

West Friendly Avenue

Neighborhood Conservation
Overlay District

Adopted October 15, 2024

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Thank you to Westminster Presbyterian Church for hosting the public meetings for this initiative.



Introduction

The following report documents the history, existing conditions, and process of developing the West Friendly Avenue Neighborhood Conservation Overlay (NCO). It provides tailored standards to guide development and includes the boundaries within which these standards will apply.

Greensboro's enabling ordinance for NCOs requires that a plan and development guidelines accompany any request for the creation of an NCO. Contained within this plan are: a statement of purpose and intent, description of the area boundary, relevant history, a physical description of the area, land use and zoning analysis, and a review of the West Friendly Avenue NCO planning process.

Purpose and Intent

The purpose of the NCO is to preserve the characteristics of the existing residential neighborhood. These features, unique to the West Friendly Avenue corridor, are large lot size, substantial setbacks, and significant tree coverage along West Friendly Avenue. The intent of this overlay is to maintain the consistency of this setting as new development and rezoning occurs, and the overlay is intended to apply to those properties that have frontage along Friendly Avenue.

Nonconformities

The standards in this NCO are based on the context established by the existing structures and pattern of development in the neighborhood. As such, all structures existing inside the West Friendly Avenue NCO boundary at the time of the adoption of this plan shall be considered to be in conformance with the standards of the plan. Structures damaged up to and including 100% of the pre-damage tax value will be allowed to rebuild in their existing footprint. Structures existing at the time of the adoption of this plan may be expanded and altered as long as the expansion complies with the dimensional requirements of the Land Development Ordinance and this NCO plan.

