

Attachment A: Amendments to the Chatham County Watershed Protection Ordinance

Section 303. Cluster Development.

Clustering of development is allowed in all Watershed Areas of the County under the following conditions:

(A) Minimum lot sizes are not applicable to single family cluster development projects; however, the total number of lots shall not exceed the number of lots allowed for single family detached developments in Section 302. Built upon area or stormwater control requirements of the project shall not exceed that allowed by this ordinance for the watershed area in which the project is located. With regard to land lying within the Pokeberry Creek drainage area, known and referred to as "hydrologic unit # 03030002060010" and within more than one Watershed Area, the total number of lots allowed in the entire project shall be calculated as set forth for the respective applicable Watershed Areas set forth herein, but the lots may be located anywhere within the project and no maximum number of lots shall apply solely within the respective Watershed Areas. Built upon area or stormwater control requirements of the project shall not exceed that allowed by this ordinance for the watershed area in which the project is located. The applicant shall provide satisfactory evidence to support the cluster design as compared to the design allowed under the standard provisions of the Ordinance. (#7)

Section 505. Establishment of Watershed Review Board.

(A) There shall be and hereby is created the Watershed Review Board consisting of a minimum of five (5) members appointed by the county Governing Board. The Chatham County Planning Environmental Review Board is hereby appointed as the Watershed Review Board.