

UNIFIED DEVELOPMENT ORDINANCE (UDO) TEXT AMENDMENT CASE #24-09-PLBD-00097: AN AMENDMENT TO ARTICLE 4 (ZONING DISTRICTS), SECTION 4.9.F.5.c TO REQUIRE A VARIANCE BEFORE AN EXEMPTION CAN BE GRANTED TO THE SIDEWALK REQUIREMENTS UNDER THE LIBERTY ROAD/WOODY MILL ROAD VICINITY OVERLAY DISTRICT REGULATIONS

Description

The Planning staff prepared an amendment to Article 4 (Zoning Districts) of the Guilford County Unified Development Ordinance (Referenced as Subsection 4 in Chapter 15 of the County Code of Ordinances). The amendment will modify Section 4.9.F.5.c. to replace the authority of the Technical Review Committee (TRC) to waive sidewalk requirements under the Liberty Road/Woody Mill Vicinity Overlay District Requirements with the Board of Adjustment and thus any request to exempt the sidewalk requirements will be considered an application for a variance from the Board of Adjustment pursuant to Section 3.5.W (variance) and in alignment with NCGS 160D.

Text underlined indicates text to be added to the current ordinance. Text to be deleted is shown with a ~~strikethrough~~.

SEE ATTACHED

Consistency Statement

Consistency with Adopted Plans:

The proposed amendment is consistent with the Guilford County Comprehensive Plan (effective October 1, 2006) Future Land Use Element- Policy 1.6.2. which states, “Recommend Development Ordinance amendments and Area/Quadrant Plan changes to support and implement regional plans endorsed and adopted by Guilford County.”

Staff Recommendation

Staff Recommendation: Staff recommends approval.

The recommended action is reasonable and in the public interest because it is consistent with the Guilford County Comprehensive Plan (effective October 1, 2006) Future Land Use Element— Policy 1.6.2. It aligns with the statutory requirements of NCGS 160D-406 regarding quasi-judicial proceedings for discretionary decisions. It is consistent with the intended role of the TRC when the Guilford County Board of Commissioners initially established it, as reflected in the minutes of January 3, 1985.