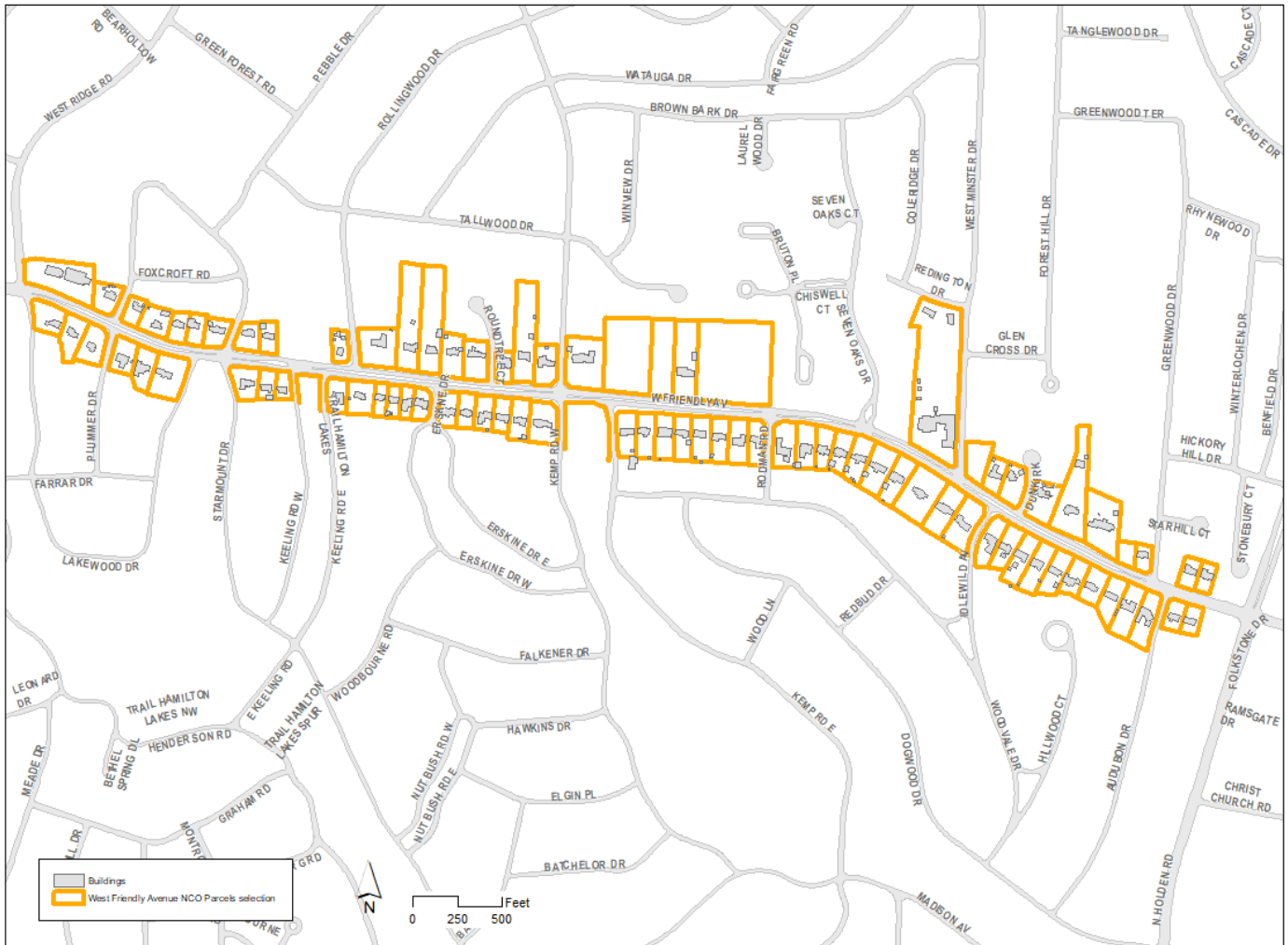
Applicability

All properties within the West Friendly Avenue Neighborhood Conservation Overlay must adhere to the standards contained herein. These standards will be applied to new development. In cases of lot subdivision, the standards will apply only to those parcels with frontage along Friendly Avenue. These projects will also be guided by other applicable land development and land use standards, including the dimensional standards of the underlying zoning districts that are not covered by this NCO. If a conflict arises between the overlay and the underlying zoning, the overlay standards take precedence.

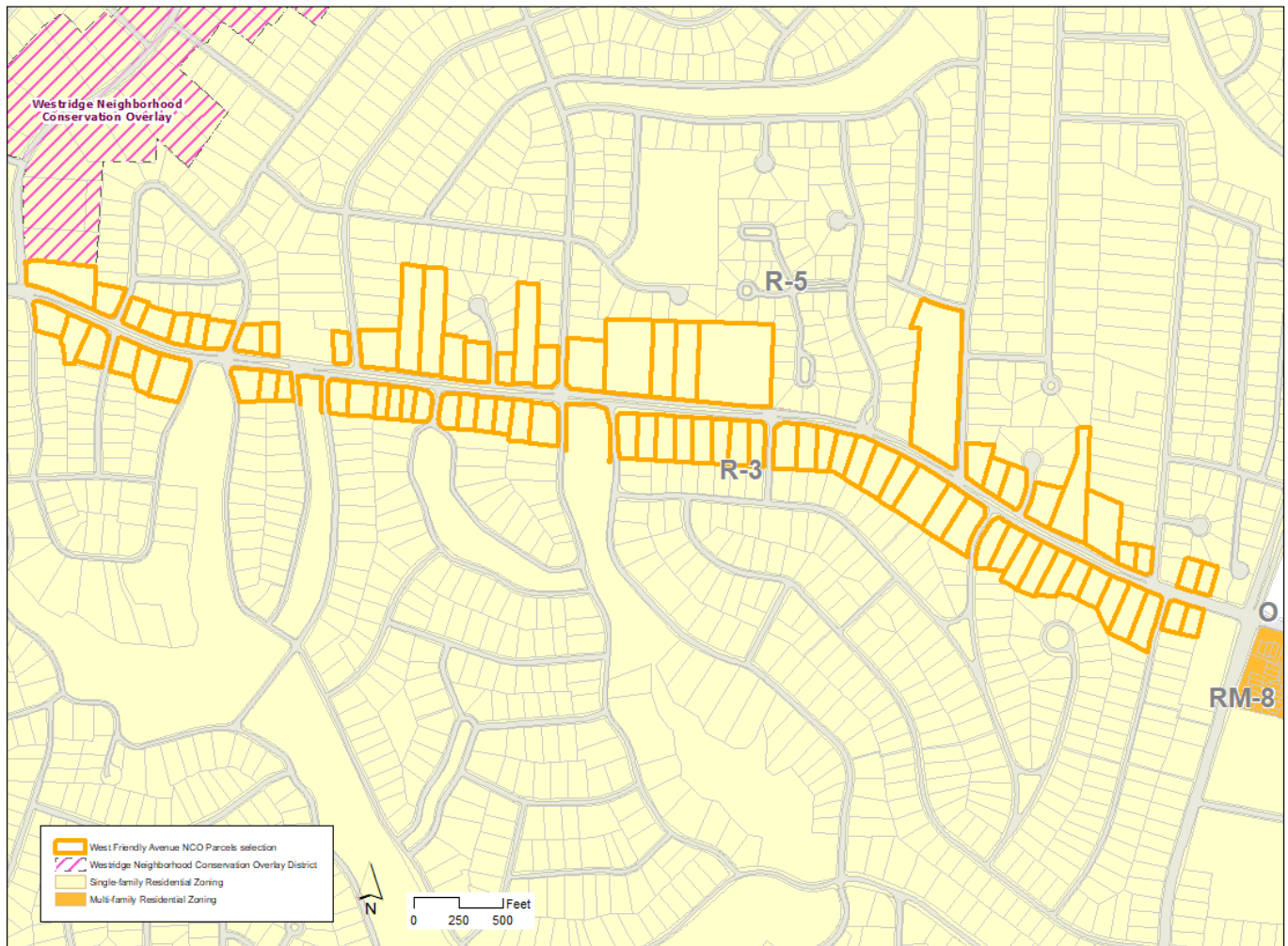
The review process for all development proposals within the West Friendly Avenue Neighborhood Conservation Overlay will follow the process outlined in the [Land Development Ordinance](#). (Please see [Article 4. Review and Approval Procedures](#) for additional information on review process.) The [Greensboro Planning Department](#) can help with more information regarding application and approval procedures in Greensboro.

