

## AMENDING OFFICIAL ZONING MAP

PORTION OF 138 AND ALL OF 168, 170 AND 172 FLEMINGFIELD ROAD, GENERALLY DESCRIBED AS EAST OF FLEMINGFIELD ROAD AND SOUTH OF HUFFINE MILL ROAD

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

**Section 1.** The Official Zoning Map is hereby amended by rezoning from **County AG (Agricultural)** to **City R-5 (Residential Single Family - 5)**

The area is described as follows:

Beginning at an iron pipe at the northwestern corner of the Jim Allen, Inc. property as recorded in Deed Book 2567, page 614 in the Guilford County Registry, said pipe also being the northwestern corner of Lot 108 as shown on a plat entitled "Subdivision of John W. King Property, Section 2" as recorded in Plat Book 9, page 43; Thence from said point of beginning and along the eastern margin of the right-of-way of Flemingfield Road, N.C.S.R. 2848 (60' Right-of-Way), N00°38'43"E, 49.88 feet to an iron pipe; Thence N84°27'56"W, 9.73 feet to a point within the right-of-way of Flemingfield Road; Thence N00°21'09"E, 265.27 feet to a point on the southwestern corner of Hathcock Property, LLC, as recorded in Deed Book 8102, page 2294, Tract III; Thence with the southern line of Hathcock Property, LLC, S84°41'33"E, 610.39 feet to an iron pipe in the southeastern corner of aforementioned Hathcock Property, LLC; Thence with the eastern lines of Hathcock Property, LLC, Tracts III and IV, N02°39'50"E, 738.53 feet to a point on the southwest corner of G. J. Harris, Jr., Heirs; Thence with the southern line of Harris, S85°43'54"E, 821.08 feet to an iron pipe in the western line to Thressa G. Hamlett Trust Irrevocable Trust Agreement, recorded in Deed Book 7628, page 2138, Thence with Hamlett's western line, S03°07'37"W, 877.57 feet to an iron pipe on the northwestern corner of Robin Fleming et al, as recorded in Deed Book 2792, page 409, thence with Fleming's western line, S03°39'56"W, 144.13 feet to an iron pipe on the northeastern corner of the Jim Allen, Inc. property as recorded in Deed Book 2567, page 614; Thence with Jim Allen, Inc.'s eastern line, S07°01'24"W, 287.85 feet to a point in the centerline of a creek; Thence with new lines along the centerline of said creek, the following courses and distances:

Thence S82°18'42"W, 36.57 feet to a point; Thence N70°21'19"W, 106.82 feet to a point; Thence S20°03'04"W, 22.92 feet to a point; Thence S52°06'35"E, 42.81 feet to a point; Thence S10°49'31"E, 39.63 feet to a point; Thence S18°29'30"W, 41.46 feet to a point; Thence N57°13'40"W, 35.45 feet to a point; Thence S70°25'50"W, 82.84 feet to a point; Thence S35°38'38"W, 13.19 feet to a point; Thence S71°00'52"W, 45.51 feet to a point; Thence N66°02'15"W, 29.59 feet to a point; Thence S70°39'59"W, 90.50 feet to a point; Thence N65°13'53"W, 64.32 feet to a point; Thence S51°17'14"W, 53.14 feet to a point; Thence S35°46'59"W, 68.19 feet to a point; Thence N65°41'59"W, 52.15 feet to a point; Thence

N23°41'57"W, 12.37 feet to a point; Thence N63°26'41"E, 23.57 feet to a point; Thence N02°52'47"W, 20.82 feet to a point; Thence S89°52'42"W, 23.57 feet to a point; Thence N16°11'14"W, 41.49 feet to a point; Thence N84°06'03"W, 33.01 feet to a point; Thence S36°43'47"W, 28.81 feet to a point; Thence N82°19'56"W, 21.59 feet to a point; Thence N10°21'37"E, 22.89 feet to a point; Thence N31°55'26"W, 38.30 feet to a point; Thence S60°01'41"W, 58.18 feet to a point; Thence N19°57'16"W, 42.40 feet to a point; Thence S78°46'59"W, 32.04 feet to a point; Thence N30°03'22"W, 35.56 feet to a point; Thence N87°29'39"W, 36.72 feet to a point; Thence S65°31'45"W, 20.20 feet to a point; Thence N51°41'34"W, 16.95 feet to a point; Thence N80°54'41"W, 17.88 feet to a point; Thence N51°31'08"W, 21.49 feet to a point; Thence N19°47'01"W, 52.18 feet to a point; Thence N00°56'22"W, 27.65 feet to a point; Thence N39°53'09"W, 25.58 feet to a point; Thence N16°50'48"E, 32.11 feet to a point; Thence N25°46'36"W, 61.42 feet to a point; Thence N80°02'14"W, 19.94 feet to a point; Thence N02°09'25"E, 80.84 feet to a point; Thence N53°56'48"W, 45.83 feet to a point; Thence N12°43'03"W, 55.18 feet to a point; Thence leaving said stream and with the northern line of Jim Allen, Inc., N84°27'27"W, 345.47 feet to the point and place of beginning, containing 32.481 acres more or less. Being all of that property shown in Deed Book 4174, page 2176, Deed Book 8103, page 2294, Tracts I and II, and a portion of Deed Book 2567, page 614.

Section 2. This property will be perpetually bound to the uses authorized and subject to the development standards of the **R-5 (Residential Single Family - 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 3. 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 4. This ordinance shall be effective on May 18, 2021.