

Proposed Zoning Map Amendment

Planning Board Meeting: May 21, 2008

Case: ZP-866-08 Application of the modified standards of the Water Supply Watershed Overlay District (WSOD) to the critical and non-critical areas of the Little River Reservoir Water Supply Watershed

Request: To apply the modified standards of the Water Supply Watershed Overlay District (WSOD) to the critical and non-critical areas of the Little River Reservoir Water Supply Watershed.

The modified standards of the Water Supply Watershed Overlay District (WSOD) are designed to ensure that the quality of WS-II public drinking water watersheds, such as the Little River Reservoir Water Supply Watershed, are protected. These modified standards comply with the stormwater, stream buffer and water/sewer access provisions of the Little River Water Supply Watershed Protection Inter-Local Agreement (iLA).

Location: The proposed rezoning would apply to the properties within the critical and non-critical areas of the Little River Reservoir Water Supply Watershed that surrounds the proposed Little River Reservoir. 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.

Present Zoning: Primarily Residential-40 Watershed (R-40W) and Residential-80 Watershed (R-80W). Please note that the R-80W critical area that will drain into the proposed reservoir is proposed to be rezoned to Residential-120 Watershed (R-120W) by an accompanying rezoning case (ZP-865-08). The balance of the watershed is considered to be the non-critical area.

Proposed Zoning: Modified Water Supply Overlay District (WSOD) (with base zoning to remain as noted above)

Applicant: Wake County

Owner: Approximately 2,900, different owners

PIN #: Approximately 3,700 different Parcel Identification Numbers

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

Background: The 2006 Inaugural Report of the Blue Ribbon Committee on the Future of Wake County recommended acceleration of the Little River Reservoir ahead of the