Location and Boundaries

The West Friendly Avenue Neighborhood Conservation Overlay consists of the lots that front on West Friendly Avenue between Holden Road and Westridge Road. The area is located in the Northwest section of Greensboro, about five miles outside of the center city. The map shows the properties included in the NCO.



Zoning Map



Physical Characteristics

The major development phase for the West Friendly Avenue Neighborhood occurred between 1948 and 1965. Although West Friendly Avenue traverses multiple neighborhoods, the physical characteristics within the overlay district boundary are cohesive. Development within the district is characterized by generous front setbacks that allow for a mature tree canopy and create the feeling of an urban forest along West Friendly Avenue. Trees common in the neighborhood include: Southern Magnolia, Willow Oak, a variety of Maples, White Oak, Northern Red Oak, as well as the ubiquitous crape myrtle. The natural areas provide diversity and resiliency to the urban forest by providing additional tree species, such as Tulip Poplar, Hickory, a wider variety of Oaks, Pines, a wealth of middle and lower canopy trees and plants, as well as areas for the urban forest to regenerate. Most trees within the neighborhood appear to be well-maintained based on a windshield survey, although a few large canopy trees have been topped or otherwise pruned contrary to ANSI A300 standards.

In 2007-2008, the City of Greensboro further enhanced and unified the West Friendly Avenue corridor through a project between Holden Road and Westridge Road that created a 14 foot wide median planted with Crepe Myrtle and Willow Oak. This project included the creation of limited access turn lanes and sidewalks on each side of West Friendly Avenue. As a part of this project, the lanes themselves were narrowed to slow traffic down along this four-lane divided corridor. This planted median and the tree canopy along the roadway are key features neighborhood residents wish to protect.

The transition from house to house provides a generally consistent setback and appearance from the road. The neighborhood displays a variety of architectural styles, but many are one to two-story, traditional ranch-style or split-level houses. Most driveways and garages are to the side or rear of the homes, typically accessed off of West Friendly Avenue. The average side setback is greater than 20 feet but this varies across the neighborhood. Materials frequently found in the district include brick and wood or wood-like siding. Sidewalks are typically 4-6 feet wide, at some points separated from the roadway by a 2 foot wide grass curb lawn and other times located directly at back of curb. Intersections at Westridge Road, Kemp Road, and Holden Road are provided with crosswalks, accessible ramps, and pedestrian signals.



