



APPLICATION ACCEPTANCE POLICY

WATERSHED PROTECTION ORDINANCE AMENDMENTS

Chatham County
Planning Department

PO Box 54, Pittsboro, NC, 27312
Telephone 919-542-8204 | Fax 919-542-2698
www.chathamcountync.gov/planning

Chatham County understands that clear expectations make the application and development review processes easier for both applicants and staff. The policies outlined below will enable Planning Department staff to move the process along in a way that ensures that each application receives the attention it deserves. Staff desires to complete review of projects in an accurate and timely manner. Due to the preparation, reviews, and public hearing schedules, working with incomplete materials detracts from the timely review of applications.

1. Applications are to be reviewed for completeness by staff prior to being officially accepted for review. Applications that are dropped off or mailed in cannot be accepted without prior approval from the Watershed Administrator.
2. Checklists for each type of request are provided with each application package, if applicable. If the application does not contain all required items on the checklist, it will be considered incomplete and shall not be accepted.
3. Application fees must be paid at the time an application is submitted for acceptance. **Please provide ONE complete set of the application and all supporting materials when submitting.** More copies will be requested by the Planning Department (16 sets) once the sufficiency review period has been completed.
4. In order to allow time to process fees, applications will not be accepted after 4:00 pm each day.
5. For your convenience, applicants may schedule an appointment with staff to review the application package before the official submission.

The Planning Department staff looks forward to working with you during the application process. If you have questions or need further assistance, please call 919-542-8233.



Chatham County Planning Department
 PO Box 54/80-A East Street
 Pittsboro, NC 27312
 Ph: (919) 542-8204
 Fax: (919) 542-2698

CHATHAM COUNTY APPLICATION FOR
 AMENDMENT TO THE WATERSHED
 PROTECTION ORDINANCE OR MAP

Applicant Information:

NAME: Dan LaMontagne

ADDRESS: PO Box 1809

Pittsboro, NC 27312

CONTACT PH: (919) 542-8200

EMAIL: dan.lamontagne@chathamcountync.gov

Landowner Information (if applicable):

NAME: _____

ADDRESS: _____

CONTACT PH: () _____

EMAIL: _____

PROPERTY IDENTIFICATION

Physical (911) Address: n/a

PARCEL (AKPAR) No.: n/a

Township: n/a

Total Acreage: n/a

(Do not round acreage. Use exact acreage from tax record or survey).

Map Amendments to Ordinance:

Provide a total of three maps. One map showing the existing watershed protection boundary, a separate map showing proposed changes to the boundary, and a third map showing current and proposed boundaries with existing surveyed topography to be signed and sealed by a NC licensed Surveyor or Engineer.

Text Amendments to Ordinance

Section Attachment A Page 92, Section _____ Page _____, Section _____ Page _____

Existing Language

Requested Language Change:

Add "Wireless Telecommunication Towers"

Reasons for requested text amendment:

Telecommunication towers are not listed as allowable uses in attachment A of the ordinance and there is some ambiguity in the ordinance whether they are allowed in critical area watershed districts. The ordinance provides for the division of lots for minor utilities in all watershed districts and telecommunication towers fit under this definition. However, since there is a standalone Telecommunications Tower Ordinance and towers are listed in the Zoning Ordinance as a specific use, the use needs to be included in the Watershed Protection Ordinance. The county is seeking this request so the Chatham County Emergency Operations Department can construct a tower in Northeast Park as part of improvements to the emergency communication system. If the use is added to the ordinance does not automatically allow them by right in critical area watershed. Telecommunication towers over 60' in height are required to be reviewed through the Special Use Permit permitting process which includes a public hearing, review by the Planning Board, and final action by the Board of Commissioners.

APPLICATION SUBMITTAL REQUIREMENTS

Attach the following as required in Section 19.4.C of the zoning ordinance:

- 1. Map of the property showing the parcel or portions thereof that are affected by this amendment request.
- 2. Written legal description of such land.
- 3. Mailing labels for all adjoining property owners.

Please address the following on a separate summary attachment:

- 1. Any alleged error in the Ordinance, if any, which would be remedied by the proposed amendment
- 2. The changed or changing conditions, if any, which make the proposed text and map amendments reasonably necessary.
- 3. The manner in which the proposed text and map amendments will carry out the intent and purpose of the Comprehensive Plan or part thereof. **You must note specifics from the plan giving reference to page number and section.**

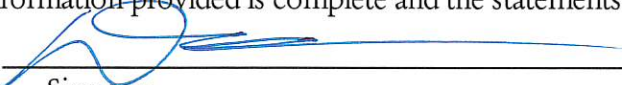
No application packets will be taken after 4pm. All fees must be paid at the time of application submittal. A mailing list (self-adhesive labels) of all adjoining property owners is required.

Application Fee: \$250.00

Fees are non-refundable once the public hearing notices are sent and even if the request is denied.

PLEASE SIGN THE MOST ACCURATE SIGNATURE OPTION BELOW (1, 2, OR 3)

(1) I hereby certify that **I am the owner or authorized agent of said property** and that the information provided is complete and the statements given are true to the best of my knowledge.



 Signature

 Dan LaMontagne

 Print Name

 March 28, 2022

 Date

The owner must sign the following if someone other than the owner is making the application.

(2) I hereby certify that (please print) _____ is an authorized agent for said property and is permitted by me to file this application.

 Signature

 Print Name

 Date

(3) I acknowledge that **I am not the landowner OR authorized agent** of the property for which this application is being made, but I do live within the zoned area of the county.

 Signature

 Print Name

 Date

FOR OFFICE USE ONLY

Application No.: PL-_____

Date Received: _____ 20____

Payment Received: \$_____

Check No. _____

Cash

Credit Card

Money Order

Planning Department

Revised June 2021 hg/ap

Supplementary information for a requested text amendment to the Watershed Protection Ordinance

1. *Any alleged error in the Ordinance, if any, which would be remedied by the proposed amendment*

The ordinance includes provisions for the creation of lots for minor utilities that do not have to meet the minimum lot size requirements and telecommunication towers fall under this definition. This exception is allowed within all the watershed districts in the county which leaves ambiguity whether telecommunication towers are allowed in all districts. This amendment seeks to clarify that telecommunication towers are allowed within critical area watersheds.

2. *The changed or changing conditions, if any, which make the proposed text and map amendments reasonably necessary.*

Telecommunication devices are now commonly used and have become critical infrastructure like power, natural gas, etc. and are towers are necessary infrastructure for the devices to work. Further, telecommunication towers are critical for emergency operations and the county is upgrading the system to meet current standards for interoperability between agencies, replace aging and outdated equipment and devices, and extend coverage throughout the county in areas where there is intermittent or no coverage. This amendment is necessary so a tower can be constructed on county owned property in a critical area watershed.

3. *The manner in which the proposed text and map amendments will carry out the intent and purpose of the Comprehensive Plan or part thereof. **You must note specifics from the plan giving reference to page number and section.***

Plan Chatham is a comprehensive plan adopted by the Board of Commissioners in November 2017. The plan is a “strategic guide for future decisions in order to address the most pressing needs of the County and improve the quality of life enjoyed by current and future residents.”¹ The plan includes a chapter dedicated to resiliency and the goal is to “become more resilient by mitigating, responding and adapting to emerging threats.”² Objective 1 in this chapter is to “improve emergency response and limit risk associated with natural and man-made disasters (droughts, floods, energy costs, and availability, etc.”³

¹ *Plan Chatham*, p. 6

² *Plan Chatham*, p. 111

³ *Plan Chatham*, p. 111