



**CHATHAM COUNTY COMMISSIONERS**

Mike Dasher, Chairman  
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**COUNTY MANAGER**

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Established 1771

**Ordinance of the Chatham County Board of Commissioners**

**AN ORDINANCE AMENDING THE CHATHAM COUNTY  
CONSERVATION SUBDIVISION GUIDELINES FOR  
CONSERVATION SPACE SELECTION**

**For** Multiple Revisions to the Chatham County Conservation Subdivision Guidelines for Conservation Space Selection

**WHEREAS**, the Chatham County Board of Commissioners has considered amendments to the Chatham County Conservation Subdivision Guidelines for Conservation Space Selection, as described in Attachment A, and finds that it is reasonable and public interests are furthered; and

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

1. The amendment to the Chatham County Conservation Subdivision Guidelines for Conservation Space Selection described in Attachment A are approved.
2. This ordinance shall become effective upon its adoption.

Adopted, this 20<sup>th</sup> day of May 2019

Mike Dasher, Chairman  
Chatham County Board of Commissioners

ATTEST:

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



## ATTACHMENT "A"

### 1.2. Natural Space: (note: amendments are to the third paragraph)

Chatham County understands that site constraints may be too restrictive for the intended uses (e.g. septic fields) on some properties. In these instances, some of the required Natural Space may be used to satisfy these requirements. The Chatham County ~~Environmental Resources~~Watershed Protection Director will allow less Natural Space preservation when it can be demonstrated that no practicable alternative exists (although at least 40% of the site must still be retained as Conservation Space). In making this decision, the ~~Environmental Resources~~Watershed Protection Director will take into consideration soil suitability, slopes, and alternative means of achieving compliance (e.g., when soil suitability dictates that additional land is needed to accommodate septic fields, whether on-site treatment and land application be feasible in lieu of septic).

### 2. Maps Required

During the initial planning of a Conservation Subdivision, the applicant is required to submit two maps to demonstrate that the intent of this incentive is satisfied. These maps include a Fragmentation Map, and an On-site Environmental Inventory Map. These maps must be approved by the ~~Environmental Resources~~Watershed Protection Director prior to any plat approval for both major and minor subdivisions.

2.1 The Fragmentation Map illustrates the project site and all land within one mile of its boundaries. This map will assist the applicant in deciding where Conservation Space should generally be located. Conservation Space should create connections with existing Natural Space, or be located to allow future Natural Space connections on adjacent properties. All information required in the Fragmentation map is available on the Chatham County GIS website (<http://www.chathamgis.com/mapguide/ChathamGISWeb/>), ~~except for NHP Significant Natural Heritage Areas (SHNAs) and Element Occurrences (EOs), which must be obtained from the North Carolina Natural Heritage Program (NCNHP) website (<https://ncnhde.natureserve.org/>). Fees may be required by the NCNHP. A print-out from this website is acceptable for the Fragmentation Map. The estimated time investment to create this map is five to ten minutes.~~ The map should illustrate the following information: ~~all located in the 'Conservation Subdivision Data' folder.~~