History

The area was home to members of the Saura and Keyauwee tribes in the 1600's, and was then settled by German and Quaker immigrants in the 1740's. The City of Greensboro was named after Revolutionary War General Nathanael Greene and founded by legislative act in 1808 as the new county seat of Guilford County. Friendly Avenue between Church and Mendenhall at that time was called Gaston Street, which is said to have been named for William Gaston, a former state Supreme Court chief justice who wrote NC's state song, "The Old North State" [5]. A train stop was added at Greensboro in the 1840's and the city's population began growing, and by 1891 the city had so many trains coming and going the town was nicknamed the "Gate City" [5]. This great transportation network helped make Greensboro a textile economic hub with a focus on denim production, and later contributed to the placement of a World War II encampment in the city [5].

Hamilton Lakes was incorporated by the original developer and creator of the community, Alfred M. Scales, who also developed Irving Park to the north around what is now Greensboro Country Club. In 1922 the Hamilton Lakes assemblage totaled 4,683 acres that extended from West Market Street and Wendover Avenue on the south and east, north to Battleground, and west to Jefferson and New Garden roads [1]. In 1925, Scales incorporated 1,600 acres as the Town of Hamilton Lakes in the area south of West Friendly Avenue, which included tan-colored asphalt on some of the main streets and was marketed as, "a beautiful village... designed to soothe the senses... flowers and shrubs bloom on every side" [1]. In the 1920's the properties transferred to Blanch Sternberger-Benjamin by way of inheritance and were then purchased by Starmount Company. Starmount is understood to be the English translation of Sternberger.

Although property sales and development slowed during the Great Depression, development took off following World War II, with a significant portion of homes within the NCO being built between 1948 and 1965. The short time frame of development resulted in a neighborhood with homogenous style, form, and detail, which is still visible today. Architectural styles present in the neighborhood include Minimal Traditional, with Colonial Revival ranches and split-levels interspersed along West Friendly Avenue [4].



Existing Conditions

Zoning and Land Use Description

All properties within the West Friendly Avenue NCO are currently zoned R-3. The R-3 (Residential Single-family 3) District allows up to three dwelling units per acre [6]. Other uses, such as schools and churches, are also allowed. All properties within the boundary conform to the permitted land uses for R-3. The West Friendly Avenue NCO applies the additional requirements below that are modifications of the standards in the Land Development Ordinance (<https://online.encodeplus.com/regs/greensboro-nc/index.aspx>) and other City codes and rules (https://library.municode.com/nc/greensboro/codes/code_of_ordinances). These NCO requirements apply to all properties regardless of future use and rezoning.

Zoning and Land Use – Incompatibilities and Inconsistencies

The 88 properties located within the West Friendly Avenue NCO boundary exceed the minimum standards for some dimensional standards of the district per the Land Development Ordinance. The following is a description of these incompatibilities and inconsistencies between the existing development and zoning dimensional standards:

Lot Width and Setback – The average lot within the NCO is 124 feet wide, approximately 65% larger than the minimum 75 foot width required by the base district. Similarly, the average front yard within the district is 92 feet, as opposed to the 35 foot minimum front setback required. Likewise, the average side setback of properties within the NCO is 24 feet, more than double the minimum of 10 feet required by the LDO. Most structures within the district are oriented with the front façade facing West Friendly Avenue (87%), with only a few houses facing a side road. Lastly, although the base district allows for a 50 foot tall building, most of the buildings within the NCO are one story (87%).

Dimensional Requirements

| | |
|---|---|
| Minimum Street Setback | Vacant lots use average of setbacks on adjacent built lots; if this is not feasible, then the smallest setback on an adjacent lot is to be used |
| Minimum Interior Side Setback | 20 ft, for lots less than 90 ft wide the side setback minimum is 10 ft |
| Maximum Height (ft.) | 40 ft across all districts. Accessory structures limited to 12 ft over primary structure, not to exceed 40 ft |
| Minimum Tree Conservation Area | first 50 ft from right-of-way OR front yard, whichever is less |
| Minimum % Trees saved within Tree Conservation Area | 75% |
| Replanting Requirement for Mitigation | One tree planted for every tree removed from the Tree Conservation Area |

West Friendly Avenue Neighborhood and the NCO Planning Process

The West Friendly Avenue neighborhood initiated a request to begin the Neighborhood Conservation Overlay on August 22, 2023 by submitting a feasibility application and petition. This application was accompanied by a petition signed by 25% of the land area and parcels included within the proposed NCO. The first neighborhood meeting was held January 11, 2024. Staff met with residents to discuss the NCO, including what it is and how it relates to zoning and possible future development. That initial meeting included some of the preliminary dimensional information in support of the application, such as average setbacks of the lots within the district. Small group discussion focused on elements unique to the area to include in the NCO.

