

East and West Area Land Use Plan Recommendations for SNIA Designations

Prior to amending the Zoning Ordinance on January 17, 2023, SNIA requests were considered by the Board of Commissioners through an “administrative” review process perceived as “first come, first served”. The county recognized a need for appropriate ordinance standards, land use plan guidance, and a legislative hearing process to evaluate allocation requests for use of this density “resource”. SNIA designation provides a substantial benefit to property owners and developers within Water Supply Watershed Overlay (WSO) areas through significantly increased built-upon area allowances for non-residential use.

The following recommendations are intended as guiding principles for both a prospective applicant requesting a SNIA and the Planning Board / Board of Commissioners for evaluating a request. Non-compliance with a single criterion should not be interpreted as “in opposition” to the land use plan, rather the collective plan guidance should be applied. Development not recommended to receive SNIA designation based on the guidance herein should consider other options for density compliance identified in the Zoning Ordinance.

General Recommendations

- Due to the available acreage difference for SNIA allocation and anticipated development pressure within each watershed area, the following table denotes a general recommendation for the maximum acreage removal for an SNIA request on a single parcel:

Water Supply Classification	Watershed Name	Removal Acreage
WS-II BW	Back Creek / Sloans Creek	3 AC
WS-II BW	Coddle Creek	2 AC
WS-II BW	Dutch Buffalo Creek	2 AC
WS-II BW	North Branch	1 AC
WS-III BW	Irish Buffalo Creek	1 AC
WS-IV PA	Coldwater Creek	1 AC
WS-IV PA	Flat Rock Branch	1 AC
WS-IV PA	South Yadkin River	3 AC
WS-IV PA	Tuckertown Reservoir	5 AC
WS-IV PA	Yadkin River	5 AC

- Developments that propose an increase in tax base and / or job creation reasonably proportionate to the requested acreage are generally encouraged.
- Requests that will remove a significant acreage in either A or B below are not encouraged:

- a) Propose use of a small percentage over the low-density limit (e.g. 20% proposed built-upon area in a 12% WSII-BW) for an undeveloped parcel or
- b) Propose a small built-upon area expansion to a parcel developed prior to WSO designation where the expansion will exceed the low-density option causing a disproportionate amount of acreage being removed (e.g. removing a 3 acre parcel to permit a 2,000 sq.ft. building expansion).

Requests that meet either a) or b) should consider reducing the proposed built-upon area or other site plan detail changes to comply with low density standards; use gravel not considered “built-upon area” by definition (when appropriate).

- Allocations to Rural Home Occupations (RHO) are generally not preferred.
- Applications on properties used for a public purpose, semi-public use (e.g. churches, civic organizations, etc.), and small-scale utility equipment sites referenced in 21-277(b) are generally encouraged but the merits will be evaluated on an individual basis.
- Comply with all other land use plan recommendations for the proposed use and specific area.
- When considering a request, any identified capital improvement plan / potential need on public property within the watershed area, which may warrant SNIA designation, should be noted and set aside for future allocation needs.
- Consider each request in comparison with undeveloped commercial or industrial zoned acreage, which may be conducive to a future SNIA request.

Areas West of I-85

- Allocations within Community / Regional nodes within WS II areas are encouraged and may exceed the general recommendation for maximum acreage for removal assuming the use complies with all other plan recommendations.
- Designations within existing Commercial / Industrial Parks within a WS II area established prior to 2023 are encouraged.

Areas East of I-85

- Allocations within Community nodes are encouraged and may exceed the general recommendation for maximum acreage for removal assuming the use complies with all other plan recommendations.
- Requests that support retail / service needs for High Rock Lake may exceed the general recommendation for maximum acreage for removal assuming the use complies with all other plan recommendations.