



December 31, 2020

Jason Sullivan, Planning Director
Chatham County
PO Box 54
Pittsboro, NC 27312

RE: Watershed Protection Ordinance Text Amendment Application for Moncure Megasite

Dear Mr. Sullivan

On behalf of Moncure Holdings and Moncure Holdings West, we are submitting, attached to this letter, an application for a text amendment to the Watershed Protection Ordinance. The revision aims to further clarify environmental protection standards within areas of high density development in the Cape Fear WS-IV watershed and also provide a clear boundary for the proposed Moncure Megasite Watershed Protection Overlay District.

This submittal is being completed concurrently with a separate, but related rezoning application which seeks to establish consistent IND-H zoning within the Moncure Megasite Watershed Protection Overlay District.

Moving forward, Brendie Vega has been designated as an authorized agent on behalf of the landowner, and she can be reached at 919-535-5212 and bvega@withersravenel.com

Again, we appreciate your assistance with the project and we look forward to working with you through the review and approval process.

Sincerely,
WithersRavenel

Hunter Freeman, PE
Director, Sustainable Stormwater

Brendie Vega, AICP
Director of Planning

Chatham County Planning Department
PO Box 54
2698
Pittsboro, NC 27312

Tel: 919-542-8204
Fax: 919-542-

TEXT AMENDMENT REQUEST APPLICATION

(1) Applicant Information:

Name Moncure Holdings LLC and Moncure Holdings West LLC

Address 2717 New Hill Olive Chapel Road,
New Hill, NC 27562

Phone No: (H) _____
(W) 919-545-8302
(M) _____

(2) Name of Ordinance for Text Amendment: Watershed Protection Ordinance

(3) Text of Ordinance to be varied:

Section 302(E)(2)(b) Page 27 & 28 Section _____ Page _____

Existing Language: All Other Residential and NonResidential--development shall not exceed twenty-four percent (24%) builtupon area on a project by project basis. For projects without a curb and gutter street system, development shall not exceed thirty-six percent (36%) built-upon area on a project by project basis. In addition, in the portion of the WSIV PA draining to the state designated Cape Fear WSIV PA, non-residential uses may occupy ten percent (10%) of the PA with a seventy percent (70%) built upon area when approved as a special nonresidential intensity allocation (SNIA). The Watershed Administrator is authorized to approve SNIAs consistent with provisions of this ordinance and consistent with plans for the Moncure Megasite Employment Center in the PA, as referenced in the Conceptual Plan Rural Preservation and Targeted Employment, adopted July 15, 2013. Projects must be located within the designated Moncure Megasite Employment Center. Projects must minimize built-upon surface area, direct stormwater away from surface waters, and incorporate Best Management Practices to minimize water quality impacts. For the purpose of calculating built-upon area, total project area shall include acreage in the tract on which the project is to be developed. No residential or nonresidential lot shall be less than 40,000 square feet, except within an approved 28 cluster development (#6), compact community, or conservation subdivision. (#12)

Requested Language Change:

All Other Residential and NonResidential--development shall not exceed twenty-four percent (24%) builtupon area on a project by project basis. For projects without a curb and gutter street system, development shall not exceed thirty-six percent (36%) built-upon area on a project by project basis. In addition, in the portion of the WSIV PA draining to the state designated Cape Fear WSIV PA, non-residential uses may occupy ten percent (10%) of the PA with a seventy percent (70%) built upon area when approved as a special nonresidential intensity allocation (SNIA). The Watershed Administrator is authorized to approve SNIAs consistent with provisions of this ordinance **for projects within the designated Moncure Megasite Watershed Overlay District.** Projects must minimize built-upon surface area, direct

stormwater away from surface waters, ***establish a minimum one hundred (100) foot vegetated setback on both sides of perennial streams (as measured from the top of the stream bank*** and incorporate Best Management Practices to minimize water quality impacts. For the purpose of calculating built-upon area, total project area shall include acreage in the tract on which the project is to be developed. No residential or nonresidential lot shall be less than 40,000 square feet, except within an approved 28 cluster development (#6), compact community, or conservation subdivision. (#12)

(Applicant’s note: bold & italic emphasis added to highlight amendments)

- (4) Reasons for the requested text amendment: In the space below and on additional paper if needed, describe the reasons for the request and why you think it is justified.

This text amendment will remove references to the 2013 Rural Preservation and Targeted Area map and Moncure Megasite Employment Center, replacing them with a defined watershed overlay district (see attachment) and will also clarify the vegetated setback requirements for development within this watershed district when using the 10/70 option. This is consistent with the requirements of the WSW regulations as written in 15A NCAC 02B .0624 (11)

I hereby certify that I am making application for the landowner or myself and that the information provided is complete and the statements given are true to the best of my knowledge.

DocuSigned by:

Jason Kaplan

12/31/2020

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Signature

Date

Owner/Authorized Agent

The following must be signed by the owner if person other than the owner is making this application.

I hereby certify that Brendie Vega, WithersRavenel is an authorized agent for said property and is an authorized agent for said property and is permitted by me to file this application.

DocuSigned by:

Jason Kaplan

12/31/2020

FF2C288D9CAE41D

Owner’s Signature

Date