



19. Swift Creek

Raleigh, Cary, Garner, Apex, Wake County, and the State Division of Water Quality will jointly maintain water quality in the Swift Creek basin in their respective jurisdictions. The Swift Creek Land Management Plan is the jointly-adopted plan that has been accepted by the State Division of Water Quality that identifies how each government proposes to develop its jurisdiction, while maintaining the quality of water in the basin. The Swift Creek Watershed Plan is the City of Raleigh’s policy response to the Swift Creek Land Management Plan for that portion of the watershed that lies in Raleigh’s jurisdiction.

The City of Raleigh and Wake County continue to impose development controls for the middle portion of the basin. The area is primarily planned for rural residential uses, with the exception of those areas designated for “new urban” uses. The City does not propose to expand its jurisdiction farther into the Swift Creek basin unless emergency utility extensions require annexations of affected properties or developments. However, Raleigh has many interests in this area, including two lakes, a major park, and a new water treatment plant, which reinforce its watershed protection objectives. Lake Wheeler and Lake Benson are impoundments upstream of a new water treatment facility that will distribute water to both Garner and Raleigh.

The 3,465 acres of the Swift Creek basin that lie within Raleigh’s jurisdiction are in the upper portions of the watershed, where the secondary watershed protection policies are necessary. This area has a variety of existing land uses including rural and low-density residential, large farms, and industrial uses along U.S. 401 that have been allowed to remain. With these varying conditions in mind, the following policies are provided to guide growth in the watershed.

Policy AP-SC 1

Swift Creek Watershed Land Use

Only residential uses will be permitted in the Swift Creek watershed unless otherwise approved by City Council and specifically indicated in this Plan. No new non-residential zoning or land uses will be allowed in the Swift Creek watershed unless otherwise approved by City Council and specifically indicated in this plan.

Policy AP-SC 2

Swift Creek Watershed Rural Residential Densities

An average density of one dwelling unit per acre should apply to areas designated Rural Residential (see attached map) in the Swift Creek watershed.

Policy AP-SC 3

Swift Creek New Urban Densities

For those portions of the Swift Creek Watershed Plan designated as New Urban Residential on the attached map, up to six dwelling-units per acre should be allowed.

Policy AP-SC 4

Residential Clustering in Swift Creek

In those rural developments where extensions of public utilities will allow clustering of housing, a density of up to four units per acre should be permitted only where compensating permanent open space is set aside resulting in an overall development average of one unit per acre.

Policy AP-SC 5

Agricultural Conversions in Swift Creek

A substantial portion of the land area in Swift Creek watershed is used for agricultural research farms by NCSU, noted as Special Area on the attached map. Should agricultural uses cease and development occur, plans must be prepared to protect the watershed to the maximum extent feasible. Former agricultural property should be used for low-density residential, appropriate institutional, or open space uses that would not adversely affect water quality.

Policy AP-SC 6

Swift Creek Sensitive Area Streets

Streets within the Swift Creek watershed protection area should be designed and classified as Sensitive Area Streets as shown in Article 8 of the Unified Development Ordinance.

Policy AP-SC 7

Crossroads Mall Transition Area

The intense commercial and office development at Crossroads Mall within Cary’s jurisdiction places similar development pressures on the adjacent area in Raleigh’s jurisdiction. Low-intensity office uses and/or medium- to low-density residential uses would provide an appropriate transition between the high-intensity land use patterns in Cary and the low-intensity development in the watershed. Any such development within the watershed would have to incorporate appropriate structural and non-structural watershed protection measures.

Policy AP-SC 8

Swift Creek Impervious Surface Limits

Impervious surfaces in the Swift Creek watershed should be limited to 12 percent unless public utilities are available, in which case a 30 percent maximum may be allowed. The 30 percent maximum may be exceeded up to 70 percent with additional rainfall runoff retainage, in specified areas along U.S. 70/401 at Tryon Road (noted on Map AP-SC-1 as Urban Nonresidential) and the small watershed area on the north side of Tryon Road near Gorman Street. The areas that exceed 30 percent impervious should not exceed 5 percent of the entire Swift Creek watershed within the City’s jurisdiction.

Policy AP-SC 9

Swift Creek Watershed Public Utilities

Extensions of public utilities may be allowed in areas designated New Urban Residential as shown on the attached map under the following conditions:

- The capacity of water and sewer facilities is adequate for an extension;
- An extension is deemed appropriate to promote the orderly provision of public services and facilities in the Raleigh area;
- There will be no reduction in water quality or degradation of the watershed as a result of public utility extension or the more intense development that may result;
- It is determined that annexation of a proposed development would be in the best interest of the City of Raleigh.

