

Town of Emerald Isle Stormwater Committee meeting notes
Thursday, August 27, 2024-3:00 PM
Town Board Meeting Room

The meeting discussed the impact of highway 58 on local flooding and the need for routine ditch maintenance. Chris Seaberg highlighted the town's limited staff and the reliance on DOT for some of the stormwater management. The group debated the stormwater code, particularly the requirement for a two-foot fill to trigger an engineer plan. They emphasized the need for a comprehensive stormwater plan, considering the town's high groundwater levels and the impact of new developments. Suggestions included requiring foundation surveys and implementing best management practices like bioretention and level spreaders. The committee also reviewed Commissioner Brownlow's innovative stormwater ordinance draft.

Action Items

- Provide GIS maps showing vacant lots, flood zones, and redevelopment areas.
- Schedule site visits for committee members at the next 1-2 meetings.
- Research meeting minutes from previous stormwater committee.
- Adjust future meeting schedule - move October meeting to 10/15, move November meeting to 11/21.
- Consider adding requirement for foundation surveys after land clearing.

Highway 58 and Ditch Maintenance

- George Moore mentioned living in a house for 30 years and the changes in the highway over the years.
- Athan Parker discussed the narrowing of the highway and the subsequent flooding issues.
- Chris Seaberg explains the town's role in maintaining ditches and the limitations of NC DOT staff to maintain State Road ditches.

Code Interpretation and Stormwater Plans

- Chris Seaberg discusses the code requiring a stormwater plan for two feet of fill.
- Athan Parker and George Moore debated the practicality of the code, noting that a single load of fill should not trigger an engineer plan.
- Chris Seaberg clarified that the code applies when two feet of fill is brought in.
- Athan Parker and George Moore discussed the impracticality of requiring an engineer plan for small lots.

Stormwater Management and Code Adjustments

- George Moore discussed the need for a comprehensive stormwater plan for Emerald Isle.

- Chris Seaberg stated that the current code requirements for stormwater management could need adjustments.
- George Moore emphasized the importance of not causing harm to adjacent properties.

Challenges with Current Stormwater Ordinances

- George Moore discussed the challenges with the current stormwater ordinance and the need for better enforcement.
- Chris Seaberg explained the limitations of the current staff and the need for more resources.
- George Moore suggested beefing up the code to ensure better compliance and consistency.
- Chris Seaberg mentioned the need for a foundation survey to catch encroachments early.

Best Management Practices and Future Developments

- Chris Seaberg discussed the best management practices recommended by Commissioner Brownlow.
- Athan Parker discussed the practicality of these practices for small lots.
- George Moore mentioned the need for a comprehensive plan to address stormwater management for all developments.
- Mr. Seaberg emphasized the importance of not making existing problems worse and the need for a holistic approach.

Site Visits and Further Discussions

- Chris Seaberg suggested scheduling site visits to provide a visual understanding of the issues.
- Athan Parker discussed the importance of understanding the local conditions and the need for practical solutions.
- George Moore emphasized the importance of consistent application of the stormwater plan for future developments.