

**A LEGISLATIVE HEARING FOR UDO TEXT AMENDMENT CASE #24-09-PLBD-00098: AN AMENDMENT TO ARTICLE 3 (PERMITS AND PROCEDURES), SECTION 3.5.M.4.d(3) AND 3.5.V.2.d(3) TO RECONCILE UDO TEXT WITH NCGS 160D-604 & 160D-605 TEXT REGARDING STATEMENTS FOR PLAN CONSISTENCY AND REASONABLESS; REMOVING BOTH THE PLANNING BOARD REQUIREMENT FOR A REASONABLENESS AND PUBLIC INTEREST STATEMENT WHEN REVIEWING A ZONING TEXT AMENDMENT AND THE BOARD OF COMMISSIONERS WHEN ADOPTING OR REJECTING A ZONING TEXT AMENDMENT**

## **Description**

The proposed amendment (Text Amendment Case #24-09-PLBD-00098) to the Unified Development Ordinance (UDO), Article 3 (Referenced as Subsection 3 under Chapter 15, Article II, Section 15-56 of the Guilford County Code of Ordinances) Section 3.5.M.4.d(3) and Section 3.5.V.2.d(3) reconciles UDO text with final NCGS 160D language (as ratified by the NC General Assembly) for the Planning Board and Board of Commissioners regarding plan consistency statement and a statement analyzing the reasonableness of a zoning map amendment, respectively. The proposed text amendment to the UDO more closely replicates language per NCGS 160D-604 & 160D-605 regarding zoning map amendments (rezoning) and text amendments (as ratified by the NC General Assembly). Additionally, for zoning text amendments, the revised UDO language no longer requires the Planning Board to make a reasonableness and public interest statement of the proposed amendment as part of its recommendation to the Board of Commissioners. Also, the revised UDO language no longer requires that the Board of Commissioners make a statement analyzing the reasonableness (and public interest) when adopting or rejecting any zoning text amendment (NCGS 160D-605 prior draft text was revised for final ratification by the NC General Assembly).

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 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 is consistent with the statutory requirements outlined in the provisions of NCGS 160D-604 and NCGS 160D-605.