

AMENDING OFFICIAL ZONING MAP

ESTABLISHING THE WEST FRIENDLY AVENUE NEIGHBORHOOD CONSERVATION OVERLAY, GENERALLY DESCRIBED AS PROPERTIES FRONTING WEST FRIENDLY AVENUE BETWEEN NORTH HOLDEN ROAD AND WESTRIDGE ROAD

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

Section 1. The Official Zoning Map is hereby amended by adding a new Neighborhood Conservation Overlay (NCO) along a portion of West Friendly Avenue, between North Holden Road and Westridge Road.

The area is more fully described as follows:

Beginning at the intersection of the western right-of-way line of North Holden Road and the southern line of Glenda P. Johnson, as recorded in Deed Book 3132, Page 695, also being the northern line of Duke Power Company, as recorded in Deed Book 1334, Page 524; thence in a westerly direction with said northern line N 75° 59' W approximately 190 feet to a corner on the eastern line of Lot 19 in Block 3 of Section No. 5 of Starmount Forest, as recorded in Plat Book 20, Page 71; thence with said eastern line N 75° 50' W 15.80 feet to a corner; thence with the eastern lines of Lots 19 through 15 in said Block 3 N 14° 40' E 386.14 feet to the northeast corner of said Lot 15; thence with the northern line of said Lot 15 N 76° 16' W 204.56 feet to the southwest corner of said Lot 15; thence in a westerly direction, crossing Audubon Drive, approximately 50 feet to a point on the western right-of-way line of Audubon Drive, said point being at the northern end of a curve; thence with said right-of-way line along a curve to the left having a radius of 1,006.97 feet and a chord bearing and distance of S 13° 29' W 106.03 feet to the southern end of said curve; thence continuing with said right-of-way line S 10° 28' W 22.95 feet to the northeast corner of Lot 6 in Block 4 of said Section No. 5; thence with the northern line of said Lot 6 N 67° 03' W 242.74 feet to the southwest corner of Lot 2 in Block 4 of

Section 5 of Starmount Forest, as recorded in Plat Book 21, Page 6; thence with the southwestern line of Lot 3 in said Block 4 N 27° 21' W 156.70 feet to the southeast corner of Lot 4 in said Block 4; thence with the southern line of said Lot 4 N 63° 54' W 121.00 feet to the southwest corner of said Lot 4; thence with the southern line of Sandy J. and Rita I. Wilson, as recorded in Deed Book 6513, Page 1556, N 69° 51' 26" W 45.71 feet to a new iron pin; thence N 79° 21' 46" W 72.08 feet to a new iron pin

at the northwest corner of Stephen L. and Sarah Roach, as recorded in Deed Book 8836, Page 2502; thence with Roach's western line S 26° 07' 01" W 19.50 feet to the southeast corner of Lot 1 in Block 5 of said Section 5; thence with the southern line of said Lot 1 N 85° 37' W 100.91 feet to a point on the eastern line of Lot 2 in said Block 5; thence with said eastern line S 25° 48' W 10.00 feet to the southeast corner of said Lot 2; thence with the southern line of said Lot 2 N 68° 24' W 112.00 feet to the southeast corner of Lot 3 in said Block 5; thence with the southern line

