

AMENDING OFFICIAL ZONING MAP

5701 WEST GATE CITY BOULEVARD, GENERALLY DESCRIBED AS SOUTHEAST OF WEST GATE CITY BOULEVARD AND SOUTHWEST OF ANSON 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 **County RS-40 (Residential Single Family)** to **City CD-C-M (Conditional District Commercial Medium)**.

The area is described as follows:

BEGINNING at a point in the existing Greensboro city limit line (as of April 30, 2022), said point being the easternmost corner of Lot 116 on Sheet "A" of Section Three of Sedgefield, as recorded at Plat Book 11, Page 29; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS with the northeastern line of said Lot 116 N 44° 44' 33" W 374.44 feet to the intersection of said northeastern line and the southeastern right-of-way line of W. Gate City Boulevard; thence with said right-of-way line N 45° 01' 27" E 77.63 feet to an existing concrete monument; thence continuing N 45° 01' 27" E approximately 75 feet with the former southeastern right-of-way line of said street to its intersection with the former southwestern right-of-way line of Anson Road; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with said former southwestern right-of-way line in a southeasterly direction approximately 10 feet to an iron pipe set; thence with the present southwestern right-of-way line of Anson Road S 55° 50' 46" E 369.49 feet to an iron pipe set; thence S 45° 15' 33" W 222.95 feet to the point and place of BEGINNING, containing approximately 1.60 acres, of which approximately 1.591 acres lies outside street right-of-way. The plat referred to hereinabove is recorded in the Office of the Register of Deeds of Guilford County.

Section 2. That the zoning amendment from County RS-40 (Residential Single Family) to City CD-C-M (Conditional District Commercial Medium) is hereby authorized subject to the following use limitations and conditions:

1. Permitted uses shall include all uses allowed in the C-M zoning district except for all Eating and Drinking Establishments, all Drive-through Facilities, Convenience Stores with Fuel Pumps, Sexually Oriented Businesses, Funeral Homes and Crematoriums and Land Clearing and Inert Debris Landfills, Minor (temporary use).
2. Any garage bay doors shall be oriented towards West Gate City Boulevard.
3. Vehicular access shall not be permitted from Anson Road.
4. A minimum 6-foot high fence or wall shall be installed between parking areas and the adjacent residential property at 5705 Anson Road

5. A landscape buffer with a minimum width of 60 feet shall be installed along the southeastern property line adjacent to the residential property at 5705 Anson Road. This buffer shall incorporate existing healthy vegetation with approval of the City of Greensboro
6. Any new required plantings within the required landscape buffer along the southeastern property line abutting the property at 5705 Anson Road shall be of evergreen material to ensure year round screening. Such evergreen materials shall be no less than 8 feet in height at time of planting.
7. A vegetative buffer a minimum 15 feet in width shall be established between any buildings and parking areas and Anson Road. Within this buffer there shall be a minimum of 4 canopy trees (at least 2 of which must be evergreen for screening), 4 evergreen understory trees and 17 evergreen shrubs for every 100 linear feet of road frontage. Evergreen planting materials must be a minimum of 8 feet in height to ensure year round screening.
8. Any use of the property will not be open to the public after 8:30 p.m. and before 8:00 a.m.

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the **CD-C-M (Conditional District Commercial Medium)** 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 August 1, 2022.