

Town of Emerald Isle Stormwater Committee meeting notes
Thursday, September 19, 2024-3:00 PM
Town Administration Building Conference Room

The meeting discussed the approval of meeting notes from August 15, 2024, and August 27, 2024. Mr. Chris Seaberg also briefed the Committee members on some of the Stormwater-related regulations reviewed and updated by the Town's UDO Committee prior to finishing the updates on that document.

The Committee also reviewed documentation on vacant lots that have been mapped along with mapped lots with either development or redevelopment potential. Included in that information was the start of a list of "Hot Spots" Town staff has compiled though various flooding events that have occurred in Town.

Mr. Seaberg reminded the Committee members of the upcoming scheduled meetings of October 15, 2024, November 21, 2024, and December 5, 2024. The Committee discussed and decided to have those three future meetings in the Town Administration Building Conference Room.

The Meeting adjourned at 5:00 PM

EMERALD ISLE STORMWATER COMMITTEE MEETING

September 19, 2024

AGENDA

1. Open Meeting
2. Roll Call of Committee Members
3. Review of Documents
 - a. Review of meeting notes from the August 15, 2024, meeting.
 - b. Review of the meeting notes from the August 27, 2024, meeting
 - c. Review of Stormwater issues covered by the UDO Committee
 - d. Review documentation on vacant lots along with lots with development and redevelopment potential.
 - e. Review of the “Hot Spot” of area prone to continuous flooding during rain events
4. Other Information needed for this Committee
5. Future Meetings (2024)
 - a. October 15, 2024 3-5 PM – Town Board Meeting Room
 - b. November 21, 2024 3-5 PM – Town Board Meeting Room
 - c. December 5, 2024 3-5 PM – Town Board Meeting Room
6. Committee Comments
7. Adjourn

REVIEW OF MEETING NOTES FROM AUGUST 15, 2024 MEETING

REVIEW OF MEETING NOTES FROM AUGUST 27, 2024 MEETING

REVIEW OF STORMWATER ISSUES COVERED BY UDO COMMITTEE

- Provided on the meeting packet are Summaries of Staff Proposed Amendments in November 2022 and April 2023
- Staff is still reviewing UDO Committee documentation and will provide further information when available

REVIEW OF STORMWATER ISSUES COVERED BY UDO COMMITTEE – NOV. 2022 SUMMARY EXCERPT

- Removed minimum dwelling unit size from the table (size limitation already removed)
- Mobile home requirements removed (manufactured homes meeting current requirements wouldn't be smaller than these dimensions anyway)
- Relocated the minimum camping space size to Notes section.
- Relocated the 3ft setback encroachment provision from Section 10.2 Definitions here.

Chapter Six Development Standards

- Section 6.3 Stormwater Management
 - Consolidated introductory subsection to state the purpose, authority, and objectives of the section more succinctly
 - Removed redundant or vague statements and clarified requirements
 - Lowered the permitting exemption from 1000 impervious sf to 500sf
 - Added that all stormwater management plans must be professionally designed (small, as well as large)
 - Added requirement that the installation of stormwater plans must be inspected and approved by a design professional and provide a certification at the completion of the project.

Chapter Seven Subdivision Standards

- NO PROPOSED CHANGES

Chapter Eight Nonconformities

- NO PROPOSED CHANGES

Chapter Nine Enforcement

- Section 9.1 Violations – additional language imported from Chapter 6

Chapter Ten Definitions and Rules of Interpretation

- Removal of standards from definitions to incorporate into relevant ordinance sections
- Added definition for "oceanfront"

