

CHATHAM COUNTY COMMISSIONERS

Mike Dasher, Chair Diana Hales, Vice Chair Jim Crawford Franklin Gomez Flores Karen Howard

COUNTY MANAGER Dan LaMontagne

P. O. Box 1809, Pittsboro, NC 27312-1809 • Phone: (919) 542-8200

Established 1771

Ordinance of the Chatham County Board of Commissioners

AN ORDINANCE AMENDING THE WATERSHED PROTECTION ORDINANCE OF CHATHAM COUNTY

WHEREAS, the Chatham County Board of Commissioners has considered the request by Brendie Vega on behalf of Moncure Holdings, LLC & Moncure Holdings West, LLC, to amend Section 302(E)(2)(b) to establish an overlay district where the 10/70 option applies in the Cape Fear WS-IV Protected Area watershed district, and finds that the amendment is reasonable and public interest are furthered; and

BE IT ORDAINED, by the Board of Commissioners of Chatham County as follows:

- 1. The amendments to the Watershed Protection Ordinance and Map described in Attachment A are approved.
- 2. This ordinance shall become effective upon its adoption.

Adopted this 17 day of May, 2021

Mike Dasher, Chair

Chatham County Board of Commissioners

ATTEST:

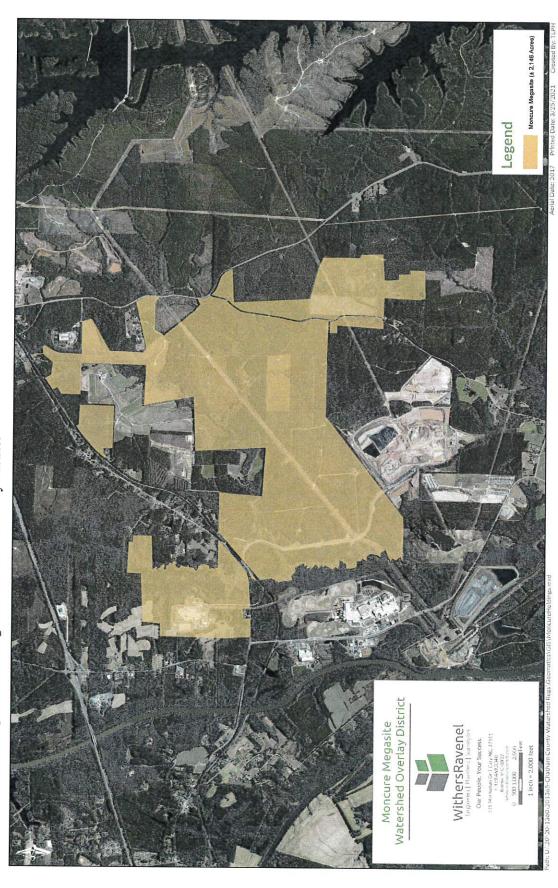
Lindsay K. Ray, NCCCC, Clerk to the Board Chatham County Board of Commissioners



ATTACHMENT A

Section 302(E)(2)(b)

(b) All Other Residential and Residential -- development shall not exceed twenty-four percent (24%) builtupon area on a project by project For projects without a curb and gutter street system, development shall exceed thirty-six percent 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 approve SNIAs consistent 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 Centerfor projects within the designated Moncure Megasite Watershed Overlay District. Projects that are approved for an SNIA must minimize built-upon surface area, stormwater away from surface waters, incorporate Best Management Practices to minimize water quality impacts. For the purpose of calculating built-upon area, project area shall include acreage in the tract on which the project is to be developed. No residential or non-residential lot shall be less than 40,000 square feet, except within approved cluster development (#6),compact community, or conservation subdivision. (#12)



Watershed Protection Map Moncure Megasite Watershed Overlay District