



Legislation Text

File #: 2021-151, Version: 1

TITLE

HOLD A PUBLIC HEARING FOR UDO TEXT AMENDMENT CASE #21-02-GCPL-00607 & CASE #21-02-GCPL-00830 FOR HOUSEKEEPING, MAINTENANCE, ADJUSTMENTS, AND CLARITY

SPONSOR

J. Leslie Bell, Planning & Development Director

BACKGROUND

The recently-adopted Unified Development Ordinance (adopted November 18, 2020) was reviewed by Planning staff for housekeeping, periodic maintenance, adjustments, and clarity. Additionally, staff (including members of the project team) considered items that arose from the administration of the UDO and inquiries from the public to develop the amendment items. A Planning Board public hearing was held on February 10, 2021 (minutes attached) for Text Amendment Case #21-02-GCPL-00607 (see attached staff report) with a unanimous recommendation for approval by the Planning Board at its reconvened meeting on February 11, 2021 (minutes attached). Text Amendment Case #21-02-GCPL-00830 (see attached staff report) is supplemental and compliments the aforementioned text amendment and also was unanimously recommended for approval by the Planning Board at the recessed and reconvened meeting on February 10 & 11, 2021, respectively.

As you are aware, the Board of Commissioners adopted the UDO and upon the recommendation by the Steering Committee, kept the previous land development ordinance in effect for a period of one year in the event that some item(s) may have been inadvertently omitted, overlooked and/or would benefit from additional clarity and thus would provide for staff to revert to the previous land development ordinance so as not to unduly delay any proposed development.

The proposed Text Amendment Case #21-02-GCPL-00607 with its incorporated items (included as part of the attached staff report) and Text Amendment Case #21-02-GCPL-00830 (included as part of the attached staff report) is presented with the following:

Consistency with Adopted Plans: The proposed Unified Development Ordinance (UDO) was prepared to reflect the goals of the comprehensive plan and is consistent with the most recent

2016 updates of the following 7 Area Plans [the 7th Plan is the Liberty Road/Woody Mill Road Small Area Plan by reference as part of the Alamance Creek Area Plan] that canvass the unincorporated areas of Guilford County. The proposed text amendments were prepared to provide guidance and clarity to users and further support the goals of the comprehensive plan; and

Reasonable and in the Public Interest: The recommended action is reasonable and in the public interest because the proposed amendments provide minor adjustments, housekeeping, and maintenance of the UDO that will provide clarity and guidance based on staff review and comments that arose through the administration and implementation of the UDO since the date of adoption. Further, Text Amendment Case #21-02-GCPL-00830 is reasonable and in the public interest because it compliments Text Amendment Case #21-02-GCPL-00607 and will use consistent number formatting to ensure that section and table references are consistent.

Staff recommends approval and the Planning Board recommends unanimous approval **8-0** for both Text Amendment Cases #21-02-GCPL-00607 & #21-02-GCPL-00830 [**Members Present** : Mr. Apple; Ms. Buchanan; Mr. Alexander (remotely); Ms. Gathers (remotely); Ms. McKinley (remotely); Mr. Mann (remotely); Mr. Craft (remotely); and Chair Frankie Jones. Absent: Danny Thompson].

A copy of the Board of Commissioners notice of a public hearing for March 18, 2021 also is attached.

BUDGET IMPACT

NO ADDITIONAL COUNTY FUNDS REQUIRED

REQUESTED ACTION

Hold a Public Hearing to consider Unified Development Ordinance (UDO) Text Amendment Cases #21-02-GCPL-00607 & #21-02-GCPL-00830, as presented herein, for housekeeping, maintenance, adjustments, and clarity.