CODE OF ORDINANCES CHAPTER 6 BUILDING REGULATIONS

- Removed sections that are conflicting or redundant with UDO provisions

REVIEW OF STORMWATER ISSUES COVERED BY UDO COMMITTEE – APRIL 2023 SUMMARY EXCERPT

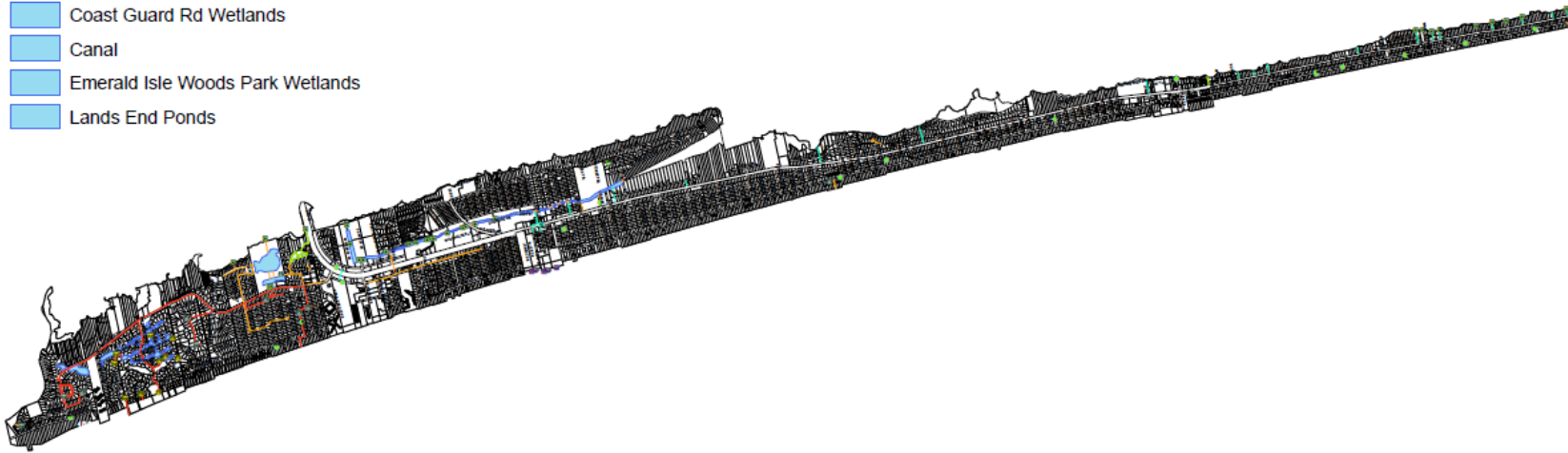
- Replaced “mobile” with “manufactured” to update language regarding manufactured homes
- Removed grandfathering provision from parking areas established in right-of-way (nonconformity provisions cover this)
- Section 6.3 Stormwater Management
 - Section 6.3.3.2.C Erosion and Sediment Control Devices
 - Updated format
 - New provision requiring a stone construction entrance for new construction projects that don't have an existing driveway connection.
- Section 6.4.2 Dunes and Vegetation Protection Design Standards
 - Section 6.4.2.1.C Residential Area Natural Area Designation
 - Updated format
 - New provision requiring the designated natural area to be fenced (not just staked off), either with construction safety fencing or silt fencing.
 - New Section 6.4.2.1.D -Residential Small Lot Reduced Natural Area Designation
 - New provision that allows lots that are smaller than required in Table 5.1 may provide a reduced 25% natural area
 - New Section 6.4.2.1.E – Residential Revegetation Natural Area Designation
 - New provision applying to development of lots that don't currently conform to the 35% natural area, have unwieldy topography, etc
 - Allows a reduced 25% natural area requirement with revegetated 5ft buffer
 - Three different revegetation alternatives with specifications
 - Landscaping plan and maintenance agreement to be filed with deed

Legend

- Ocean Outfall
- Private
- Town
- Coast Guard Rd Closed System
- Town Installed
- NC DOT
- Private Installed
- Town Installed Infiltration System
- Discharge Point
- Tie-in Connection
- Coast Guard Rd Wetlands
- Canal
- Emerald Isle Woods Park Wetlands
- Lands End Ponds

