

UDO TEXT AMENDMENT CASE #24-05-PLBD-00083: AMEND SECTION 9.1, STORMWATER MANAGEMENT AND WATERSHED PROTECTION DISTRICTS, TO ELIMINATE RESTRICTION ON THE USE OF PUBLIC LAND FOR DEVELOPMENT DENSITY AVERAGING PURPOSES

Description

The Planning staff proposes a text amendment to the Guilford County Unified Development Ordinance (UDO), Subsection 9, Environmental Regulations, as referenced under Chapter 15, Article II, Section 15-56 of the Guilford County Code of Ordinances to revise Section 9.1.F.6.a.(2) under Section 9.1, **Stormwater Management and Watershed Protection Districts**, to remove the restriction on using publicly held land to calculate the density of development on two non-contiguous lots via density averaging and renumber subsequent paragraphs accordingly.

SEE ATTACHED

Underlined text indicates new or revised text. ~~Strikethrough~~ text indicates text to be deleted.

Consistency Statement

Consistency with Adopted Plans: It is consistent with Objective 1.2 of the Natural, Historic, and Cultural Resources Element of the Guilford County Comprehensive Plan, which states, “Thoroughly review and revise, as necessary, existing development regulations and standards to promote creativity and/or flexibility in project design to better integrate natural and built components.”

The text amendment complies with NCGS 143-214.5(d2) Water Supply Watershed Protection rules regarding Density Averaging which has no clause prohibiting the use of publicly held land, and states in sub-section (6) “The property or portions of the properties that are not being developed will remain in a vegetated or natural state and will be managed by a homeowners’ association as common area, conveyed to a local government as a park or greenway, or placed under a permanent conservation or farmland preservation easement...” indicating use of public land for Density Averaging purposes is allowable.

Staff Recommendation

Staff Recommendation: Staff recommends approval.

The recommended action is reasonable and in the public interest, as revised and recommended by staff and Planning Board, because it is consistent with Objective 1.2 of the Natural, Historic, and Cultural Resources Element of the Guilford County Comprehensive Plan. It will provide a means to secure lands for public benefit, such as parks, open space, greenways, or conservation areas, and simultaneously support economic growth in the community.