of said Lot 3 N 62° 22' W 112.00 feet to the southwest corner of said Lot 3; thence with the eastern line of Lot 4 in said Block 5 N 28° 24' E 59.21 feet to the southeast corner of Lot 4 in said Block 5; thence with the southern lines of Lots 4 and 5 in said Block 5 N 83° 10' W 167.06 feet to the southwest corner of said Lot 5; thence in a westerly direction, crossing Idlewild Avenue, approximately 50 feet to the southeast corner of Lot 1 in Block 6 of said Section 5; thence with the southern lines of Lots 1 through 5 in said Block 6 and Lots 1 through 3A in Block 8 N 57° 44' W 883.34 feet to a point in the southern line of said Lot 3A; thence with the southern lines of Lots 3A, 4, 5, and 3 in said Block 8 N 86° 53' W 337.47 feet to the southwest corner of said Lot 3; thence in a westerly direction, crossing Rodman Road, approximately 50 feet to the southeast corner of Lot 1 in Block 11 of said Section 5; thence with the southern lines of Lots 1 through 8 in said Block 11 N 85° 24' W 821.45 feet to the southwest corner of said Lot 8; thence with the eastern right-of-way line of Kemp Road East and its northerly projection N 05° 51' W approximately 260 feet to its intersection with the southern right-of-way line of West Friendly Avenue; thence in a westerly direction with said southern right-of-way line approximately 320 feet to its intersection with the projection of the western right-of-way line of Kemp Road West; thence with said projection and said right-of-way line S 02° 08' E approximately 100 feet to a point; thence continuing with said right-of-way line S 00° 57' W 99.86 feet to a point at or near the northeast corner of Lot 241, as recorded in "Town of Hamilton Lakes" Plat Book 1, Page 3; thence continuing with said right-of-way line S 04° 02' W 25 feet to a point at or near the southeast corner of said Lot 241, also being the southeast corner of Charles M. and Stephanie A. Neese, as recorded in Deed Book 7227, Page 1422; thence with Neese's southern line N 85° 11' W 170.88 feet to Neese's southwest corner; thence continuing with the southern line of said Lot 241 N 85° 11' W approximately 100 feet to the southwest corner of said Lot 241; thence with the western line of said Lot 241 N 04° 44' E 27.85 feet to the southeast corner of Lot 232 on said plat; thence with the southern lines of Lots 232 through 219 on said plat N 84° 35' W 378.74 feet to the southwest corner of said Lot 219; thence in a westerly direction, crossing Erskine Road, approximately 100 feet to the southeast corner of Lot 114, as recorded in "Town of Hamilton Lakes" Plat Book 1, Page 2; thence with the southern lines of Lots 114 through 95 on said plat N 85° 00' W 539.64 feet to the southwest corner of said Lot 95; thence with the eastern right-of-way line of Keeling Road East along a curve to the right 99.76 feet to a point; thence continuing with said right-of-way line and its northward projection N 00° 14' W approximately 90 feet to its intersection with the southern right-of-way line of West Friendly Avenue; thence in a westerly direction with said southern right-of-way line approximately 210 feet to its intersection with the northward projection of the western right-of-way line of Keeling Road West; thence in a southerly direction with said projection and said right-of-way line approximately 150 feet to the southeast corner of Lot 11, as recorded in "Town of Hamilton Lakes" Plat Book 1, Page 1; thence with the southern lines of Lots 11 through 1 on said plat S 86° 00' W 298.7 feet to the southwest corner of said Lot 1; thence in a northerly direction with the eastern right-of-way line of Starmount Drive along a curve to the left 78.25 feet to a point; thence continuing with said right-of-way line and its northwardly projection N 19° 39' W approximately 140 feet to its intersection with the southern right-of-way line of West Friendly