TOWN OF EMERALD ISLE STORMWATER SYSTEM MAP

TOWN OF EMERALD ISLE STORMWATER SYSTEM MAP

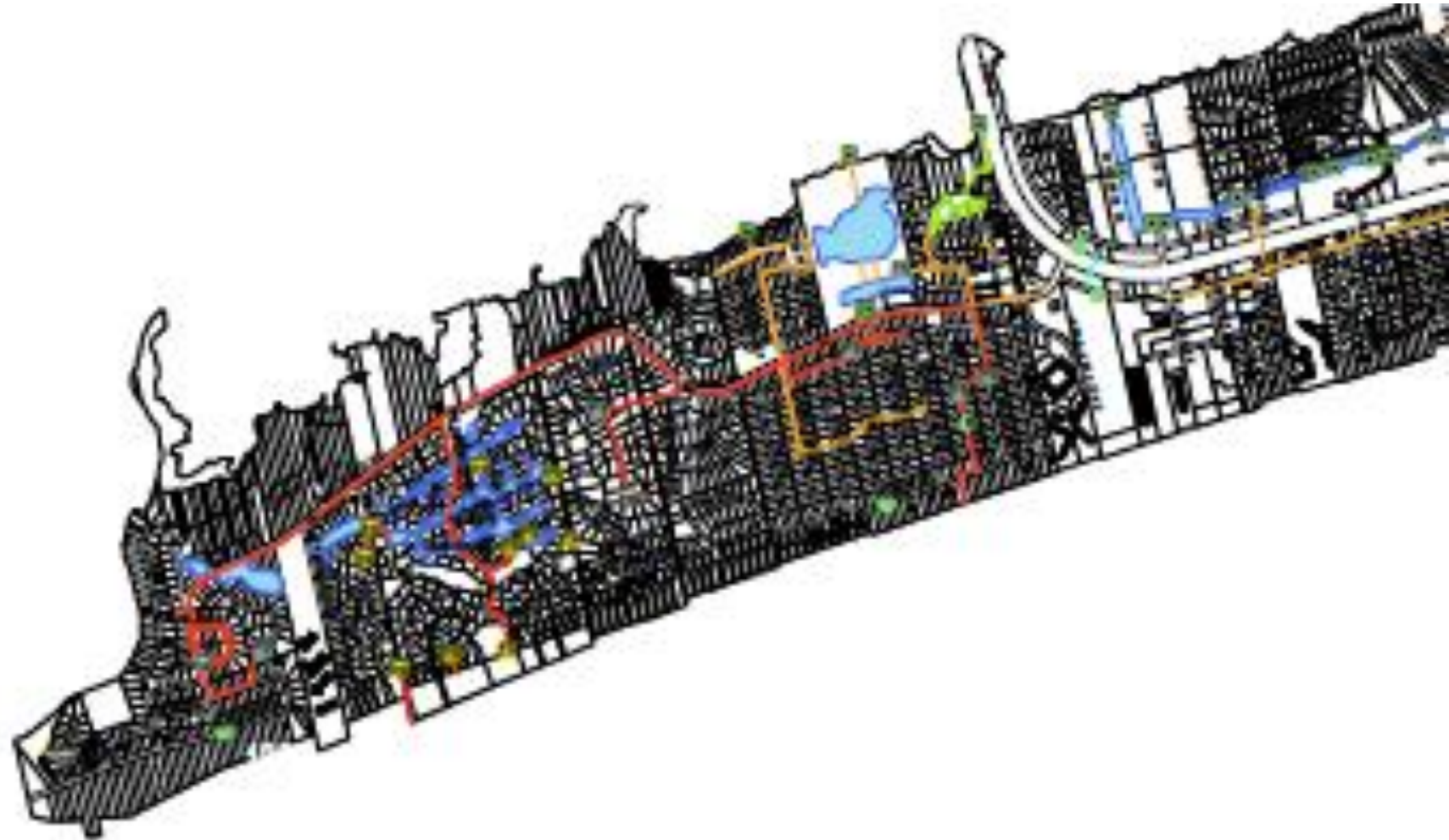


Created By: Emerald Isle Planning Department

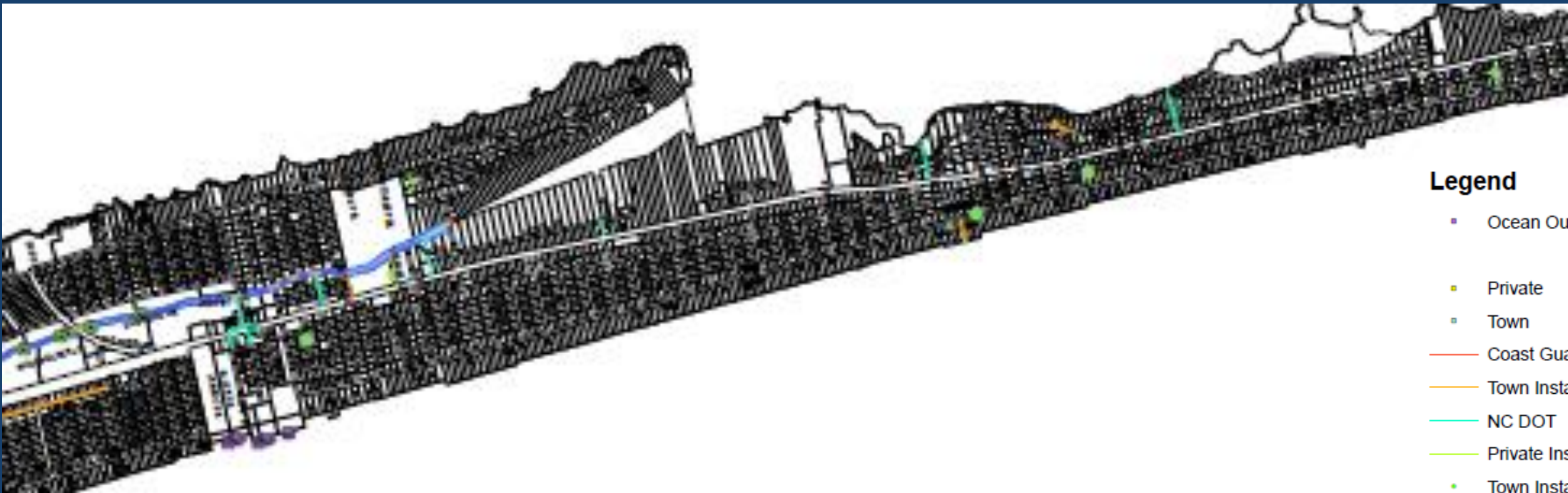
TOWN OF EMERALD ISLE STORMWATER SYSTEM MAP – WESTERN PORTION

Legend