A second neighborhood meeting was held on April 9, 2024. Participants worked to clarify draft standards and consensus was reached on the items discussed, including: front setbacks, side setbacks, maximum height, and tree protection standards. The discussion included consideration of the impact of the proposed changes, with a desire expressed by the group to incorporate flexibility in some of the standards to ensure a comfortable fit for all. Following this meeting, staff worked to prepare a draft of the plan that the residents could share as they worked to collect the necessary property owner signatures in support of the application.



Development Standards

I. Setbacks

- A. West Friendly Avenue Setback/Front Setback for Vacant Property – In cases of new construction or redevelopment of the lot, the minimum West Friendly Avenue Setback for new development on a vacant property shall be the average of the two closest developed properties on either side. Only developed properties will be used to calculate setbacks. When vacant lots are abutted by other vacant lots, the average setback may be calculated using any two developed lots within the NCO on the same streetface, typically within the same blockface. The intent is to maintain a generally consistent setback throughout the NCO.

If the average of the two closest developed properties results in a lot that is not feasibly buildable, due to a significant change in lot size of other existing feature, then the setback will be established by the smallest setback on an adjacent developed lot.



The hatched area represents the front setback for a vacant lot. When the vacant lot is developed, the front setback will be the average of the adjacent developed properties. The front setbacks of the developed lots are shown as solid green.

- B. Side Setback – In cases of new construction or redevelopment of the lot, the minimum side setbacks for a principal building within the NCO shall be 20 feet (ft) for lots 90 feet or wider in width. The minimum setback for lots narrower than 90 feet shall be 10 feet. This setback rule shall apply across zoning districts. For comparison, the Land Development Ordinance requires a minimum 10 foot side setback in the R3 zoning district.



The NCO increases side setbacks on larger lots to 20 feet. On lots less than 90 feet wide, the side setbacks are 10 feet.

II. Orientation

In cases of new construction or redevelopment of the lot, the principal front building facade on all lots within the NCO with frontage on West Friendly Avenue must be oriented to West Friendly Avenue. This does not apply to the few existing structures that are oriented toward side streets, but does apply to any new construction, expansion, or reconstruction.



III. Height

In cases of new construction or redevelopment of the lot, the height of a principal building within the NCO may be no taller than 40 feet (ft) regardless of zoning district.

Accessory structures may be no more than 12 feet taller than the principal structure, and may not exceed 40 feet.



IV. Tree Preservation

When there is new construction on the lot, the first 50 feet of the front setback, measured from the right-of-way, is an area of tree conservation. 75% of the trees 4 inches or larger DBH within this area are to be preserved according to LDO standards.

- A. If this standard cannot be met, as determined by the Planning Director, replacement of trees removed from this tree conservation area are to be at the rate of one tree planted for every one tree removed.
- B. Tree planting within this tree conservation area is encouraged to provide for regeneration of the urban canopy.

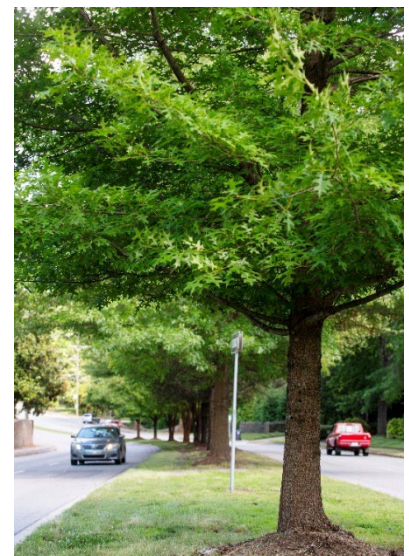


Conserved trees, shown in green, are to be protected from construction and redevelopment (75%). The trees shown in grey are not covered by the NCO.

