

AMENDING OFFICIAL ZONING MAP

5307, 5307 NEAR, 5313 AND 5317 WEST FRIENDLY AVENUE AND 722 AND 724 MUIRS CHAPEL ROAD, GENERALLY DESCRIBED AS SOUTH OF WEST FRIENDLY AVENUE AND EAST OF MUIRS CHAPEL 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 **R-3 (Residential Single Family – 3)** and **CD-O (Conditional District Office)** to **CD-O (Conditional District Office)**.

The area is described as follows:

BEGINNING at a metal rebar found in the southerly right-of-way line of West Friendly Avenue, being the northwesterly corner of property owner, now or formerly by Simon and Lynn B. Ritchy (Deed Book 2502, Page 491; Plat Book 181, Page 54, Lot 1, Guilford County Register of Deeds Office), said rebar having North Carolina Grid Coordinates (NAD 83/2011) of North(y) = 852,556.86 feet and East(x) = 1,740,496.18 feet; thence with the westerly line of Ritchy the following two (2) courses and distances: 1) South 10 deg. 23' 38" East a distance of 123.77 feet to an iron pipe found; and 2) South 03 deg. 45' 40" West a distance of 60.90 feet to an iron pipe found, being the northwesterly corner of property owned, now or formerly by Carl L. Joseph (Deed Book 8603, Page 2022, Guilford County Register of Deeds); thence with the westerly line of Joseph South 04 deg. 00' 38" West a distance of 99.90 feet to an iron pipe found, being the northwesterly corner of property owned, now or formerly by Tiffany and Brandon Butler (Deed Book 7946, Page 2149, Guilford County Register of Deeds Office); thence with the westerly line of Butler, falling in with the westerly line of property owned, now or formerly by Tousey Living Trust (Deed Book 7700, Page 279, Guilford County Register of Deeds Office) South 03 deg. 44' 20" West a distance of 130.65 feet to a metal rebar found, being the northeasterly corner of property owned, now or former by Lawrence Lee Bradley and Htuyet Bradley (Deed Book 6219, Page 452; Plat Book 150, Page 13, Lot 4, Guilford County Register of Deeds); thence with the northerly line of Bradley the following two (2) courses and distances: 1) North 81 deg. 07' 27" West a distance of 163.35 feet to an iron pipe found; and 2) South 83 deg. 42' 11" West a distance of 242.16 feet to a metal rebar found in the easterly right-of-way line of Muirs Chapel Road; thence with the essterly right-of-way line of Muirs Chapel Road the following five (5) courses and distances: 1) along a non-tangent curve to the right an arc distance of 41.21 feet (said curve having a chord bearing of North 22 deg. 09' 24" West, a chord distance of 41.20 feet, and a radius of 477.13 feet) to a metal rebar found; 2) North 19 deg. 40' 55" West a distance of 81.48 feet to a metal rebar found; 3) along a non-tangent curve to the left an arc distance of 134.39 feet (said curve having a chord bearing of North 23 deg. 40' 37" West, a chord distance of 134.01 feet, and a radius of 514.70 feet) to an iron pipe set; 4) North 40 deg. 16' 46" West a distance of 90.44 feet to a concrete monument found; and 5) North 17 deg. 15' 11" East a distance of 42.38 feet to a

concrete monument found at the intersection of the southerly right-of-way line of West Friendly Avenue and the easterly right-of-way line of Muirs Chapel Road; thence with the southerly right-of-way line of West Friendly Ave. the following five (5) courses and distances: 1) North 86 deg. 50' 35" East a distance of 149.05 feet to a metal rebar found; 2) North 87 deg. 18' 34" East a distance of 115.11 feet to a concrete monument found; 3) along a curve to the left an arc distance of 98.42 feet (said curve having a chord bearing of North 84 deg. 19' 13" East, a chord distance of 98.38 feet, and a radius of 1033.32 feet) to a metal rebar found; 4) along a curve to the left an arc distance of 15.36 feet (said curve having a chord bearing of North 81 deg. 09' 57" East, a chord distance of 15.36 feet, and a radius of 1033.32 feet) to a metal rebar found; and 5) along a curve to the left an arc distance of 170.31 feet (said curve having a chord bearing of North 76 deg. 01' 06" East, a chord distance of 170.11 feet, and a radius of 1033.32 feet) to the point and place of BEGINNING, containing 4.013 Acres, more or less, BEING ALL of that same property described in Deed Book 4621, Page 455; Deed Book 8508, Page 1024; and Deed Book 8673, Pages 1826, 2103, and 2107; all in the Guilford County Register of Deeds Office

Section 2. That the zoning amendment from R-3 (Residential Single Family - 3) and CD-O (Conditional District Office) to CD-O (Conditional District Office) is hereby authorized subject to the following use limitations and conditions:

1. The maximum building square footage of all development shall be 45,000.
2. Building height shall be limited to a maximum of 43 feet.
3. No drive-through use shall be permitted except for any such drive-through use associated with a "built-in" pharmacy that may operate out of the property's principal structure.
4. Plantings within the required "Type B" buffer along the southern and eastern property lines shall be of evergreen material.

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the **CD-O (Conditional District Office)** 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 June 20, 2023.