

AMENDING OFFICIAL ZONING MAP

6010-6100 WEST FRIENDLY AVENUE, 6010 NEAR-6100 WEST FRIENDLY AVENUE, 1-9999 FRIENDS HOME, AND 909-911 WOODBROOK DRIVE, GENERALLY DESCRIBED AS NORTH OF WEST FRIENDLY AVENUE AND EAST OF ELIZABETHAN 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 **CD-O (Conditional District Office)** and **R-3 (Residential Single Family)** to **CD-PI (Conditional District Public and Institutional)**.

The area is described as follows:

“Being all that certain tract or parcel of land lying and being in the City of Greensboro, Morehead Township, Guilford County, North Carolina, being more particularly described as follows:

BEGINNING at an iron pipe found at the southwesterly corner of Lot 42 of the Arcadia Subdivision, Section Two (Plat Book 23, Page 70, Guilford County Register of Deeds), said iron having North Carolina State Plane Grid coordinates (NAD 83/2011) of N = 853,280.19' and E = 1,734,776.03'; running thence with the southerly line of Lots 42 and 43 of said Arcadia Subdivision, Section Two South 86 deg 33' 11" East a distance of 269.78 feet to an iron pipe found, the southwesterly corner of Lot 44 of said Arcadia Subdivision, Section Two; thence with the southerly line of Lots 44 and 45 of said Arcadia Subdivision, Section Two South 86 deg 22' 29" East a distance of 225.65 feet to a metal rebar found, the northwesterly corner of City of Greensboro Floodplain and Open Space as shown on Plat Book 99, Page 24, Guilford County Register of Deeds; thence with the westerly and southerly line of said Floodplain and Open Space the following two (2) courses and distances: 1) South 11 deg 03' 18" East a distance of 22.69 feet to a point in a creek; and 2) South 86 deg 22' 29" East a distance of 132.00 feet (passing a metal rebar found at a distance of 20.00 feet) to a metal rebar found in the westerly line of Lot 47-A of the Quaker Commons Condominiums (Plat Book 99, Page 24, Guilford County Register of Deeds); thence with the westerly line of said Quaker Commons Condominiums the following two (2) courses and distances: 1) South 15 deg 36' 48" East a distance of 82.73 feet to an iron pipe found; and 2) South 15 deg 36' 48" East a distance of 781.88 feet to an iron pipe found in the northerly right-of-way line of West Friendly Avenue; thence with the northerly right-of-way line of West Friendly Avenue the following eleven (11) courses and distances: 1) South 68 deg 17' 46" West a distance of 536.57 feet to a metal rebar found; 2) South 68 deg 17' 46" West a distance of 214.73 feet to a metal rebar found; 3) South 68 deg 17' 46" West a distance of 41.36 feet to a concrete monument found; 4) with a curve to the right a chord bearing of South 72 deg 46' 42" West a chord distance of 247.58 feet to a metal rebar found, said curve having a radius of 1584.04 feet and an arc length of 247.84 feet; 5) South 75 deg 52' 56" West a distance of 40.87 feet to an iron pipe found; 6) with a curve to the right a chord bearing of South 79 deg 37' 47" West a distance of 96.82 feet to an iron pipe found, said curve having a radius of 1793.46 feet and an arc length of 96.83 feet; 7) with a curve