Avenue; thence in a westerly direction with said southern right-of-way line approximately 210 feet to its intersection with the northward projection of the western right-of-way line of Lakewood Drive; thence in a southerly direction with said projection and said right-of-way line S 18°13' W approximately 190 feet to a point at or near the southeast corner of Lot 347, as recorded in "Town of Hamilton Lakes" Plat Book 1, Page 4; thence continuing with said right-of-way line S 21°24' W 44.31 feet to an iron stake at the southeast corner of Lindsay R. C. and John D. White, II, as recorded in Deed Book 8450, Page 2736, also being the northeast corner of Michael and Rhonda Kay Dowdall, as recorded in Deed Book 8825, Page 2164; thence with Dowdall's northern line N 75° 06'48" W 170.14 feet to a new nail; thence continuing with said northern line N 65°50'13" W 61.34 feet to an existing iron pin; thence continuing with said northern line N 79°24'58" W 10.22 feet to a new iron pin at Dowdell's northwest corner, also being a point in the eastern line of Van D. and Sandra D. Westervelt, as recorded in Deed Book 4703, Page 1989; thence with Westervelt's eastern line N 14° 19" W 77.84 feet to Westervelt's northeast corner, also being the southwest corner of Lot 339 on said plat; thence with Westervelt's northern line N 76°46' 31" W 136.5 feet to Westervelt's northwest corner; thence in a westerly direction, crossing Plummer Drive, approximately 50 feet to the southeast corner of Lot 441, as recorded in "Town of Hamilton Lakes" Plat Book 1, Page 6; thence with the southern lines of Lots 441 through 439 on said plat N 76°44' W 158.0 feet to an existing iron pin at the southwest corner of said Lot 439, also being a point in the eastern line of The Marie M. Flowers Irrevocable Inter Vivos Trust, as recorded in Deed Book 8124, Page 1227; thence with said eastern line S 16°47'31" W 26.80 feet to an existing iron pin; thence with said Trust's southern line N 76°59'27" W 42.95 feet to an iron pin at said Trust's southwest corner; thence with said Trust's western line the following four (4) courses and distances: 1) N 05°54'04" W 3.12 feet to an existing iron pin, 2) N 07°10'38" W 88.10 feet to an existing iron pin, 3) N 45°12'41" W 25.90 feet to an existing iron pin, and 4) N 15°15'05" E 11.78 feet to an existing iron pin at the southeast corner of Judith Kastner, as recorded in Deed Book 8217, Page 1931; thence with Kastner's southern line N 79°35'30" W 128.08 feet to a pipe in the eastern right-of-way line of Lakewood Drive; thence with said right-of-way line and the northwardly projection thereof the following three (3) courses and distances: 1) N 01°34' E 12.50 feet to an iron pipe, 2) with a curve to the left having a chord bearing and distance of N 04°40' W 104.84 feet, and 3) N 10°54' W approximately 60 feet to its intersection with the southern right-of-way line of West Friendly Avenue; thence in a northerly direction, crossing West Friendly Avenue, approximately 90 feet to the intersection of the northern right-of-way line of said avenue and the eastern right-of-way line of Westridge Road; thence in a northerly direction with said eastern right-of-way line approximately 140 feet to its intersection with the northern line of Lot 2 of Property of Wilson Mitchell, as recorded in Plat Book 42, Page 61; thence with the northern line of said Lot 2 N 74°00' E approximately 75 feet to an existing iron pipe; thence with the northern lines of Lots 2 through 5 on said plat S 86°30' E 356.13 feet to an existing iron pipe at the northeast corner of said Lot 5; thence with the western lines of Lots 3 and 2 in Block A of Property of Fidelity Construction Co., as recorded in Plat Book 25, Page 60, S 04°47' W approximately 107 feet to the southwest corner of said Lot 2; thence with the southern line of said

Lot 2 S 88°13' E 152.71 feet to the northeast corner of said Lot 2; thence in a southeasterly direction, crossing Plummer Drive, approximately 60 feet to the southwest corner of Lot 2 in Block C on said plat; thence with the southern lines of Lots 2 through 4 in said Block C the following three (3) courses and distances: 1) S 71°17' E 100.38 feet to a corner, 2) S 23°40' W 20.0 feet to a corner, and 3) S 76°27' E 150.59 feet to the northwest corner of Lot 11 in said Block C; thence with the northern lines of Lots 11 and 10 in said Block C S 84°11' E 195.76 feet to the northeast corner of said Lot 10; thence with the eastern line of said Lot 10 S 10°20' W 10.00 feet to the northwest corner of Lot 9 in said Block C; thence with the northern line of said Lot 9 S 76°27' E 150.59 feet to the northwest corner of Lot 11 in said Block C; thence with the northern lines of Lots 11 and 10 in said Block C S 84°11' E 195.76 feet to the northeast corner of said Lot 10; thence with the eastern line of said Lot 10 S 10°20' W 18.0 feet to the northwest corner of Lot 9 in said Block C; thence with the northern line of said Lot 9 S 84°47'30" E 150.61 feet to the northeast corner of said Lot 9; thence in an easterly direction, crossing Starmount Drive, approximately 50 feet to the northwest corner of Lot 1 in Block D on said plat; thence with the northern lines of Lots 1 and 2 in said Block D N 88°50' E 197.54 feet to the northeast corner of said Lot 2; thence with the eastern line of said Lot 2 S 01°10' E approximately 190 feet to its intersection with the northern right-of-way line of West Friendly Avenue; thence in an easterly direction with said right-of-way line approximately 310 feet to its intersection with the western line of Phillip H. Wilson and Jacqueline A. Wilson, as recorded in Deed Book 8543, Page 3069; thence with said western line N 05°51'49" W approximately 190 feet to an existing iron pipe at Wilson's northwest corner; thence with Wilson's northern line S 82°52'24" E 119.99 feet to its intersection with the western right-of-way line of Rollingwood Drive; thence in an easterly direction, crossing Rollingwood Drive, approximately 60 feet to an existing iron pipe at the northwest corner of Lot 1 of Clara A. Ridder, as recorded in Plat Book 94, Page 140; thence with the northern line of said Lot 1 S 88°59'30" E 238.46 feet to the northeast corner of said Lot 1; thence with the western line of Mark P. Abee, as recorded in Deed Book 8445, Page 756, N 02°06'10" E approximately 369 feet to an iron pin at Abee's northwest corner, thence with Abee's northern line S 83°33'00" E 124.80 feet to an iron pin at the northwest corner of Michael E. and H. Katherine Norins, as recorded at Deed Book 8776, Page 2765; thence with Norins' northern line S 83°33' E 125.00 feet to the northwest corner of Lot 7 of Roundtree Court, as recorded in Plat Book 132, Page 23; thence with the western lines of Lots 7 through 9 on said plat S 02°01'04" W 370.00 feet to the southwest corner of said Lot 9; thence with the southern lines of Lots 9 and 10 on said plat the following three (3) courses and distances: 1) S 83°31'29" E 125.03 feet to an iron pin, 2) S 02°00'42" W 21.68 feet to an iron pin, and 3) S 84°53'19" E 130.72 feet to the southeast corner of said Lot 10; thence in a southeasterly direction, crossing Roundtree Court, approximately 70 feet to the southwest corner of Lot 2 on said plat; thence with the southern line of said Lot 2 S 85°26'46" E 90.03 feet to the southeast corner of said Lot 2; thence with the eastern lines of Lots 2 through 5 on said plat N 01°58'47" E 402.83 feet to an existing iron pin in the southern line of James B. and Maria R. Cropper, as recorded in Deed Book 8050, Page 3086; thence with Cropper's southern line S 83°31'47" E 50.15 feet to an existing iron pin at Cropper's southeast corner; thence with the

