



## Legislation Details (With Text)

<b>File #:</b>	2022-350	<b>Version:</b>	1	<b>Name:</b>	
<b>Type:</b>	Public Hearing	<b>Status:</b>		Held	
<b>File created:</b>	6/9/2022	<b>In control:</b>		Board of Commissioners	
<b>On agenda:</b>	8/4/2022	<b>Final action:</b>		8/4/2022	
<b>Title:</b>	PUBLIC HEARING TO REZONE PROPERTY: #22-05-GCPL-03277 (SPENCER DIXON)				
<b>Sponsors:</b>					
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	1. Appeal App and Receipt 22-05-GCPL-03277, 2. BCC Packet Info 1_Application (as amended)_P'Board Decision, 3. BCC Packet Info 1 Cont_Staff Report_Maps_BCC Decision Matrix, 4. SL1985-485 HB651, 5. GC PB 6-08-22 MINUTES_Final, 6. SD looking south (away from 150), 7. 150 looking east (towards SD), 8. 150 looking west (away from SD), 9. SD looking north (towards 150)				

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

### TITLE

**PUBLIC HEARING TO REZONE PROPERTY: #22-05-GCPL-03277 (SPENCER DIXON)**

### SPONSOR

J. Leslie Bell

### BACKGROUND

Per Guilford County Unified Development Ordinance Article 2 - Administration Section 2.4.C.1., Article 3 - Section 3.5 Procedures for Specific Applications, and S.L. 1985-485 HB651 (attached), the Board of Commissioners has the authority to hold a public hearing to consider a decision by the Guilford County Planning Board to rezone property located at 413 NC Hwy 150 W from Agricultural (AG) and Residential Single Family (RS-40) to Conditional Zoning (CZ) General Business (GB). This parcel was enrolled in the Voluntary Agricultural District (VAD) program in 2002.

On June 22, 2022, Attorney Amanda Hodierne, representing T. Cooper James and Associates, submitted an appeal (attached) to the June 8, 2022 decision of the Planning Board denying the rezoning of approximately 30.31 acres located at 413 NC Hwy 150 W, southwest of the intersection of NC 150 and Spencer Dixon Road, from an Agricultural District that includes RS-40 to CZ-GB. Case file information including application (amended), maps, June 8, 2022 Planning Board minutes and decision, and staff report is attached.

When adopting or rejecting any zoning text or map amendment the governing board is required

to approve a brief statement describing whether its action is consistent or inconsistent with an adopted comprehensive plan (minutes can reflect that the governing board is aware of and considered the planning board's recommendations and any relevant portion of an adopted comprehensive plan [e.g., Area Plan]). A copy of the staff report is attached. Additionally, a brief statement explainable the reasonableness of the proposed rezoning is required. A Decision Matrix is included for the Board's consideration.

### **BUDGET IMPACT**

**NO ADDITIONAL COUNTY FUNDS REQUIRED**

### **REQUESTED ACTION**

Hold a public hearing to consider upholding or reversing the Guilford County Planning Board's June 8, 2022 decision to deny rezoning property located at 413 NC Hwy 150 W from Agricultural (AG) and Residential Single Family (RS-40) to Conditional Zoning - General Business (CZ-GB).