



To:  
Cc:  
Bcc:  
Subject: Fw: Land Use Plan Amendment 05-08

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----- Forwarded by Bryan R Coates/Wake County on 09/10/2009 08:46 AM -----

From: "Waldroup, Kenneth" <Kenneth.Waldroup@ci.raleigh.nc.us>  
To: "Bryan.Coates@co.wake.nc.us" <Bryan.Coates@co.wake.nc.us>, "Sharon.Peterson@co.wake.nc.us" <Sharon.Peterson@co.wake.nc.us>  
Date: 09/08/2009 05:17 PM  
Subject: FW: Land Use Plan Amendment 05-08

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Bryan,

I would like to thank the Wake County Planning staff for taking the time to explain the revised status of LUPA 05-08. Based upon our discussion and review of the revised application, our staff does not consider this incremental increase in activity center designation significant and redevelopment of the existing non-conforming use (Building Supply/Lumber Center), which this may encourage, will likely result in improved water quality as new stormwater controls are applied.

Staff recommended no comment (either positive or negative) on the revised Land Use Plan Amendment to our City Administration and we received concurrence to advise you of the same. Please let us know if the LUPA is further amended. Thank you for allowing our earlier comment and thank you for your time and consideration of this matter.

Kenneth R. Waldroup, PE  
Assistant Public Utilities Director  
CORPUD  
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*City Of Raleigh*  
North Carolina

WAKE COUNTY  
JUN 05 2009  
PLANNING DEPARTMENT

June 3, 2009

Commissioner Harold Webb, Chairman  
Wake County Board of Commissioners  
c/o Wake County Managers Office  
P.O. Box 550  
Raleigh, North Carolina 27602

Mr. John Miller, Chair  
Wake County Planning Board  
c/o Wake County Planning Department  
P.O. Box 550  
Raleigh, North Carolina 27602

Re: City of Raleigh Opposition to Proposed Land Use Plan Amendment 05-08 (LUPA05-08) -Expansion of Activity Center at Old Creedmoor Road and NC Highway 98

Gentlemen:

As you aware, application has been made with the Wake County Planning Department to expand the activity center currently located at Old Creedmoor Road and NC Highway 98. At its regularly scheduled meeting on June 2, 2009, the Raleigh City Council voted to express opposition to this land use plan amendment and communicate the same to the Wake County Planning Board and the Wake County Board of Commissioners.

As you gentlemen are undoubtedly aware, this activity center, which is the subject of the proposed land use plan amendment, is found within the Falls Lake water supply watershed. Falls Lake itself is the source of drinking water for over 437,000 people living within Wake County as residents of the City of Raleigh or the Towns of Garner, Rolesville, Wake Forest, Knightdale, Wendell and Zebulon.

Falls Lake is also found on the Federal 303d list for impaired water bodies. Currently, part of Falls Lake is listed for impairment as a result of turbidity above Highway 50 and the entire lake is listed as a result of nutrient enrichment. Both stressors impairing the

lake (turbidity and nutrients) have been directly linked to stormwater impacts and direct discharge impacts. Wake County and the City of Raleigh are currently engaged in a stakeholder process and intensive lobbying at the North Carolina General Assembly to encourage the State to quickly implement strategies to reverse this impairment.

The expansion of the Old Creedmoor Road/NC Highway 98 activity center represents, by definition, the intensification of potential development activities within this water supply watershed, an increase in overall density at this activity center and the potential to increase impervious surfaces at the activity center. Increases in the percentage of impervious surface cover can be directly linked to water quality impacts and impairments within the Falls Lake water supply watershed. As such, it is incumbent upon local governments, such as the City of Raleigh and Wake County, to minimize the impact of development with the Falls Lake water supply watershed. LUPA05-08 fails to fulfill this obligation by allowing greater development intensity, density and impervious surfaces. The Raleigh City Council urges you to reject this request to expand development potential within the Falls Lake watershed through denial of LUPA05-08.

If you have any questions or concerns regarding this correspondence, please contact Kenneth Waldroup, Assistant Public Utilities Director at 919-831-6161. Thank you for your time and consideration of this issue.

Very Truly Yours,



J. Russell Allen, City Manager  
City of Raleigh

CC: H. Dale Crisp, PE, Public Utilities Director  
Mayor and City Council Members  
Assistant Public Utilities Directors Jackson, Massengill and Waldroup  
Dan McLawhorn, Associate City Attorney