V. Appendix

A. References

1. 1940-ca. 1970, *Historic Resources Survey Planning Phase Report*. North Carolina State Historic Preservation Office, Sept. 2009, p. 404, <https://files.nc.gov/ncdcr/historic-preservation-office/survey-and-national-register/surveyreports/GreensboroSurveyUpdatePhII-1940-1970recon-2009.pdf>.
2. "A Brief History of Our Charming Neighborhood." *Friends of Friendly*, 29 Oct. 2023, preservefriendlyavenue.com/history-of-our-neighborhood/.
3. Barkley, Meredith. "Greensboro Developer Dies at 94." *Greensboro News and Record*, 25 Aug. 1995, greensboro.com/greensboro-developer-dies-at-94/article_97136afe-977f-59fd-b31e-a0dd31583713.html.
4. Brown, Marvin A. *Greensboro: An Architectural Record ; a Survey of the Historic and Architecturally Significant Structures of Greensboro, North Carolina*. Preservation Greensboro, 1995.
5. Bueter, Sean, et al. "Carolina Curious: Why Is Greensboro Called The Gate City?" *88.5 WFDD*, 28 Apr. 2017, www.wfdd.org/story/carolina-curious-why-greensboro-called-gate-city.
6. "City of Greensboro Land Development Ordinance." *Land Development Ordinance*, City of Greensboro, NC, 18 Oct. 2022, online.encodeplus.com/regs/greensboro-nc/index.aspx.
7. "History." *Greensboro Downtown Parks, Inc. (GDPI)*, www.greensborodowntownparks.org/history. Accessed 13 May 2024.
8. Schlosser, Jim Schlosser. "It fts Not End of Road yet for City fts Long-Lost Streets." *Greensboro News and Record*, 7 May 2007, greensboro.com/it-s-not-end-of-road-yet-for-city-s-long-lost-streets/article_c1f568ab-967c-5c6a-adba-16e595ac238c.html.
9. "The Secrets of Hamilton Lakes." Preservation Greensboro Incorporated, 25 Oct. 2012, <https://preservationgreensboro.org/the-secrets-of-hamilton-lakes/>.
10. United States, Congress, Planning Department, and Christa Jordan. *The Westridge Neighborhood Conservation Overlay Plan*, City of Greensboro, 2008. <https://www.greensboro-nc.gov/home/showpublisheddocument/8627/636510647144300000>. Accessed 13 May 2024.



ITEM # 2024 - 708
ORDINANCE # 24-137
BOOK & PAGE # _____

AGENDA ITEM # H.6

COUNCIL SIGNATURE

AMENDING CHAPTER 30 (LDO)

AN ORDINANCE AMENDING THE GREENSBORO CODE OF ORDINANCES
WITH RESPECT TO ZONING, PLANNING AND DEVELOPMENT

(Editor's Note: Added text shown with underline.)

Section 1. That Section 30-7-8.8, NCO, Neighborhood Conservation Overlay Districts, subsection B is amended as follows:

B. Conformance with District Design Guidelines

Development and construction activity within a Neighborhood Conservation overlay district must conform to the adopted design guidelines for the subject district, as follows

1. Westridge Road Design Manual
2. West Friendly Avenue Design Manual

Section 2. All ordinances in conflict with the provisions of this ordinance are repealed to the extent of such conflict.

Section 3. This ordinance shall be effective as of October 15, 2024.

THE FOREGOING ORDINANCE WAS ADOPTED
BY THE CITY COUNCIL OF THE CITY OF
GREENSBORO ON THE 15th DAY
OF OCTOBER 2024 AND WILL BECOME
EFFECTIVE UPON ADOPTION.

ANGELA R. LORD
CITY CLERK

APPROVED AS TO FORM



CITY ATTORNEY

ITEM # 2024 - 736
ORDINANCE # 24-138
BOOK & PAGE # _____

AGENDA ITEM # H.7.

COUNCIL SIGNATURE

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 northeast corner of Lot 15 in Block 3 of Section No. 5 of Starmount Forest, as recorded in Plat Book 20, Page 71; 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 eastern line of Lot 13 in Block 3 of Section No. 5 of Starmount Forest; thence with the eastern line of said Lot 13 S 14°40' W approximately 160 feet to the point and place of beginning, containing approximately 87 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.

THE FOREGOING ORDINANCE WAS ADOPTED
BY THE CITY COUNCIL OF THE CITY OF
GREENSBORO ON THE 15th DAY
OF OCTOBER 2024 AND WILL BECOME
EFFECTIVE UPON ADOPTION.

ANGELA R. LORD
CITY CLERK

APPROVED AS TO FORM


CITY ATTORNEY