



Chatham County Planning Board Agenda Notes

Date: May 6, 2014

Agenda Item: IV. 2

Attachment #: See Attachments Below

Subdivision

Conditional Use Permit

Rezoning Request

Other: Text Amendment

Subject:	A request from Briar Chapel Utilities, LLC for a text amendment to the Chatham County Zoning Ordinance, Section 10.13 Table of Permitted Uses, to add a category entitled "Spray Irrigation of tertiary treated wastewater (reclaimed water) and allow as "P" Permitted in all zoning districts.
Action Requested:	See Recommendation
Attachments:	1. The application packet was provided at the April 1, 2014 Planning Board meeting.

Introduction & Background

A legislative public hearing was held on April 21, 2014. Nick Robinson, attorney, presented the request on behalf of the applicant.

An application to amend the Compact Communities Ordinance was also submitted in connection with this request. That request was to allow the use of the Briar Chapel wastewater treatment plant and spray irrigation of tertiary treated wastewater by adjoining properties. Because adjoining properties would not be zoned under the Compact Communities designation, this request was required to be made so that a zoning violation would not exist for properties wishing to connect into the Briar Chapel plant.

Discussion & Analysis

The use of reclaimed water has been encouraged and promoted under the Land Conservation and Development Plan. As stated in the application, one of the Major Recommendations of the Plan is to develop a program to promote reuse measures. (Plan, p. 4, Recommendation No. 20). The Plan further recommends and supports "promoting more efficient use of water by . . . increasing reuse of reclaimed water." (Plan, p. 38, Water and Wastewater Infrastructure). The Plan goes on to specifically promote "efficient reuse of reclaimed water." (Plan, p. 68). Clarifying that spray irrigation of tertiary treated reuse water is an allowed use in zoning districts supports and facilitates these stated objectives, recommendations and goals. The NC Department of Environment and Natural Resources regulates reclaimed water in 15A NCAC 02U. In the State regulations, the use of reclaimed

water is for a beneficial manner and for the purpose of conservation of the State's water resources by reducing the use of other water resources (potable water, surface water, and groundwater). Presently, there are several wastewater treatment systems that spray tertiary treated wastewater in the county.

Recommendation

Planning staff recommends approval of this request. The Planning Board has up to three meeting in which to make a recommendation to the Board of Commissioners.

If the Board finds the amendment to be consistent with the Land Conservation and Development Plan, the Board may adopt a consistency statement and recommend approval to the Board of Commissioners.

If the Board finds the amendment to not be reasonable and inconsistent with the Land Conservation and Development Plan, the Board must transmit a statement of inconsistency with the adopted plan and a recommendation of disapproval to the Board of Commissioners.

The following is the proposed use for inclusion in the Chatham County Zoning Ordinance, Section 10.13, Table of Permitted Uses:

DISTRICT	R-5	R-2	R-1	O&1	B-1	NB	CB	RB	IL	IH
Spray irrigation of tertiary treated wastewater	p	p	p	p	p	p	p	p	p	p