



Legislation Text

File #: 2022-405, Version: 1

TITLE

LEGISLATIVE HEARING TO REZONE PROPERTY: #22-04-GCPL-02623 (1731 ROCK CREEK DAIRY RD.)

SPONSOR

J. Leslie Bell

BACKGROUND

Per Guilford County Unified Development Ordinance Article 2 - Administration, Section 2.4.c.1.a.; Article 3 - Permits and Procedures, 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 less-than-75% favorable vote by the Guilford County Planning Board to rezone approx. 53.74 acres (Tax Parcel #107431) located at 1731 Rock Creek Dairy Road. The applicant requests that the subject property be rezoned from Agricultural (AG) to Conditional Zoning-Planned Unit Development-Residential (CZ-PD-R). A legislative hearing is a hearing to solicit public comment and opinion on a proposed legislative decision (e.g., rezoning).

On July 13, 2022, the Planning Board voted by less than a 75% vote (5 of 8) in favor of the requested rezoning. Case file information including Application (amended; Maps; June 8 and July 13, 2022 Planning Board Minutes and Decision; and Staff Report) is attached.

When adopting or rejecting any zoning map amendment, the governing body 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, attached is the required brief statement explaining 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 legislative hearing to uphold the Guilford County Planning Board's July 13, 2022

decision to approve rezoning property located at 1731 Rock Creek Dairy Road from Agricultural (AG) to Conditional Zoning-Planned Unit Development-Residential (CZ-PD-R). A legislative hearing is a hearing to solicit public comment and opinion on a proposed legislative decision (e.g., rezoning).