

AMENDING OFFICIAL ZONING MAP

4465-4485 OLD BATTLEGROUND ROAD AND 4715 REAR PAGELAND DRIVE,
GENERALLY DESCRIBED AS SOUTH OF OLD BATTLEGROUND ROAD AND EAST OF
PAGELAND DRIVE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

Section 1. The Official Zoning Map is hereby amended by rezoning from R-3 (Residential Single Family - 3) to PUD (Planned Unit Development).

The area is described as follows:

BEGINNING at a computed point at or near the intersection of the southwestern terminus of Steepleshire Place and the northern margin of Old Battleground Road; thence South 45° 52' 54" East 66.72 feet to a computed point; thence along Battleground Road South 69° 16' 00" East 843.55 feet to a computed point; thence along the western boundary line of, now or formerly, Sally Etta Hardin (DB 4852, PG 603) South 20° 12' 47" West 263.93 feet to a computed point; thence along the western boundary line of, now or formerly, Garry V. Neese and Pamela J. Neese (DB 4852, PG 603) South 09° 56' 29" West 150.02 feet to a computed point; thence along the western boundary line of, now or formerly, John L. Childress and Gena Childress (DB 4901, PG 2004) South 09° 45' 33" West 121.19 feet to a computed point; thence along the western boundary line of, now or formerly, Milton D. Dillingham and Wylene M. Dillingham (DB 4918, PG 1758) South 09° 45' 33" West 45.94 feet and along the northern boundary line South 87° 55' 16" West to a computed point and South 87° 48' 53" West 60.17 to a computed point along the northern boundary line of, now or formerly, Robert L. Ross (DB 7990, PG 653); thence continuing along the northern boundary line of said Ross South 87° 51' 40" West 160.93 feet to a computed point; thence South 88° 09' 52" West 65.96 feet to a computed point; thence North 06° 04' 18" West 197.84 feet to a computed point; thence South 88° 11' 08" West 265.10 feet to a computed point; thence South 88° 15' 44" West 145.59 feet to a computed point; thence North 08° 37' 54" West 864.99 feet to a computed point, at or near, the centerline of Old Battleground Road; thence along Old Battleground Road South 71° 07' 54" East 361.00 feet to a computed point, the Point and Place of Beginning, containing 16.919 acres, more or less, and as more particularly described on the PUD Zoning Sketch Plan for 4465 & 4485 Old Battleground Rd dated 7/21/2020 by CPT Engineering and Surveying, Inc.

Section 2. That the zoning amendment from R-3 (Residential Single Family - 3) to PUD (Planned Unit Development) is hereby authorized subject to the following use limitations and condition:

1. Uses limited to multifamily uses and related amenities and facilities.
2. Limited to a maximum of 320 dwelling units.

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 November 17, 2020.