



**CHATHAM COUNTY COMMISSIONERS**

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

**COUNTY MANAGER**

Dan LaMontagne

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**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 Non-Residential--development shall not exceed twenty-four percent (24%) built-upon 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 non-residential 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~~ for projects within the designated Moncure Megasite Watershed Overlay District. Projects that are approved for an SNIA 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 non-residential lot shall be less than 40,000 square feet, except within an approved cluster development (#6), compact community, or conservation subdivision. (#12)



Watershed Protection Map Moncure Megasite Watershed Overlay District