southern line of Arthur C. and Nancy M. Close, as recorded in Deed Book 6329, Page 1676, S 83°32'03" E 74.86 feet to a point in the western line of Lot 4 of Jack K. and Dorothy S. Statham, as recorded in Plat Book 62, Page 131; thence with the western lines of Lots 4 through 2 on said plat S 01°59'30" W 344.75 feet to the southwest corner of said Lot 2; thence with the northern line of said Lot 2 S 88°01' E 124.85 feet to the southeast corner of said Lot 2; thence in a northeasterly direction, crossing Kemp Road West, approximately 70 feet to the northwest corner of Lot 1 of Property of Mrs. L. P. McLendon, Sr., as recorded in Plat Book 50, Page 48; thence with the northern line of said Lot 1 S 85°33'30" E 212.19 feet to the northeast corner of said Lot 1; thence with the eastern line of Lot 2 on said plat N 01°59' E 120.00 feet to the northeast corner of said Lot 2; thence with the northern lines of Lots 6 through 3 of Estate of Mrs. Alice Wolff, as recorded in Plat Book 12, Page 116, S 86°22' E 523.03 feet to a 1 inch iron pipe at the northeast corner of said Lot 3, said pipe also being in the southern line of Lot 9 on Map 16 of Hamilton Forest, as recorded in Plat Book 84, Page 109; thence with the southern line of said Lot 9 and the southern lines of Lots 18, 19, and 20 of Section 1, Map 1 of The Village at Windsor Park, as recorded in Plat Book 80, Page 127, S 88°24'15" E 419.38 feet to a 2 inch angle iron; thence with the western lines of Lots 12 through 16 of Section 1, Map 2 of the Village at Windsor Park, as recorded in Plat Book 80, Page 128, S 01°56'04" W 468.70 feet to a point in the northern right-of-way line of West Friendly Avenue; thence with said right-of-way line in an easterly direction approximately 800 feet to its intersection with the western line of Westminster Presbyterian Church Corporation of Greensboro, NC, said line being the eastern line of Lot 2 of Friendly Park, as recorded in Plat Book 8, Page 10; thence with said eastern line N 06° 11' 15" E 654.03 feet to a point in the southern line of Lot 3 in Block X of Map 15 of Hamilton Forest, as recorded in Plat Book 57, Page 143; thence with the southern line of said Lot 3 N 89°05' 38" W 53.46 feet to the southwest corner of said Lot 3; thence with the western line of said Lot 3 N 20° 34' 16" E 177.27 feet to the northwest corner of said Lot 3; thence with the southern right-of-way line of Redington Drive the following four (4) courses and distances: 1) S 67° 29' 08" E 37.00 feet to a point, 2) with a curve to the left having a radius of 839.51 feet and a chord bearing and distance of S 69° 50' 35" E 69.11 feet to a point, 3) with a curve to the left having a radius of 839.58 feet and a chord bearing and distance of S 76° 51' 14" E 135.85 feet to a point, and 4) S 81°29'40" E 0.53 feet to a point in the western right-of-way line of Westminster Drive; thence with said western right-of-way line along a curve to the left having a radius of 967.41 feet and a chord bearing and distance of S 03°47'34" W 101.48 feet to a point; thence continuing with said right-of-way line S 00° 46'08" W 0.29 feet to the southeast corner of Lot 4 in Block X on Map 9 of Hamilton Forest, as recorded in Plat Book 43, Page 71; thence continuing in a southerly direction with said right-of-way line S 02° 53' W approximately 630 feet to its intersection with the westwardly projection of the northern line of Lot 1 of Nancy DeSanto Property, as recorded in Plat Book 50, Page 61; thence with said projection, crossing Westminster Drive, S 84°16'10" E approximately 50 feet to the northwest corner of said Lot 1; thence with said northern line S 84°16'10" E 155.85 feet to the northeast corner of said Lot 1, also being a point in the eastern line of Lot 3 of Section 4-A of Friendly Acres, as recorded in Plat Book 87, Page 99; thence with the western line of said Lot 3 S 16°49' W 68.23

