



## Legislation Text

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File #: 2019-134, Version: 1

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### **TITLE**

**HOLD PUBLIC HEARING ON PLANNING BOARD DECISION CASE #18-11-GCPL-07117 (ALAMANCE CHURCH ROAD AND OLD JULIAN ROAD)**

### **SPONSOR**

J. Leslie Bell

### **BACKGROUND**

On December 12, 2018, the Guilford County Planning Board concerning a request for Conditional Rezoning of the property located northeast of the intersection of Alamance Church Road and Old Julian Road in Green Township, being a portion of Guilford County Tax Parcel #0110908, approximately 2.44 acres. The Guilford County Planning Board approved the request to rezone this property from AG & HB to to CZ-HB.

#### **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.

### **REQUESTED ACTION**

Conduct required public hearing and either affirm or reverse the Planning Board's Decision to approve the Conditional Rezoning of the property located northeast of the intersection of Alamance Church Road and Old Julian Road in Green Township, being a portion of Guilford County Tax Parcel #0110908, approximately 2.44 acres. The Guilford County Planning Board approved the request to rezone this property from AG & HB to CZ-HB.