

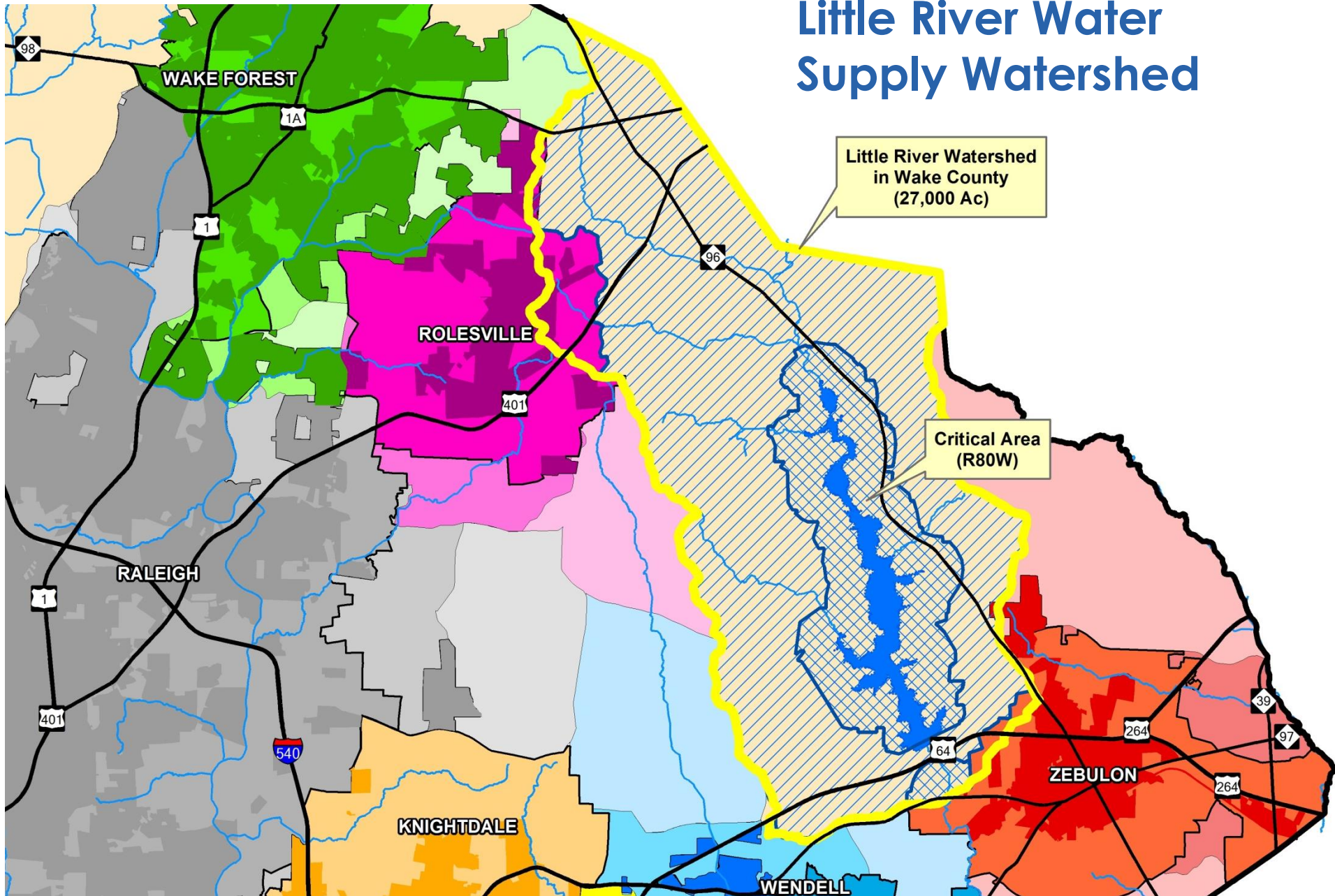


Little River Water Supply Watershed Interlocal Agreement

Board of Commissioners – Sept. 6, 2016



Little River Water Supply Watershed



Background

2008 Interlocal Agreement

Parties: Wake County, Raleigh, Wake Forest, Wendell, and Zebulon

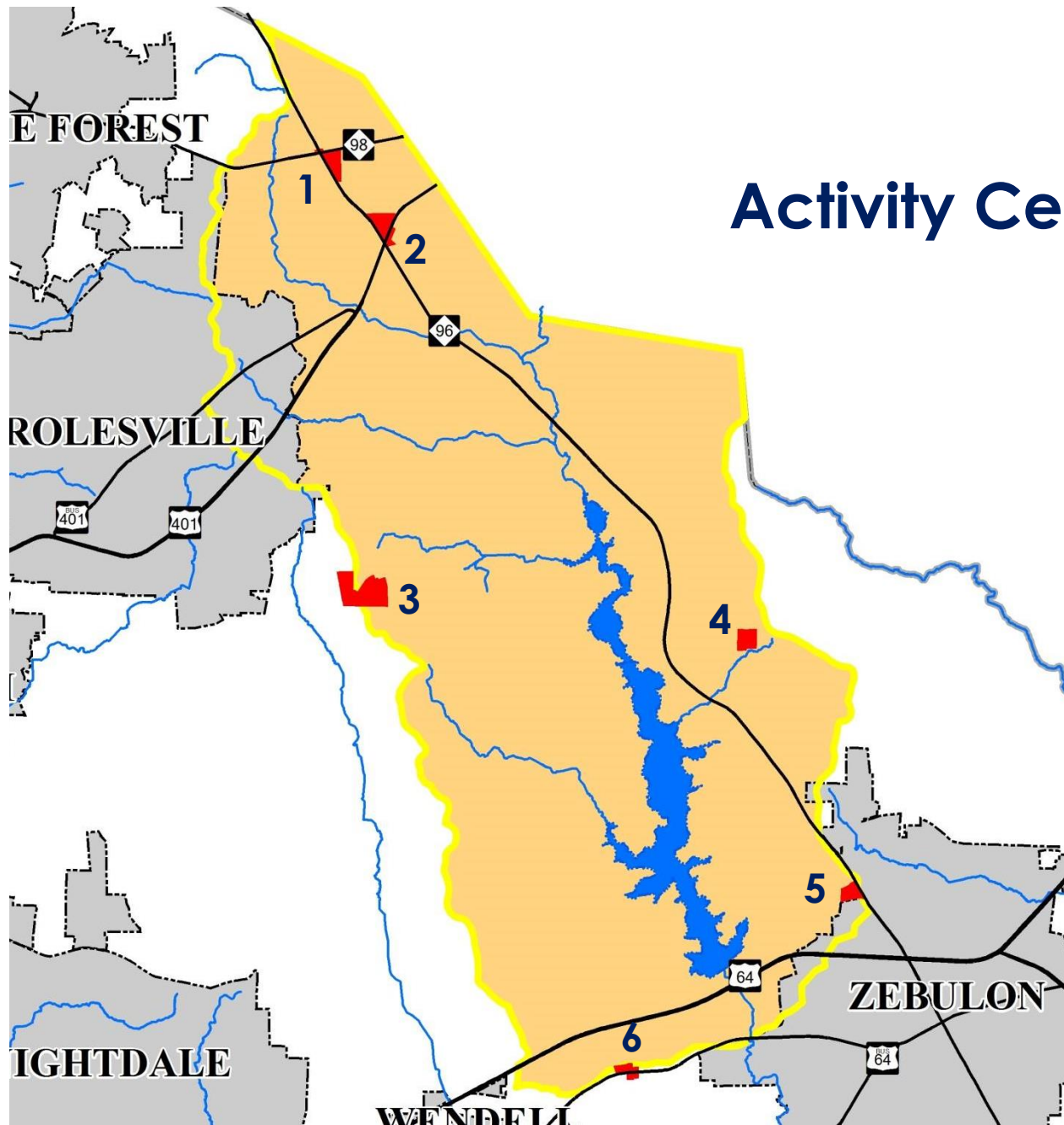
Purpose: To protect surface water supply by controlling development type and intensity in the watershed

Background

2008 Interlocal Agreement

Highlights:

- R-80W in Critical Area
- R-40W in Non-Critical Area
- Prohibits extension of water / sewer into the watershed
- Prohibits municipal annexation into the watershed
- Prohibits non-residential development except in designated Activity Centers



Activity Centers



Analysis

Since 2008

- Continued population growth in Wake County
- Meet the original intent of the Interlocal Agreement
- Recent development requests:
 - Expansion of Existing Churches
 - County Park
 - Solar farm
 - Telecommunication Tower

Analysis

Proposed Changes to Interlocal Agreement

1. Allow the following uses outside of an Activity Center: parks, fire/EMS/law enforcement stations, telecommunication facilities, and solar farms
2. Allow “Public/Civic” uses (located outside an Activity Center) that were established prior to the 2008 ILA, to expand their use (Ex: churches)
3. Prohibit the creation of new Activity Centers or the expansion of any existing Activity Center
4. Commit to studying municipal expansion into the watershed with the ILA partners

Background

What have we been doing

- ✓ Sept 2013 – Started discussion with Partners on changes to the ILA
- ✓ April 2014 – Drafted an amendment to the ILA
