'42"E 81.28' to an Existing Iron Pipe, 2) N64°20'50"E 77.42' to an Existing Iron Pipe and 3) N68°13'07"E 67.03' to an Existing Iron Pipe, a corner with Elaine Martin, Parcel #168058; THENCE, with Martin, S17°59'48"E 231.58', a corner with Martin in the northern line of Parcel #168049; THENCE, with Martin, S87°59'57"E, 705.44' to an Existing Iron Pipe, a corner with Martin and Piedmont Saddle Club, Parcel #168048; THENCE, with Piedmont

Saddle Club, the following five (5) calls: 1) S00° 36' 07"W 383.71' to an Existing Iron Pipe, 2) S00° 35' 18"W 119.67' to an Existing Iron Pipe, 3) S00° 38' 24"W 334.69' to an Existing Rebar, 4) S00° 36' 23.48"W 365.26' to an Existing Iron Pipe and 5) S00° 33' 49"W 120.26' to an Existing Tall Iron Pipe, a corner with Silverstein Construction Group, Parcel #169682; THENCE, with Silverstein Construction Group, The following two (2) calls: S00°20'27"E, 128.12' to an Existing Capped Iron Pipe and 2) S00°24'17"E, 470.76' to an Existing Bent Iron Pipe, a corner with William and Sharon Smith, Parcel #169668; THENCE, with Smith, N89°22'53"W, 794.15' to the Point of Beginning, having a combined area of 43.70 Acres, more or less.

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

1. Uses limited to a maximum of 150 dwelling units.

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 - 5) 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 August 18, 2020.