

JACKSON COUNTY PLANNING OFFICE

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MEMO

To: Jackson County Board of Commissioners
Cc: Don Adams, County Manger
From: Michael Poston, Planning Director
Date: January 29, 2020

RE: UDO Amendments

Since Fall of 2019, the Planning Department has been working with the Planning Board on amendments to the UDO. The amendments that are being recommended to the Board of Commissioners address the sedimentation control regulations, the definition of heavy industry, and the subdivision regulations. The changes to the sedimentation control regulations include limiting the maximum cut and fill slopes allowed, requires ground cover to exposed slopes within 7 days of the date it is disturbed, and provides more options in bringing sites back into compliance. The subdivision regulation amendment limits the maximum cut and fill slopes allowed in alignment with recommended changes to the erosion control regulations.

The Planning Board also addressed the definition of heavy industry. The current definition is very broad and limits industrial opportunities of any size and scope in the County. The proposed definition would provide more opportunities for smaller industrial operations, but would still regulate industrial uses that create external impacts like noise production, odor, dust, vibration, or adverse impacts to soil, water, and air quality.

On December 19, 2019 the Planning Board held a public hearing on these proposed amendments and recommended that the Commissioners consider adoption.

Also included for the Board's consideration is a consistency statement that discusses the relationship between the proposed amendments and the Land Use Plan.

JACKSON COUNTY BOARD OF COMMISSIONERS

Statement of Consistency pursuant to G.S. 153A-341

Re: Proposed amendments to the Unified Development Ordinance Sections 4.3.5 Subdivisions, 5.3 Erosion and Sedimentation Control Regulations and Section 11.2 Definitions.

The Jackson County Board of Commissioners has found the amendments to the Unified Development Ordinance are supported by the Jackson County Comprehensive Plan.

We find the proposed amendments to to be consistent with the goals identified on pages 62 and 100 of the Jackson County Comprehensive Plan. More specifically:

- NR-3: Encourage development that minimizes impervious surfaces.
 - Continue to identify changes in technology and best management practices related to stormwater control to ensure that the County's ordinances encourage environmentally sound development practices.
- LU-2: Ensure that development regulations meet existing and future challenges and opportunities.
 - Continue to monitor developing land use trends to ensure that County development ordinances meet the needs of the County.

We therefore consider the proposed amendments to be reasonable and in the public interest.

Signed: _____

Chair, Jackson County Board of Commissioners

_____, 2020