

TEXT AMENDMENT CASE #1-08

TEXT AMENDMENT CASE #1-08: TEXT AMENDMENT TO GUILFORD COUNTY DEVELOPMENT ORDINANCE CONCERNING WATERSHED PROTECTION AND STORMWATER MANAGEMENT REGULATIONS: (1) amendments to Article VII, Environmental Regulations, as requested by the Town of Stokesdale to eliminated any reference to the Dan River Watershed, whose protected area as defined by the state, does no reach into Stokesdale/Guilford County jurisdictional area; and (2) amendment to Article 7-1.12(B) to better define the role of the Technical Review Committee in its review of a Watershed Modification. Text on file in the Planning and Development Department.

STAFF COMMENTS:

- (A) Staff has worked with the Town of Stokesdale and the North Carolina Department of Environment and Natural Resources (NCDENR) to eliminate the additional protection of the Dan River Watershed. Guilford County does not have any jurisdiction area affected by the elimination of the additional protection. The same area has duplicate protection measures through the State's post-construction regulations, as well as the pending Jordan Lake rules.
- (B) The change to the watershed modification procedures more accurately defines the role of the Technical Review Committee to review consistency with the Mapping Standards of the Guilford County Development Ordinance. Since the TRC meeting is not advertised as a public hearing and not conducted in a quasi-judicial environment, a question of injustice may arise as to the finding of fact and the hearing of evidence to render an opinion.