



Chatham County Watershed Review Board Agenda Notes

Date: June 9, 2016

Agenda Item:

Attachment #:

☐ **Subdivision**

☐ **Conditional Use Permit**

☐ **Rezoning Request**

☒ **Other: Text Amendment**

Subject:	A request from Enerparc Solar Development LLC for a text amendment to the Chatham County Watershed Protection Ordinance to add the use of Solar Farms to Attachment A of uses permitted.
Action Requested:	See Recommendation
Attachments:	<ol style="list-style-type: none">1. Application to amend the Chatham County Watershed Protection Ordinance2. Watershed Protection Map identifying the watershed districts affected by the text amendment3. Copy of attachment A from the Watershed Protection Ordinance

Introduction & Background

Eric Desmarais with Enerparc Solar Development LLC submitted an application for a text amendment to Attachment A (see attachment #1) in the Watershed Protection Ordinance and the public hearing is scheduled for July 18, 2016.

Discussion & Analysis

The Watershed Protection Ordinance includes Attachment A, which is a list of permitted uses for the following watershed districts – WS-II Balance of Watershed, WS-III Critical Area, WS-IV Critical Area, and River Corridor (see map included as attachment #2). The list of uses applies in both zoned and unzoned areas of the county. In the zoned areas of the county, a use must be permitted in both the Watershed Protection Ordinance and Zoning Ordinance to be considered allowable on a property within one of the applicable watershed districts. There are also more stringent non-residential built upon area limits within these districts ranging from 12% (WS-II BW, WS-III CA, and RC) to 24% (WS-IV CA)

Attachment A includes a list of uses that are intended to have a limited impact within the applicable watershed districts (see attachment #3). Examples of uses include single family

dwellings, day care centers, public utility facilities, and public utility transmission lines. The rationale behind the limitation is to reduce impacts on drainage areas to critical area water supply watersheds, which are ½ mile from the normal pool elevation of Jordan Lake or 1 mile from water supply intakes along the rivers. This also applies along the river corridors, which are drainage areas within 2,500 feet of the rivers or major waterways in the county.

The text amendment application requests the addition of the following use- Solar Farms. Solar Farms have been approved in other watershed districts in the county that do not regulate use and there are no built upon area limits for solar panels as long as the underlying soil is not impervious.

Recommendation

Review the request and provide a recommendation to the Board of Commissioners.