to the right a chord bearing of South 83 deg 07' 43" West a distance of 122.19 feet to a broken concrete monument found, said curve having a radius of 1793.46 feet and an arc length of 122.21 feet; 8) North 49 deg 16' 15" West a distance of 30.98 feet to an iron pipe found; 9) South 84 deg 55' 01" West a distance of 61.04 feet to an iron pipe found; 10) South 41 deg 47' 28" West a distance of 27.15 feet to an iron pipe set; and 11) with a curve to the right a chord bearing of North 88 deg 04' 52" West a distance of 207.47 feet to a metal rebar found in the easterly line of Lot 51 of the Quaker Acres Subdivision (Plat Book 22, Page 35, Guilford County Register of Deeds), said curve having a radius of 1791.15 feet and an arc length of 207.59 feet; thence with the easterly line of said Quaker Acres Subdivision the following five (5) courses and distances: 1) North 01 deg. 47' 29" East a distance of 219.41 feet to an iron pipe set at the southeasterly corner of Lot 49 of said Quaker Acres Subdivision; 2) North 11 deg 30' 40" West a distance of 165.06 feet to an iron pipe found at the southeasterly corner of Lot 48 of said Quaker Acres Subdivision; 3) North 11 deg 34' 23" West a distance of 125.13 feet to an iron pipe found at the southeasterly corner of Lot 47 of said Quaker Acres Subdivision; 4) North 10 deg 03' 42" West a distance of 363.75 feet to an iron pipe found at the southeasterly corner of Lot 62 of said Quaker Acres Subdivision; and 5) North 01 deg 25' 13" East a distance of 198.18 feet to an iron pipe found in the southerly right-of-way line of Roblyn Drive; thence with the right-of-way line of Roblyn Drive the following nine (9) courses and distances: 1) North 01 deg 25' 13" East a distance of 4.99 feet to an iron pipe set; 2) with a curve concave to the southwest a chord bearing of South 44 deg 36' 53" East a chord distance of 14.14 feet to an iron pipe set, said curve having a radius of 10.00 feet and an arc length of 15.70 feet; 3) South 00 deg 23' 07" West a distance of 10.00 feet to an iron pipe set; 4) South 89 deg 36' 53" East a distance of 30.00 feet to an iron pipe set; 5) North 00 deg 23' 07" East a distance of 10.00 feet to an iron pipe set; 6) with a curve concave to the southeast a chord bearing of North 45 deg 23' 07" East a chord distance of 14.14 feet to an iron pipe set, said curve having a radius of 10.00 feet and an arc length of 15.70 feet; 7) South 89 deg 36' 53" East a distance of 14.75 feet to an iron pipe set; 8) North 00 deg 23' 07" East a distance of 25.00 feet to an iron pipe set; and 9) South 89 deg 36' 21" East a distance of 8.85 feet to an iron pipe set; thence North 01 deg 07' 56" East, falling in line with the easterly line of Tract Two of that property owned, now or formerly, by Walter M. Brown and wife, Bambi B. Brown (Deed Book 3784, Page 1758, Guilford County Register of Deeds), a distance of 229.79 feet to an iron pipe found in the northerly line of Lot 37 of said Quaker Acres Subdivision; thence with the northerly line of Lots 37 to 39 of said Quaker Acres Subdivision North 88 deg 52' 49" West a distance of 209.57 feet to an iron pipe found, the southeasterly corner of Lot 23 of the Marlee Subdivision, Section 2 (Plat Book 49, Page 65, Guilford County Register of Deeds); thence with the easterly line of Lots 23 to 28 of said Marlee Subdivision, Section 2 North 05 deg 10' 35" West a distance of 592.66 feet (passing an iron pipe found at a distance of 276.95 feet) to a point in a stump pile, the southwesterly corner of Coble Farms II, Section A, Map 6 (Plat Book 157, Page 129, Guilford County Register of Deeds); thence with the southerly line of said Coble Farms II, Section A, Map 6 North 66 deg 03' 47" West a distance of 487.44 feet (passing iron pipes set at distances of 181.31 feet and 409.92 feet) to an iron pipe found in the southerly line of Coble Farm II, Section A, Map 2 (Plat Book 152, Page 133, Guilford County Register of Deeds); thence with southerly line of said Coble Farm II, Section A, Map 2 and the southerly line of Coble Farm II, Section A, Map 4 (Plat Book 156, Page 29, Guilford County Register of Deeds) South 67 deg 44' 24" East a distance of

576.64 feet to a pinched-top iron pipe found at the northwesterly corner of Lot 39 of the Arcadia Subdivision, Section Two (Plat Book 23, Page 70, Guilford County Register of Deeds); thence with the line of said Lot 39 the following two (2) courses and distances: 1) South 00 deg 53' 29" West a distance of 129.87 feet to an iron pipe set; and 2) North 69 deg 35' 25" East a distance of 220.26 feet to a pinched-top iron pipe found in the easterly right-of-way line of Woodbrook Drive; then with the easterly right-of-way line of Woodbrook Drive the following two (2) courses and distances: 1) South 21 deg 16' 36" East a distance of 88.68 feet to an iron pipe found; and 2) South 34 deg 12' 48" East a distance of 88.88 feet to a metal rebar found, the northwesterly corner of Lot 42 of said Arcadia Subdivision, Section Two; thence with the line of said Lot 42 the following two (2) courses and distances: 1) South 46 deg 35' 17" West a distance of 404.92 feet to an iron pipe set; and 2) South 00 deg 53' 29" West a distance of 104.63 feet to the point and place of BEGINNING, containing 56.594 acres, more or less."

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

1. All uses in the PI zoning district shall be allowed except shooting ranges; correctional institutions; and auditoriums, coliseums and stadiums (as principal use).
2. Applicant shall insure that private access to Woodbrook Dr. shall be by an access controlled barrier or other means of secured access approved by the Greensboro Department of Transportation

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the **CD-PI (Conditional District Public and Institutional)** 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 17, 2018.