

AMENDING OFFICIAL ZONING MAP

3510-3516 WEST FRIENDLY AVENUE AND 805-807 HOBBS ROAD, GENERALLY DESCRIBED AS NORTH OF WEST FRIENDLY AVENUE AND WEST OF HOBBS 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 **PUD** (Planned Unit Development) to **PUD** (Planned Unit Development)

The area is described as follows:

BEING A PARCEL OF LAND AT THE INTERSECTION OF THE NORTHERN RIGHT OF WAY OF W. FRIENDLY AVE. AND THE WESTERN RIGHT OF WAY OF HOBBS ROAD LOCATED IN THE CITY OF GREENSBORO, MOREHEAD TOWNSHIP, GUILFORD COUNTY, NORTH CAROLINA AND BEING THE SAME PARCELS OF LAND CONVEYED TO VERA T. RABIN AS RECORDED IN DEED BOOK 1944 PAGE 76, JOHN BISHOP BYERLY AS RECORDED IN DEED BOOK 4699 PAGE 1864, WILLIAM E. SMITH AND OTHERS AS RECORDED IN WILL BOOK 98 PAGE 2307, VERA T. RABIN AS RECORDED IN DEED BOOK 3698 PAGE 1032, JENNIFER O. KRISHER AS RECORDED IN DEED BOOK 6681 PAGE 1759 AND ADA S. GERMAN AS RECORDED IN DEED BOOK 3289 PAGE 1013 ALL IN THE GUILFORD COUNTY REGISTRY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIPE ON THE WESTERN RIGHT OF WAY OF HOBBS ROAD, SAID EXISTING IRON PIPE BEING THE SOUTHEASTERN CORNER OF LOT 1 OF HOBBS LANDING AS RECORDED IN PLAT BOOK 156 PAGE 162; THENCE WITH THE RIGHT OF WAY OF HOBBS ROAD THREE CALLS AS FOLLOWS: 1) S. 00-46-07 W. 89.01 FEET TO AN EXISTING IRON PIPE; 2) S. 00-42-38 W. 136.11 FEET TO AN EXISTING IRON PIPE; 3) S. 00-46-40 W. 281.95 FEET TO AN EXISTING IRON PIPE; THENCE WITH A CURVE TO RIGHT LEADING INTO THE RIGHT OF WAY OF W. FRIENDLY AVE. HAVING A RADIUS OF 20.96 FEET, AN ARC LENGTH OF 30.86 FEET AND A CHORD BEARING OF S. 42-16-46 W. 28.14 FEET TO AN EXISTING IRON PIPE; THENCE WITH THE NORTHERN RIGHT OF WAY OF W. FRIENDLY AVE. SIX (6) CALLS AS FOLLOWS: 1) N. 73-34-56 W. 101.28 FEET TO AN EXISTING IRON PIPE; 2) N. 73-47-15 W. 100.08 FEET TO AN EXISTING IRON PIPE; 3) N. 73-38-52 W. 72.77 TO A NEW IRON PIPE; 4) N. 75-39-50 W. 48.60 FEET TO A NEW IRON PIPE; 5) N. 72-30-38 W. 88.79 FEET TO AN EXISTING IRON PIPE; 6) N. 73-50-23 W. 210.01 FEET TO A NEW IRON PIPE. THE SOUTHEAST CORNER OF PROPERTY OWNED BY FIRST EVANGELICAL LUTHERAN CHURCH AS RECORDED IN DEED BOOK 7093 PAGE

1905; THENCE WITH THE EASTERN LINE OF THE FIRST EVANGELICAL LUTHERAN CHURCH PROPERTY N. 04-07-43 E. 414.59 FEET TO AN EXISTING IRON PIPE, THE SOUTHWESTERN CORNER OF LOT 8 OF THE AFOREMENTIONED HOBBS LANDING SUBDIVISION, THENCE WITH THE SOUTHERN LINE OF THE HOBBS LANDING SUBDIVISION TWO CALLS AS FOLLOWS: 1) S. 84-14-07 E. 253.64 FEET TO AN EXISTING IRON PIPE; 2) S. 84-13-15 E. 341.74 FEET TO THE POINT AND PLACE OF BEGINNING AND CONTAINING 6.609 ACRES.

Section 2

That the zoning amendment from PUD (Planned Unit Development) to PUD (Planned Unit Development) is hereby authorized subject to the following use limitations and conditions:

1. Permitted uses shall include all uses allowed in the Planned Unit Development zoning district, except for the following:
 - a. Eating and Drinking Establishments with Drive-through Facilities;
 - b. Animal Shelters;
 - c. All Community Scale Cultural and Community Uses;
 - d. Day Care Centers;
 - e. All Educational Uses;
 - f. Governmental Buildings;
 - g. Group Care Facilities;
 - h. Clubs and Lodges;
 - i. Shooting Ranges;
 - j. Tourist Homes (Bed and Breakfast);
 - k. Night Clubs;
 - l. Funeral Homes and Crematoriums;
 - m. Veterinary Services, Pet Grooming, Kennels;
 - n. ABC Stores;
 - o. Convenience Store with Fuel Pumps;
 - p. Garden Centers;
 - q. Pawnshops;
 - r. Sexually Oriented Businesses;
 - s. Vehicle Sales and Service;
 - t. Car Washes; and
 - u. Tattoo Parlors

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 July 15, 2025.