

## AMENDING CHAPTER 30

AN ORDINANCE AMENDING THE GREENSBORO CONNECTIONS 2025 COMPREHENSIVE PLAN, INCORPORATED BY REFERENCE IN THE GREENSBORO CODE OF ORDINANCES WITH RESPECT TO ZONING, PLANNING AND DEVELOPMENT, SECTION 30-1-10

Section 1. That Chapter 10, Section 10.3, Regulatory Compliance, third paragraph, is hereby amended as follows:

Because the Future Land Use Map and its policies are considerably broader than present zoning and development regulations, most development applications that are consistent with present zoning will also be consistent with the Comprehensive Plan. In fact, in many cases, particularly those involving rezoning, the Comprehensive Plan review process will add considerable additional flexibility in the development review process. This will be true particularly in areas designated for redevelopment, infill or mixed use, where underlying zoning is more rigid or limited than that provided for in the Comprehensive Plan. However, in cases where a proposed development is in clear conflict with the Comprehensive Plan, such approvals may not be granted until and unless the Comprehensive Plan is amended. Such amendments shall be made by the City Council based on designated criteria **or by non-appealed action for unanimous approval or any denial by the Zoning Commission on zoning map amendments associated with a Plan amendment as outlined in Section 10.4.2, Plan Amendments, Specific Provisions.** (CP-04-03, Ord.No.04-124, 7-20-04)

Section 2. That Chapter 10, Section 10.4.1, Plan Adoption, is hereby amended to read as follows:

The Greensboro Comprehensive Plan shall be adopted, or amended, by the City Council **or by non-appealed action for unanimous approval or any denial by the Zoning Commission on zoning map amendments associated with a Plan amendment as outlined in Section 10.4.2, Plan Amendments, Specific Provisions.** The Comprehensive Plan shall be adopted by ordinance (or alternatively by resolution) following a public hearing.

Section 3. That Chapter 10, Section 10.4.2, Plan Amendments is hereby amended to read as follows:

Comprehensive Plan amendments can be made without limit. Plan amendments shall be approved by a majority vote of City Council **or by non-appealed action for unanimous approval or any denial by the Zoning Commission on zoning map amendments associated with a Plan amendment as outlined in Section 10.4.2,**

**Plan Amendments, Specific Provisions.** However, the following shall NOT be considered to require plan amendments:

- Emergency situations requiring immediate actions or development approvals necessary to protect public health or welfare;
- Corrections of errors, clarifications of intent and updating of data which do not substantially alter plan policies, or which rectify unintentional negative impacts;
- Requests associated with rezoning cases that do not involve a significant physical change resulting in new or expanded structures;
- Requests associated with rezoning cases of less than one acre;
- Requests associated with rezoning cases of no more than 10 acres located within two or more land use classifications, if at least 60% of the site lies within compatible land use classification(s);
- Requests associated with rezoning cases if the proposed residential density is within 10% of the maximum or minimum residential density for the existing future land use classification; and
- Requests associated with rezoning cases for neighborhood-oriented commercial uses in residentially designated areas if limited to the Neighborhood Business (NB), Limited Business (LB) or Limited Office (LO) zoning districts and the site is compatible with and includes direct pedestrian connections to adjacent residential areas.

(CP-04-03, Ord.No.04-124, 7-20-04; CP-05-14, Ord.No.05-186, 9-20-05; CP-07-38, Ord.No.07-233, 10-16-07)

Section 4. That Chapter 10, Section 10.4.2, Plan Amendments, Specific Provisions, is hereby amended to revise item 2 as follows:

2. In cases where a Plan amendment is associated with a rezoning application, the rezoning case shall be presented to the Zoning Commission. The rezoning case and Plan Amendment will then be forwarded to City Council for their consideration, unless **there is non-appealed action for unanimous approval or any denial by the Zoning Commission on zoning map amendments associated with a Plan amendment** (CP-07-38, Ord.No.07-233, 10-16-07)

Section 5. All ordinances in conflict with the provisions of this ordinance are repealed to the extent of such conflict.

Section 6. This ordinance shall become effective upon the date of adoption.