



**NOTICE OF PUBLIC HEARING
GUILFORD COUNTY COMMISSIONERS
OLD GUILFORD COUNTY COURTHOUSE
BOARD OF COUNTY COMMISSIONERS MEETING ROOM
SECOND FLOOR
301 W. Market Street
GREENSBORO, NORTH CAROLINA, 27401
February 7, 2019
5:30 P.M.**

CASE # 18-11-GCPL-07117

The Guilford County Board of Commissioners will hold a public hearing at the date and time referenced above, concerning a request for Conditional Rezoning of the property located northeast of the intersection of Alamance Church Road and Old Julian Road in Greene Township, being a portion of Guilford County Tax Parcel #0110908, approximately 2.44 acres. (See map). The Guilford County Planning Board approved the request to rezone this property from AG &HB to CZ-HB with the following conditions:

USE Conditions:

1. Limited to Department, Variety or General Merchandise.

The AG, Agricultural District, is primarily intended to accommodate uses of an agricultural nature, including farm residences and farm tenant housing. It also accommodates scattered non-farm residences on large tracts of land.

The HB, Highway Business District, is primarily intended to accommodate those retail services and distributive uses which are typically located along thoroughfares. The district is established to provide locations for establishments which require high visibility and good road access, or which cater primarily to passing motorists. Developments in this district generally have substantial front setbacks.

The CZ, Conditional Zoning District, is hereby established as a companion district for every district established in Section 4-2. All regulations which apply to a general use zoning district also apply to the companion conditional zoning. All other regulations, which may be offered by the property owner and approved by the jurisdiction as part of the rezoning process, also apply.

Since this notice is sent only to adjoining and adjacent property owners, please discuss it with other residents who may have an interest in this request. Anyone wishing to be heard on this matter should appear at the public hearing, or arrange to be represented. Any petition should be submitted in duplicate.

If you have any questions, please contact the Planning Department, Independence Center, 5th floor, telephone number 641-3334.

Thank you.

Guilford County Clerk's Office

Encls: Map, 12/12/2018 Minutes of the Planning and Zoning Board