

# JACKSON COUNTY PLANNING OFFICE

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## MEMO

To: Jackson County Board of Commissioners  
Cc: Don Adams, County Manager  
From: Michael Poston, Planning Director  
Date: August 26, 2020

RE: Request to Schedule a Public Hearing -Proposed Amendment to Section 5.3.5 of the UDO

The Planning Department, in conjunction with the Code Enforcement and Inspections Department, have worked on amendments to the Sedimentation and Erosion Control standards. The proposed amendment is designed to require that erosion control measures be in place prior to the issuance of building permits on multifamily developments. This will significantly reduce instances where site preparation (grading) and vertical building construction is conducted concurrently. This will allow the site preparation and erosion control measures to be in place prior to any additional activity is conducted on the site. The Jackson County Planning Department is requesting that the Board of Commissioners call for a public hearing to consider changes to Section 5.3.5(h) of the Unified Development Ordinance. The proposed amendment will require that erosion control measure be in place prior to the issuance of building permits for multifamily developments.

The proposed language requires that building pads be established, roadways in the development have an initial layer of compacted stone in place, slopes must be seeded, ground cover established, and all stormwater basins and erosion control devices shown on the approved erosion control plan be in place.

The Jackson County Planning Board will hold its public hearing on September 10, 2020 at 6 pm. I am requesting that the Board of Commissioners call for a public hearing on October 6, 2020 at 5:55 pm to allow the public to comment on the proposed amendments.

## UDO Amendment

### Section 5.3.5 General Requirements

#### Section 5.3.5(h) Prior to obtaining building permits for multi-family developments:

1. All building pads must be established, roadways entering and throughout the development should have initial layer of compacted stone in place.
2. All slopes must be seeded and ground cover established.
3. All sediment basins and erosion control devices shown on the approved erosion control plan must be in place.



September 16, 2020

JACKSON COUNTY BOARD OF COMMISSIONERS

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

Re: Proposed amendment to Section 5.3.5 of the Unified Development ordinance regarding multi-family developments.

The Jackson County Board of Commissioners has found the amendments to the ordinance are supported by the Jackson County Comprehensive Land Use Plan.

We find the proposed amendments regarding erosion control to be consistent with the goals identified on page 100 of the Jackson County Comprehensive Land Use Plan. More specifically:

- To ensure that development regulations meet existing and future challenges and opportunities.
- Balance future growth with the protection of the natural environment.
  - Identify improvements to ordinance that protect the mountain ridges, slopes, rivers and streams and wildlife corridors.

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

Signed:

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Brian Thomas McMahan, Chairman  
Jackson County Board of Commissioners

Attest:

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Angela M. Winchester, Clerk