- Ocean Outfall
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TOWN OF EMERALD ISLE STORMWATER SYSTEM MAP – CENTRAL PORTION



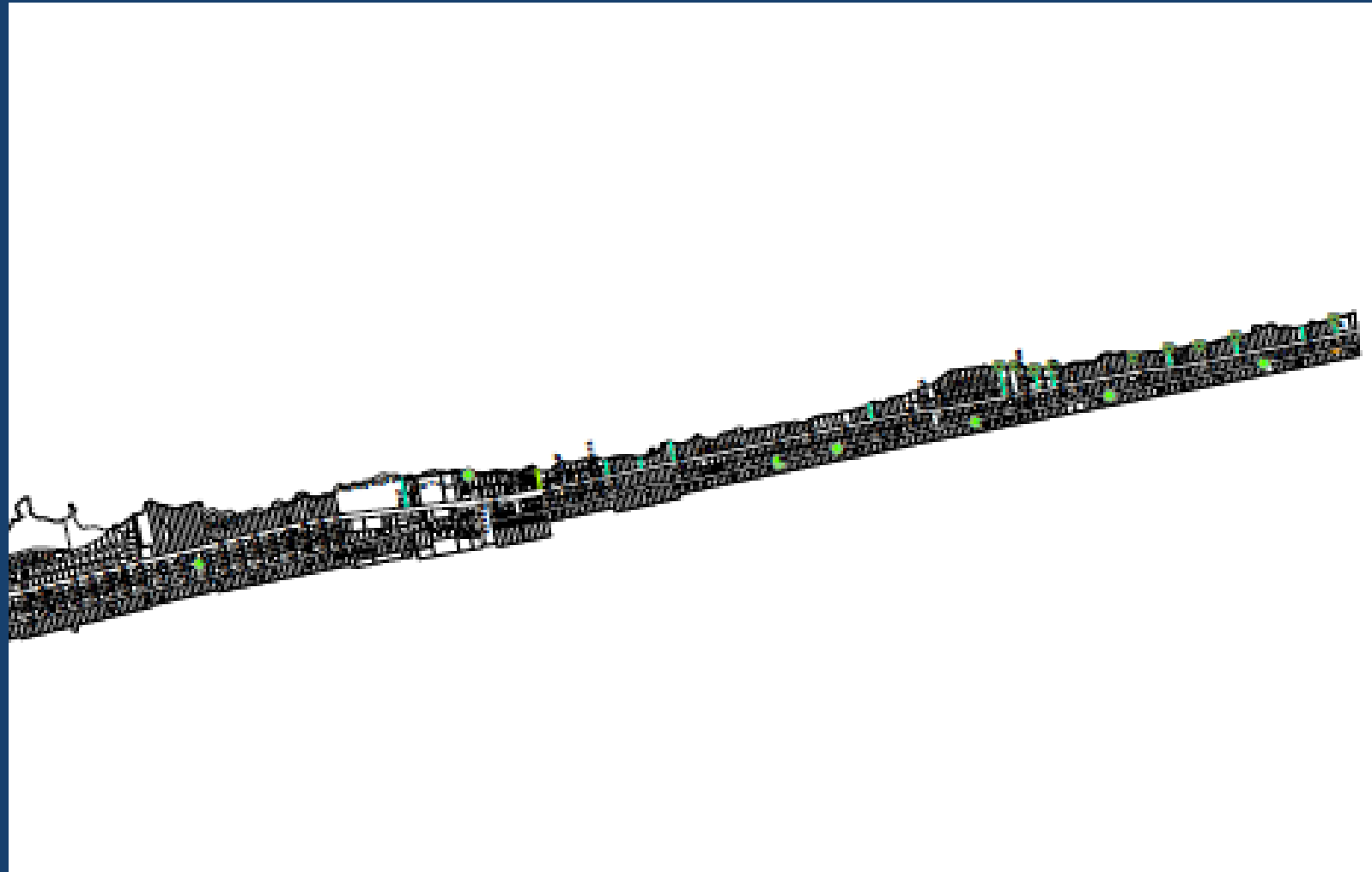
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TOWN OF EMERALD ISLE STORMWATER SYSTEM MAP – EASTERN PORTION

