

Town of Emerald Isle Stormwater Committee meeting notes
Thursday, August 15, 2024-3:00 PM
Town Board Meeting Room

The meeting focused on reviewing the current stormwater regulations and drafting a new ordinance. Key points included the need for stormwater plans for all projects, the importance of erosion control measures, and the requirement for foundation surveys and/or as-built drawings. The discussion highlighted the challenges of managing stormwater in Emerald Isle, including the impact of redevelopment and the need for better maintenance of existing infrastructure. The town has secured \$62.5 million in grants to assist on some of the issues but faces significant challenges in funding and maintaining stormwater systems. The group also considered the potential for standardizing stormwater plans and the importance of education and enforcement.

Action Items – Staff will need to provide the Committee with the following items as part of their review:

- Provide accurate count and map of vacant lots in town.
- Get better understanding of number of remaining buildable lots from planning documents.
- Identify buildable remaining lots including location, elevation, downstream implications.

Outline

Review of Current Regulations and Meeting Schedule

- Planning Director Chris Seaberg outlined the meeting agenda, including a review of the current code, the draft innovative stormwater ordinance, and future meeting schedules.
- The current code includes sections on stormwater management, plan approval requirements, and inspection requirements.
- Mr. Seaberg stated that each Stormwater Permit has a three-year timeframe to complete the project.
- The meeting schedule is set to twice a month on Thursdays from 3-5 PM if those times works with committee members schedules.

Discussion on Subdivisions and Vacant Lots

- George Moore inquired about the number of subdivisions left to be developed, with estimates ranging from 50 to 600 lots.
- Mr. Seaberg clarified that subdivisions can be one or two lots and are typically neighborhoods, not just single lots.
- Mr. Seaberg discussed the challenges of redeveloping existing lots and the impact on stormwater management.

- George Moore emphasized the importance of identifying buildable lots and their locations for effective stormwater planning.

State Stormwater Permits and Exemptions

- Billy Farrington asked about the impact of state stormwater permits on local regulations. Mr. Seaberg noted that Atlantic Beach has specific exemptions listed in their code.
- The committee discussed if state permits are intended or should supersede local regulations.
- George Moore highlighted the need for accurate counts of vacant lots and their locations for better stormwater planning.
- Mr. Seaberg stated that Town staff could potentially use GIS maps to identify vacant lots.

Small Residential Projects and Stormwater Plans

- Mr. Seaberg explained the requirements for small residential projects, including stormwater plans for 1000 square feet or more of impervious coverage.
- Billy Farrington asked about the specifics of stormwater plans. Mr. Seaberg stated covered the current requirements including the need for site surveys and contour maps.
- Athan Parker discussed the percolation rates and the importance of maintaining stormwater systems over time.
- Mr. Seaberg mentioned the need for large residential projects to include detailed stormwater plans and maintenance plans.

Enforcement and Compliance

- Mr. Seaberg outlined the enforcement options available, including injunctions, orders of abatement, and civil penalties.
- Billy Farrington and Athan Parker discussed the challenges of enforcing stormwater regulations, including the need for education and maintenance.
- Mr. Seaberg emphasized the importance of maintaining stormwater systems and the need for clear regulations and enforcement.

Stormwater Management and Future Planning

- Matt Zapp discussed the importance of long-term planning for stormwater management, including the need for roadside ditches and proper drainage.
- Athan Parker suggested educating property owners on the importance of maintaining stormwater systems and using specific drain types.
- Mr. Zapp highlighted the challenges of maintaining stormwater systems and the need for practical solutions.

- Mr. Seaberg emphasized the importance of accurate data and planning for effective stormwater management.

Challenges with Specific Locations and Solutions

- Matt Zapp shared experiences with specific locations, such as Piney Street, and the challenges of maintaining stormwater systems.
- Athan Parker discussed the need for easements and the challenges of getting property owners to comply.
- Matt Zapp emphasized the importance of practical solutions and the need for clear regulations and enforcement.

Discussion on Stormwater Plans and Standardization

- Billy Farrington suggested standardizing stormwater plans for all lots to simplify the review process.
- Athan Parker discussed the challenges of standardizing plans for different lots and the need for flexibility.
- Matt Zapp emphasized the importance of practical solutions and the need for clear regulations and enforcement.
- Mr. Seaberg suggested using GIS maps and accurate data to identify and address stormwater management challenges.

Final Thoughts and Next Steps

- Mr. Seaberg summarized the key points discussed, including the need for accurate data, practical solutions, and clear regulations.
- Athan Parker emphasized the importance of education and maintenance for effective stormwater management.
- Matt Zapp highlighted the challenges of maintaining stormwater systems and the need for practical solutions.