feet to the southwest corner of said Lot 3; thence with the southern line of said Lot 3 S 70°00' E 209.75 feet to the southeast corner of said Lot 3; thence in a southeasterly direction, crossing Dunkirk Place, approximately 90 feet to the southwest corner of Lot 7 of said Section 4-A; thence with the southern line of said Lot 7 the following two (2) courses and distances: 1) S 77°11' E 117.73 feet to a point, and S 82°54' E 45.23 feet to the southeast corner of said Lot 7; thence with the eastern lines of Lots 7 and 6 of said Section 4-A the following two (2) courses and distances: 1) N 20°58' E 149.78 feet, and 2) N 02°24' E 150.57 feet to an iron pipe at the northernmost corner of said Lot 6, also being the northwest corner of Robert T. and Margaret F. Lanier, as recorded in Deed Book 8417, Page 2602; thence with Lanier's northern line S 88°36' E 71.89 feet to an iron pipe at Lanier's northeast corner; thence with Lanier's eastern line S 02°23' W approximately 340 feet to the northwest corner of The Chrystal N. Flynn Living Trust, as recorded in Deed Book 8014, Page 2673; thence with the northern line of said Trust S 66°24' E 205.78 feet to said Trust's northeast corner; thence with the eastern line of said Trust S 05°08'32" W approximately 217 feet to the northwest corner of Lot 1 of Windsor's Greenwood Corner, as recorded in Plat Book 83, Page 108; thence with the northern lines of Lots 1 and 2 on said plat S 79°20'33" E 196.76 feet to the northeast corner of said Lot 2; thence S 05°56' W with the western right-of-way line of Greenwood Drive and its southwardly projection approximately 169 feet to its intersection with the northern right-of-way line of West Friendly Avenue; thence in an easterly direction with said northern right-of-way line approximately 150 feet to its intersection with the western line of Lot 3 in Block A of Greenwood Park Subdivision, as recorded in Plat Book 34, Page 72; thence with the western line of said Lot 3 N 18°14'30" E approximately 160 feet to the northwest corner of said Lot 3; thence with the northern lines of said Lot 3 and Lot 2 in said Block A the following two (2) courses and distances: 1) S 83°59'26" E 24.02 feet, and 2) S 71°45'30" E 176.55 feet to the northeast corner of said Lot 2; thence with the eastern line of said Lot 2 S 18°14'30" W approximately 170 feet to its intersection with the northern right-of-way line of West Friendly Avenue; thence in a southerly direction, crossing West Friendly Avenue, approximately 80 feet to the intersection of the southern right-of-way line of West Friendly Avenue and the western line of Glenda P. Johnson; thence in an easterly direction with said right-of-way line approximately 200 feet to its intersection with the western right-of-way line of North Holden Road; thence in a southerly direction with said western right-of-way line approximately 540 feet to the point and place of beginning, containing approximately 90 acres.

All Deeds and Plats to which this description refers are kept in the records of the Register of Deeds of Guilford County, North Carolina.

Section 2. The properties described above will be perpetually bound to the standards of the **Neighborhood Conservation Overlay** 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 October 15, 2024.