

Little River Reservoir Water Supply Watershed Inter-local Agreement Implementation Steps

Proposed Land Use Plan Map and Text Amendments

Purpose

The provisions of the draft Little River Reservoir Inter-local Agreement (ILA) between the County, Raleigh and the Towns of Rolesville, Wake Forest, Wendell, and Zebulon will require that development standards be implemented to protect the surface water supply of the future Little River Reservoir by controlling development density and urban-style development in environmentally sensitive areas.

Proposed amendments are as follows:

- Amend the Land Use Plan Land Use Classifications Map to add proposed Little River Land Use Overlay
- Amend the Northeast Area Land Use Plan by applying Little River Land Use Overlay to the Little River Watershed Area
 - Change maximum residential density within the critical area of the Little River Watershed from 1 dwelling unit per 2 acres to 1 dwelling unit per 3 acres
 - Change Activity Center designations from symbol (circle) to parcel-based
- Amend Chapter V - Water Supply Watershed Protection Policies to include new table of performance standards for proposed Little River Land Use Overlay
- Amend Chapter V of the Land Use Plan to add Little River Land Use Overlay Map with new land use scenario
- Amend Chapter III - update Table of Land Use Classifications to add Little River Non-Urban Area Activity Center uses

Proposed Non-Urban Activity Centers – Little River Reservoir Watershed

Purpose

Non-Urban water supply watershed activity centers are designed to help protect water quality by limiting non-residential land uses to those with characteristics less likely to adversely affect water quality. Emphasis is placed on concentrating more intense non-residential development at intersections of major thoroughfares to ensure that the quality of the public drinking water watershed is protected. Under the proposed Land Use Plan amendments non-residential uses would only be allowed within designated activity centers within the watershed in accordance with the Wake County watershed zoning regulations. Public and civic uses, such as fire stations and parks are permitted in areas outside of the non-urban activity centers.

There are two types of activity centers proposed for the Little River Watershed – Non-Urban Neighborhood Activity Center and Non-Urban Community Activity Center.

Description

Non-Urban Neighborhood Activity Center:

Primarily an area for convenience retail goods and personal services, small-scale land uses typical of farm-serving uses are also permitted. The types of uses that are allowed are those that focus on serving the day-to-day needs and activities of the sparsely populated neighborhoods in the immediately surrounding area.

Non-Urban Community Activity Center:

Primarily an area for convenience retail goods and personal services, and relatively moderate-scale of mixed land uses that focus on serving the day-to day needs and activities of the core area occupants as well as the greater needs and activities of surrounding neighborhoods. The non-residential uses are not intended to be major commercial or employment areas.

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Characteristics

Characteristics of the activity centers include accessibility by major thoroughfares served by well and septic systems, with limited impervious surface coverage. Land use and development regulations that are designed to protect water quality are applicable to the land uses within the activity center.

Table of Land Uses

Non-Urban Activity Center Uses – Little River Watershed			
Residential	Commercial	Public/Civic	Other
Single-family homes Includes mobile homes	Neighborhood grocery store	Park	Farms
Duplexes	Convenience store w/out gas	Fire station	Forestry
	Video rental	Branch library	Plant nursery
	Neighborhood restaurant	Elementary school	
		Place of worship	
		Day care center	

The uses listed above are included in the permissible use table of the underlying zoning districts in the Wake County UDO.