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REVIEW OF DOCUMENTATION ON VACANT LOTS – CAMA LUP EXISTING CONDITIONS - STORMWATER

Town of Emerald Isle



Comprehensive Land Use Plan

Adopted: November 14, 2017
Certified: January 24, 2018

REVIEW OF DOCUMENTATION ON VACANT LOTS – CAMA LUP EXISTING CONDITIONS - STORMWATER



There are no current plans to develop a large-scale, public, central sewer system in Emerald Isle. In lieu of a central wastewater treatment system controlled by the Town, Emerald Isle will continue to rely on state and county permitting for wastewater systems. A wastewater permit issued by the Carteret County Health Department is required prior to commencing any development project throughout town, regardless of whether an on-site septic or package treatment plant is being utilized. Permit staff at Carteret County Health Department indicates that generally permits for septic tanks are not a problem in Emerald Isle and that once installed, the systems function as intended.

Currently, all package treatment plants are functioning properly and there are no documented overflows, bypasses, or other problems that may degrade water quality or constitute a threat to public health. Each facility is monitored and maintained by a licensed operator. According to Carteret County Environmental Health, neither the private package treatment plants nor private septic systems pose a threat to local water quality.

Natural Gas

Emerald Isle does not have access to central natural gas service. There are several private companies that provide LP gas service for commercial and private residential use.

Stormwater

Since adoption of the 2004 Emerald Isle CAMA Land Use Plan, the Town has worked diligently to expand and improve upon the Town's municipal stormwater drainage system, while also adopting development regulations pertaining to on-site retention of stormwater. Town staff, in concert with the Planning Board and Board of Commissioners, has developed a comprehensive stormwater management program that is carried out through the Town's Unified Development Ordinance.

The current regulations require that all residential and non-residential development address on-site management of non-point source runoff from a respective project site. The standards and best management practices required/recommended vary according to the proposed development site.

In addition to local stormwater management standards, the Town also works with NCDEQ to enforce NC State Coastal Stormwater Management Regulations.

Map 11 provides an overview of the existing Town of Emerald Isle Stormwater Management System. The system has been upgraded substantially since adoption of the Town's 2004 plan; however, there are additional improvements necessary to adequately address all documented stormwater drainage "hot spots." These "hot spots" are characterized by low-lying areas where ponding of water occurs during and following substantial rain events. It should be noted that there are no point source stormwater discharges located within Emerald Isle's planning jurisdiction. Future improvements relating to the stormwater system will be addressed under Section 4 of this plan.

Solid Waste

The Town of Emerald Isle contracts out all curbside waste management services to a local contractor. The Town provides curbside trash pickup to oceanfront properties on Mondays and Fridays and soundside properties on Tuesdays and Thursdays. Curbside pickup of recyclables is provided weekly on Wednesdays. Additionally, the Town Public Works Department collects yard waste on a weekly rotation. Commercial solid waste removal is provided by a private contractor on an as-needed basis.

REVIEW OF DOCUMENTATION ON VACANT LOTS

Town of Emerald Isle



Comprehensive Land Use Plan

Adopted: November 14, 2017
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REVIEW OF DOCUMENTATION ON VACANT LOTS

Overview of Vacant Properties

Throughout the corporate limits of Emerald Isle, there are approximately 999 undeveloped parcels. The majority of these parcels are well under an acre in size and zoned for single-family residential development. Of the 999 undeveloped parcels, 925 are under an acre in size, while 74 are over an acre in size. While zoning regulations will require that a majority of the 925 parcels under an acre will be developed as single-family residential, the larger parcels will provide for additional development scenarios, which may require Zoning Ordinance text and map amendments.

