

..TITLE

A legislative public hearing requested by Sean McCall representing Manns Chapel II LLC to amend the Watershed Protection Map for property located at 11399 US 15-501 (parcels 2641 and 2642) to revise the boundary between the WS-IV Protected Area and WS-II Balance of Watershed districts.

..ABSTRACT

Action Requested:

A legislative public hearing requested by Sean McCall representing Manns Chapel II LLC to amend the Watershed Protection Map for property located at 11399 US 15-501 (parcels 2641 and 2642) to revise the boundary between the WS-IV Protected Area and WS-II Balance of Watershed districts.

Introduction & Background:

An application has been submitted requesting an amendment to the watershed protection map to adjust the watershed boundary on parcels 2641 and 2642 located on the southwest corner of Manns Chapel Rd and US 15-501N. The proposed amendment is requested because the mapped watershed boundary between the WS-II Balance of Watershed (BW) and WS-IV Protected Area (PA) does not correspond to the drainage pattern on the property. Updated guidance from NC Department of Environmental Quality (DEQ) staff requires approval of a watershed map boundary revision by the NC Department of Environmental Quality prior to the local government scheduling a public hearing to consider the amendment.

Discussion & Analysis:

NCDEQ has implemented a new process for watershed map amendments. The first step is approval of the revised boundary by the NC Department of Environmental Quality, Division of Energy, Mineral and Land Resources. Prior to NCDEQ considering the local government must authorize submitting the request and the commissioners approved this during the February 2023 meeting. Subsequently, NCDEQ has reviewed and approved the watershed district boundary change in a letter dated May 23, 2023. The applicant has provided an application, survey map showing the existing topography of the property, maps showing the current and proposed watershed boundary, and a cover letter explaining the change (included as attachments).

The parcels are currently used for a gas station and the owner intends to redevelop the site. The WS-II BW watershed has limitations on allowable uses and lower built upon area limits than the WS-IV PA district. As part of the site redevelopment, the owner intends to use more of the property closest to the intersection for commercial use.

How does this relate to the Comprehensive Plan:

Diversify the tax base and generate more quality, in-county jobs to reduce dependence on residential property taxes, create economic opportunity and reduce out-commuting.

Recommendation:

Hold the hearing and then forward to the Watershed Review Board for their recommendation.