

## Chatham County Watershed Review Board Agenda Notes

Date: December 10, 2020

Agenda Item:

Attachment #: Provided on the Planning Department website

Subdivision                      Conditional Use Permit                      Rezoning Request      Other: X  
*Watershed Protection Ordinance Text Amendment*

**Introduction & Background:** A legislative public hearing was held on August 27, 2020 to consider revisions and/or additions to the Zoning, Subdivision, and Watershed Protection Ordinances. Planning staff presented the request, and the applicants for the Vickers Bennett Group (Antonio McBroom, Wade Barber, Warren Mitchell, Andy Greene, and Mark Ashness) gave a presentation. Multiple comments were made from the public with concerns of septic, setbacks, water quality, and the viability of having up to 2 dwellings per acre.

Commissioner Howard asked who the changes would apply to. The response was that they would only apply to certain areas of the CLUP (this has now been removed). Also, all amendments must interrelate and the Zoning Ordinance will trump.

Commissioner Dasher asked if single family and multi family could be done. Warren Mitchell responded yes, and Mark Ashness reminded the Board that there would still be a 24% BUA cap.

Chair Lucier provided questions from the Planning Board. They wondered why the existing ordinance is not adequate, what is proposed is similar to a village center but not historic, and there is a setback issue with the rest of the requirements in the Zoning and Subdivision Ordinances. Warren Mitchell responded that the current Mixed Use section does not allow for single family dwellings, the buffers proposed are 100', and they welcome any discussion in regards to the size and density.

Due to recent networking issues, original notes for the project are unavailable. Once the network is operable, we will distribute the original notes.

### Discussion & Analysis:

The Vickers Bennett Group is proposing amendments to Sections 109, 302, and 303.

- Section 109: Definitions
  - Add Mixed-Use Development: mixed-use development is characterized as pedestrian-friendly development that blends two or more residential, commercial, cultural, institutional, and/or industrial uses.
  - Cluster Development: the grouping of buildings in order to conserve land and provide for innovation in the design of the project. This term includes non-residential development as well as single-family residential subdivisions and multifamily developments that do not involve the subdivision of land. "Planned Residential Developments" and "Mixed Use Cluster Residential Conditional Districts" as provided for under the Chatham County Zoning Ordinance and "Planned Unit Developments," as provided for under the Chatham County Subdivision Regulations, shall each be deemed to be Cluster Development under this Chatham County Watershed Protection Ordinance.

- Section 302: adding in terms
  - 302 (a): add "...compact communities, mixed-use projects, or mixed use cluster residential projects..., or mixed use development."
  - 302 (b): add "..., or mixed use development."
- Section 303: adding in terms
  - 303 (A): add "...residential..."
  - 303 (C): add "...(in a CD-MU-CR district, "tract" is the single-family residential portion of the district)..., or be open space."

The Watershed Review Board discussed this item at their regularly scheduled meeting on December 12, 2020. Planning staff presented the request, and the applicants gave a presentation.

**Subject:** A Legislative public hearing for a request by Vickers Bennett Group, LLC to amend the language in the Watershed Protection Ordinance, Sections 109, 302, and 303 to accommodate language for Cluster Residential Conditional Districts.

**Action Requested:** See Recommendation Attachments: Please visit the Planning Department webpage, Rezoning and Subdivision cases, 2020 for public comments that have been received.

The Watershed Review Board has 2 meetings in order to make a recommendation.

**Recommendation:** Please review the attachments and application provided.