

**CONDITIONAL REZONING CASE #24-08-PLBD-00093: A MAP AMENDMENT TO ASSIGN ORIGINAL ZONING OF CZ-GENERAL BUSINESS (GB) FOR TAX PARCELS #149659, 217566, 149658, 150130, 149642, 149643, and 149688 LOCATED IN THE NORTHEAST QUADRANT OF I-73 AND OAK RIDGE ROAD; AND, AMEND THE GUILFORD COUNTY NW AREA PLAN TO ADD AND DESIGNATE LAND USE OF MODERATE COMMERCIAL TO THE AFOREMENTIONED TAX PARCELS DE-ANNEXED FROM THE TOWN OF SUMMERFIELD PER SESSION LAW 2024-20 HB 909**

**GUILFORD COUNTY PLANNING BOARD  
ZONING MAP AMENDMENT STATEMENT OF CONSISTENCY**

**DECISION MATRIX**

<b>Zoning</b>	<b>Plan Consistency</b>	<b>Decision</b>
Approve	Consistent	N/A
Deny	Inconsistent	#2
Approve	Inconsistent	#3
Deny	Consistent	N/A

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**GUILFORD COUNTY PLANNING BOARD  
ZONING MAP AMENDMENT STATEMENT OF CONSISTENCY**

**DECISION # 1  
APPROVE-CONSISTENT  
NO PLAN AMENDMENT**

I move to **Approve** this zoning map amendment to zone Guilford County Tax Parcels #150130, 149658, 217566, 149659, 149688, 149643, and 149642, previously zoned **CZ-BN** under Summerfield to **CZ-GB** because:

1. The amendment **is** consistent with applicable plans because:  
*[Describe elements of controlling land use plans and how the amendment is consistent.]*

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2. The amendment **is** reasonable and in the public interest because:  
*[Factors may include public health and safety, character of the area and relationship of uses, applicable plans, or balancing benefits and detriments.]*

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**GUILFORD COUNTY PLANNING BOARD  
ZONING MAP AMENDMENT STATEMENT OF CONSISTENCY**

**DECISION #3  
APPROVE-INCONSISTENT  
PLAN AMENDMENT**

I move to **Approve** this zoning map amendment to zone Guilford County Tax Parcels #150130, 149658, 217566, 149659, 149688, 149643, and 149642 from **CZ-BN** previously zoned under Summerfield to **CZ-GB** because:

1. This approval also amends the **Northwest Area Plan** [Applicable element of Comp Plan].
2. The zoning map amendment and associated **Northwest Area Plan** amendment **are** based on the following change(s) in condition(s) in the **Northwest Area Plan**:  
*[Explanation of the change in conditions to meet the development needs of the community that were taken into account in the zoning amendment.]*

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3. The amendment **is** reasonable and in the public interest because:  
*[Factors may include public health and safety, character of the area and relationship of uses, applicable plans, or balancing benefits and detriments.]*

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**GUILFORD COUNTY PLANNING BOARD  
ZONING MAP AMENDMENT STATEMENT OF CONSISTENCY**

**DECISION #4  
DENY-CONSISTENT  
NO PLAN AMENDMENT**

I move to **Deny** this zoning map amendment to zone Guilford County Tax Parcels #150130, 149658, 217566, 149659, 149688, 149643, and 149642 previously zoned **CZ-BN** under Summerfield to **CZ-GB** because:

1. The amendment **is** consistent with applicable plans because:

*[Describe elements of controlling land use plans and how the amendment is consistent.]*

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2. The amendment **is** consistent but not in the public interest because:

*[Factors may include public health and safety, character of the area and relationship of uses, applicable plans, or balancing benefits and detriments.]*

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