



Chatham County Watershed Review Board Agenda Notes

Date: September 8, 2016

Agenda Item:

Attachment #:

☐ **Subdivision**

☐ **Conditional Use Permit**

☐ **Rezoning Request**

☒ **Other: Text Amendment**

Subject:	A request from Moncure Holdings LLC for a text amendment to Section 302(E)(2) of the Chatham County Watershed Protection Ordinance to provide an option for the Cape Fear WSIV Protected Area watershed district to allow 10% of the drainage to occupy up to 70% built upon area when approved as a special non-residential intensity allocation.
Action Requested:	See Recommendation
Attachments:	<ol style="list-style-type: none">1. Application to amend the Chatham County Watershed Protection Ordinance2. Model ordinance guidance3. Watershed Protection Map highlighting watershed districts

Introduction & Background

Dennis Wicker, representing Moncure Holdings LLC, submitted an application for a text amendment to Section 302(E)(2) (see attachment #1) of the Watershed Protection Ordinance and the public hearing is scheduled for October 17, 2016. The application is to establish a 10/70 option in the Cape Fear WS-IV Protected Area watershed.

Discussion & Analysis

The Watershed Protection Ordinance was adopted in December 1993 and the Commissioners chose to implement the low density option. This was included as an option in the model ordinance resulting from the enabling legislation (see attachment #2 for guidance from the model ordinance). The model ordinance provides that a 10/70 rule may be adopted for certain watershed districts under the low density option. The 10/70 rule allows for 10% of a watershed to be developed at 70% built upon area and is approved as a special non-residential intensity allocation (SNIA).

The proposed amendment would provide a 10/70 option in the Cape Fear WS-IV Protected Area watershed (see map included with application packet for the boundaries of the Cape Fear drainage). The amendment further outlines that the 70% allocation would be reserved for the “Moncure Magasite Employment Center in the PA, as referenced in the Conceptual Plan Rural Preservation and Targeted Employment, adopted July 15, 2013.”

SNIA's are currently allowed in the following watershed districts – WS-III Balance of Watershed (5/70 option), River Corridor Special Area (up to 50% built upon area with no limit on the percentage of the drainage area), Local Watershed (10/70 option) (see map included as attachment #3).

Recommendation

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