



Chatham County, NC

Legislation Details (With Text)

File #: 23-4669 **Version:** 1

Type: Agenda Item **Status:** Passed

File created: 2/3/2023 **In control:** Planning

On agenda: 2/20/2023 **Final action:** 2/20/2023

Title: Vote on a request by Sean McCall representing Manns Chapel II LLC to submit a watershed district map amendment for property located at 11399 US 15-501 N to the Environmental Management Commission for approval.

Sponsors:

Indexes: Comp Plan Goal 4: Diversify the tax base and generate more high-quality, in-county jobs to reduce dependence on residential property taxes, create economic opportunity and reduce out-commuting.

Code sections:

Attachments: 1. Application, 2. 2118R2ARR2RR, 3. 2022-12-20 Justification

Date	Ver.	Action By	Action	Result
2/20/2023	1	Board of Commissioners	approved	Pass

Vote on a request by Sean McCall representing Manns Chapel II LLC to submit a watershed district map amendment for property located at 11399 US 15-501 N to the Environmental Management Commission for approval.

Action Requested:

Vote on a request by Sean McCall representing Manns Chapel II LLC to submit a watershed district map amendment for property located at 11399 US 15-501 N to the Environmental Management Commission for approval.

Introduction & Background:

An application has been submitted requesting an amendment to the watershed protection map to adjust the watershed boundary on parcels 2641 and 2642 located on the southwest corner of Manns Chapel Rd and US 15-501N. The proposed amendment is requested because the mapped watershed boundary between the WS-II Balance of Watershed (BW) and WS-IV Protected Area (PA) does not correspond to the drainage pattern on the property. Updated guidance from NC Department of Environmental Quality (DEQ) staff requires approval of a watershed map boundary revision by the NC Environmental Management Commission (EMC) prior to the local government scheduling a public hearing to consider the amendment.

Discussion & Analysis:

This is the first step in a new multi-step process outlined by NCDEQ staff. The applicant has provided an application, survey map showing the existing topography of the property, and a cover letter explaining the change (included as attachments). Once the EMC considers the request, the Commissioners can schedule a public hearing to amend the watershed protection map.

The parcels are currently used for a gas station and the owner intends to redevelop the site. The WS-II BW watershed has limitations on allowable uses and lower built upon area limits than the WS-IV PA

district. As part of the site redevelopment, the owner intends to use more of the property closest to the intersection for commercial use.

How does this relate to the Comprehensive Plan:

Diversify the tax base and generate more quality, in-county jobs to reduce dependence on residential property taxes, create economic opportunity and reduce out-commuting.

Recommendation:

Vote to approve planning staff forwarding the request to amend the watershed protection boundary on parcels 2641 and 2642, located at 11399 US 15-501 N to the NC Environmental Management Commission.