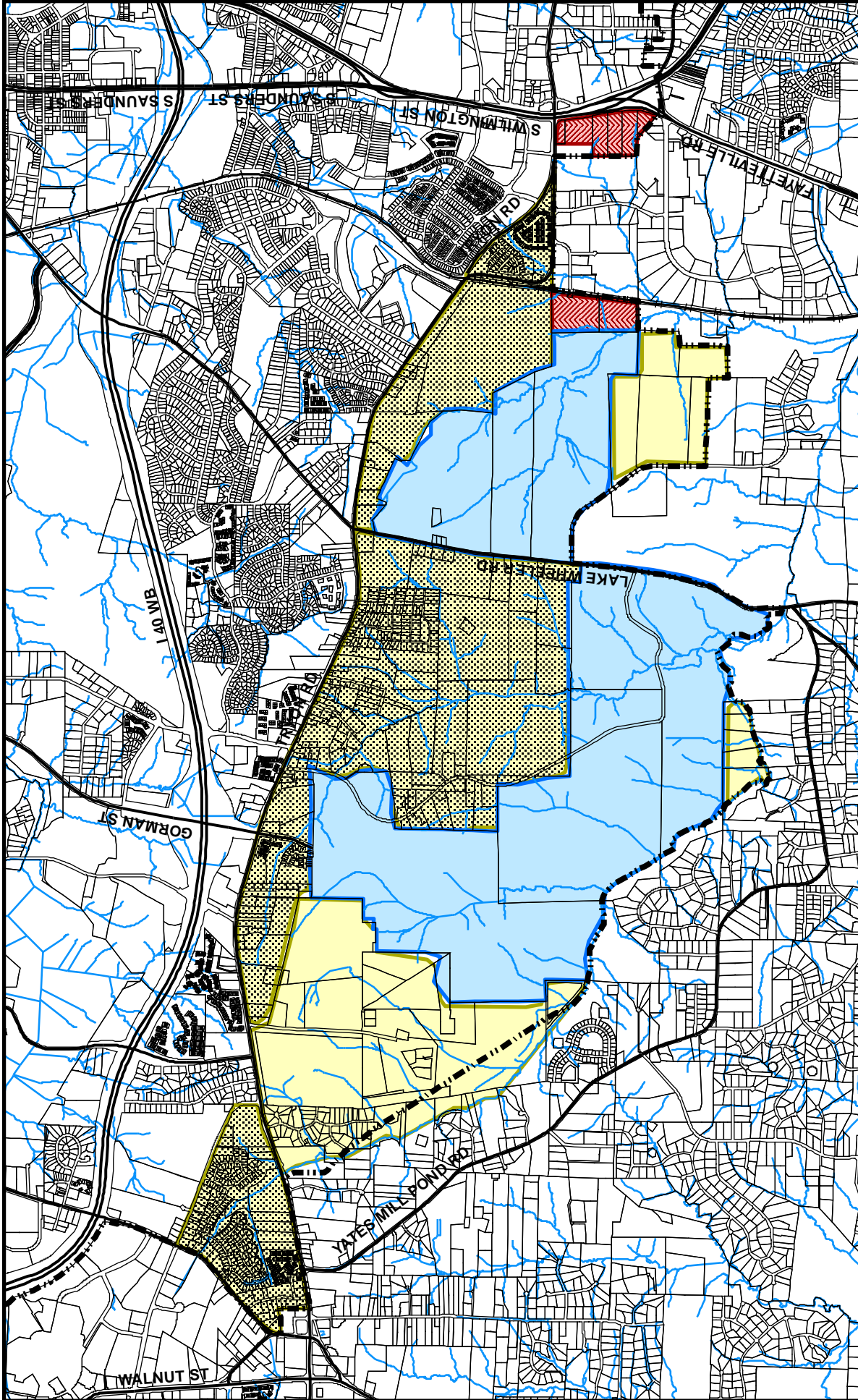


Policy AP-SC 10

Swift Creek Watershed Emergency Utility Extensions






Public utilities may be extended outside Raleigh's jurisdiction and outside the New Urban Residential areas (see Map AP-SC-1) when a finding is made by City Council that there is a threat to public health, safety, and welfare and to Raleigh's drinking water supply. Such extensions would be considered on a case-by-case basis and would require concurrence from the Wake County Commissioners prior to approval when the land is subject to Wake County development regulations. Properties connecting to these facilities would be expected to bear the full cost of any capital facilities needed to provide the utility services and agree to the operating and maintenance fees normally applied to properties outside the City limits. Emergency service to properties would also be subject to the following:

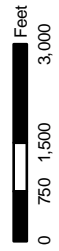
- Only existing development posing a specific threat to the public health, safety, and welfare and to Raleigh's drinking water supply would be allowed to connect to emergency utility extensions;
- Owners of existing development seeking to connect to emergency utility extensions shall file a petition of annexation to be considered by the City Council on a case-by-case basis;
- No increase in the density of development will be allowed beyond that already approved by the governing jurisdiction at the time of the provision of the utility service;
- The development would provide for adequate retention facilities to capture effluent in the event of sewer system failure in addition to any stormwater retention facilities that are necessary to protect the water quality in Swift Creek.



MAP AP-SC1

Swift Creek Plan

-  URBAN NONRESIDENTIAL
-  SPECIAL AREA (STATE AGRICULTURE LANDS IN WATERSHED)
-  NEW URBAN RESIDENTIAL
-  RURAL RESIDENTIAL
-  ETJ



Map created 10/7/2009 by the City of Raleigh
Department of City Planning & GIS Division