



**CHATHAM COUNTY
BOARD OF COMMISSIONERS
AGENDA ABSTRACT**

ITEM NUMBER:
MEETING DATE:
11-17-08

PART A

Subject: Request for text amendments to the Chatham County Watershed Protection Ordinance to provide increases in density to accommodate conservation subdivision density bonuses in the Chatham County Subdivision Regulations.

Action Requested: See Recommendations.

Attachments: Draft Ordinance may be viewed on the Planning Department webpage at www.chathamnc.org

Submitted By:

Keith Megginson, Planning Director

Date

County Manager Review:

Charlie Horne, County Manager

Date

This abstract requires review by:

County Attorney

Date Reviewed

Finance Officer

Date Reviewed

Budget Officer

Date Reviewed

PART B

Re: Watershed Ordinance

Introduction / Background / Previous Board Actions:

The proposed amendments to the Watershed Ordinance are needed to allow the density bonus included in the Conservation Subdivision section of the proposed Subdivision Regulations amendments. A public hearing was held on October 20, 2008 on proposed amendments to the Watershed Ordinance. Comments were received at the public hearing and were reviewed by staff and the Planning Board. The attached version of the Watershed Ordinance was recommended by the Watershed Review Board to the Board of Commissioners by a vote of 10 – 0.

Issues for Further Discussion and Analysis:

The proposed amendments to the Watershed Ordinance include allowing additional density for subdivisions proposed using the Conservation Subdivision option in the proposed Subdivision Regulations. The amendments include adding a definition of Conservation Subdivision and language to several of the watershed districts allowing smaller lot sizes if the Conservation Subdivision option is used. Since no development is allowed to exceed the state maximum lot size requirements for the watershed districts, and two of the existing County watershed districts, WS-II-BW and WS-III-CA, are at the state maximums, there is no density bonus allowed in these districts.

Staff has sent the proposed amendments to the State Division of Water Quality, and based on preliminary review, was told that the proposed amendments appear to meet the state regulations but will be required to be officially approved by the DWQ once the Commissioners adopt the amendments.

Recommendation:

The Planning Department and Planning Board (with a vote of 10 for and 0 against) recommend the ordinance amendments be adopted by the Board of Commissioners.