- ✓ Sept 2015 - Wake County Board Work Session
- ✓ March 2016 - Wake County Growth, Land Use & Environment Committee
- ✓ March 2016 - Started discussion with Partners on broader changes to the ILA related to municipal expansion
- ✓ June 2016 - General agreement from Wake Forest, Wendell, Raleigh, and Wake County on proposed changes to the ILA
- ✓ August 2016 - Public meeting on proposed changes
- ✓ August 2016 – Town of Zebulon Board of Commissioners
- ✓ Postponement of public and private projects until amended

Analysis

Municipal Expansion into the Watershed

1. Staff meetings (3) among partnership

- Reviewed watershed regulations across County and NC
- Discussed interests for municipal expansion into the watershed

2. Workshop with subject matter experts

- Discussed technical and regulatory issues related to different types of development in the watershed
- Discussed the critical success factors and concerns of each party related to development

Findings

1. The 2008 ILA was not intended to preclude certain uses or the expansion of some existing non-residential uses
2. Restricting expansion of existing commercial activity centers minimizes the impact on the watershed
3. The proposed changes are consistent with the original intent of protecting water quality in the watershed
4. Already commenced discussion about municipal expansion which will be ongoing
5. Conducted a public meeting with the community
6. Other ILA partners have indicated initial agreement to execute the amendment

Next Steps

- ILA Partners consider approval of the amendment
- Continue discussions with partnership on municipal annexation into the watershed