

Proposed Zoning Map Amendment

Planning Board Meeting: May 21, 2008

Case: ZP-865-08 Rezoning of Little River Reservoir Water Supply Watershed Critical Area from Residential-80 Watershed (R-80W) to Residential-120 Watershed (R-120W)

Request: To rezone the area within the critical area of the Little River Reservoir watershed from Residential-80 Watershed (R-80W) to Residential-120 Watershed (R-120W).

The R-120W district is designed to ensure that the quality of WS-II public drinking water watersheds, such as the Little River Water Supply Watershed is protected. The proposed R-120W district is appropriate only in the critical areas of such watersheds. The R-120W district will primarily allow very-low-density residential development, but also allows a limited number of non-residential uses within non-urban activity centers after site plan review and approval by the Board of Adjustment.

Location: The proposed rezoning would apply to the properties within the critical area of the Little River Reservoir Water Supply Watershed. The critical area surrounds the proposed Little River Reservoir and dam location, which is immediately upstream of the US 64/264 Bridge in eastern Wake County. The critical area is defined as the area within one-half mile plus 300 feet, or 2,940 feet, from the edge of the proposed reservoir's flood pool elevation contour line. As a point of clarification, the staff would want to emphasize that the proposed R-120W rezoning would only apply to the existing R-80W areas that drain into the proposed Little River Reservoir. The R-80W area below the proposed dam would remain R-80W. This non-reservoir drainage area, that is to remain R-80W zoning, is south of the ridgeline that is shown on the attached map just north of US 64.

Present Zoning: Residential-80 Watershed (R-80W)

Proposed Zoning: Residential-120 Watershed (R-120W)

Applicant: Wake County

Owner: Approximately 500 different owners

PIN #: Approximately 680 different Parcel Identification Numbers, including split-zoned parcels

Land Use/Zoning History

1976: General zoning was first applied to the northeastern portion of Wake County

1987: Residential Watershed zoning (i.e.—R-40W and R-80W) was applied to the area around Little River

2001: Northeast Area Land Use Plan was adopted and designated this area for low-density residential uses