The following provides a summary of the Town's existing Zoning Districts (see Map 13, Zoning):

- **Residential (R2)** – Residential district allowing a single-family dwelling or a two-family dwelling on a lot.
- **Residential Multi-Family (RMF)** – Residential district allowing a single-family dwelling, a two-family dwelling, or a multi-family dwelling on a lot.
- **Mobile Home (MH)** – Mobile home district allowing manufactured homes on lots located outside of manufactured home parks. This district also allows single-family dwellings and duplexes.
- **Business (B)** – Business district allowing a general and wide variety of retail trade.
- **Camp (C)** – Recreational district allowing travel-trailers, campers and tents.
- **Government (G)** – A district allowing a variety of governmental and public uses.
- **Village-East (VE)** – A mixed use district consisting of residential, commercial, recreational, institutional, and office land uses.

- **Village-West (VW)** – A mixed use district consisting of residential, commercial, recreational, institutional, and office land uses.
- **Marina Village (MV)** – A mixed use district consisting of residential, commercial, recreational, institutional, and office land uses.

The following table and Map 14 provide a snapshot of the zoning classification for all undeveloped parcels remaining in the Town of Emerald Isle. Additionally, Map 15 depicts all remaining undeveloped parcels based on whether they are over or under one acre in size.

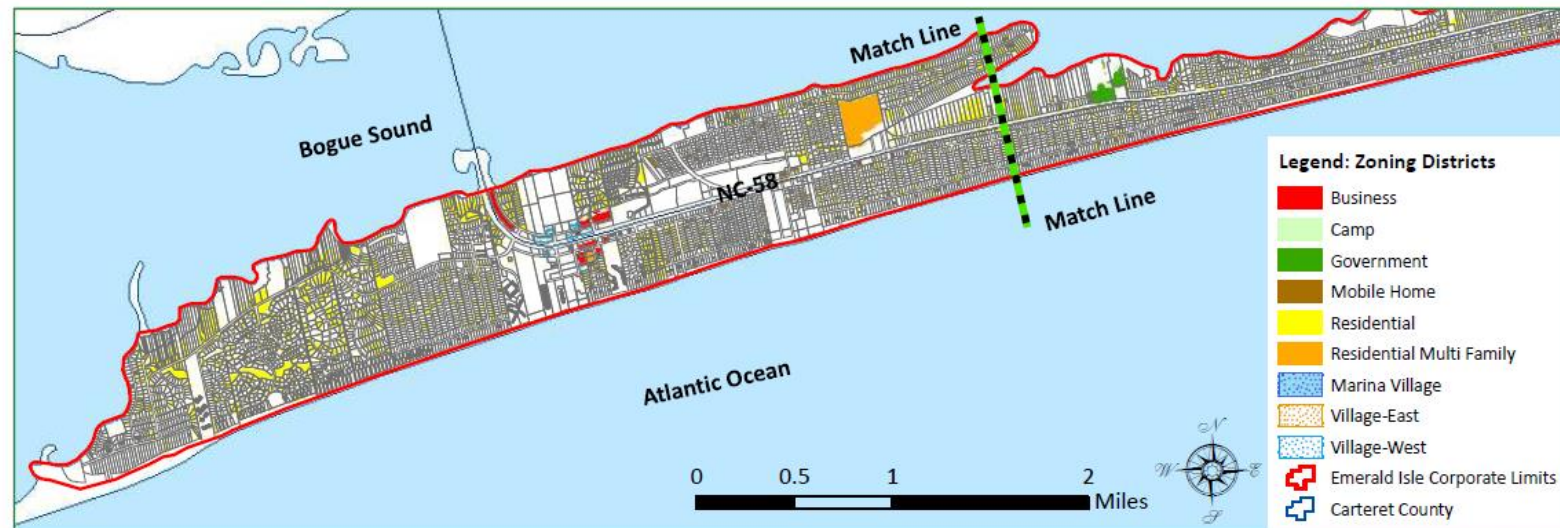
Table 16. Undeveloped Parcels By Zoning District

Zoning District	Acres	% of Vacant Parcels
R2 Residential	363.39	87.24%
RMF Residential Multi Family	10.93	2.62%
MH Mobile Home	6.57	1.58%
B Business	16.23	3.90%
C Camp	0.00	0.0%
G Government	10.93	2.62%
VE Village-East	1.47	0.35%
VW Village-West	6.95	1.67%
MV Marina Village	0.05	0.01%
Total	416.52	100.0%

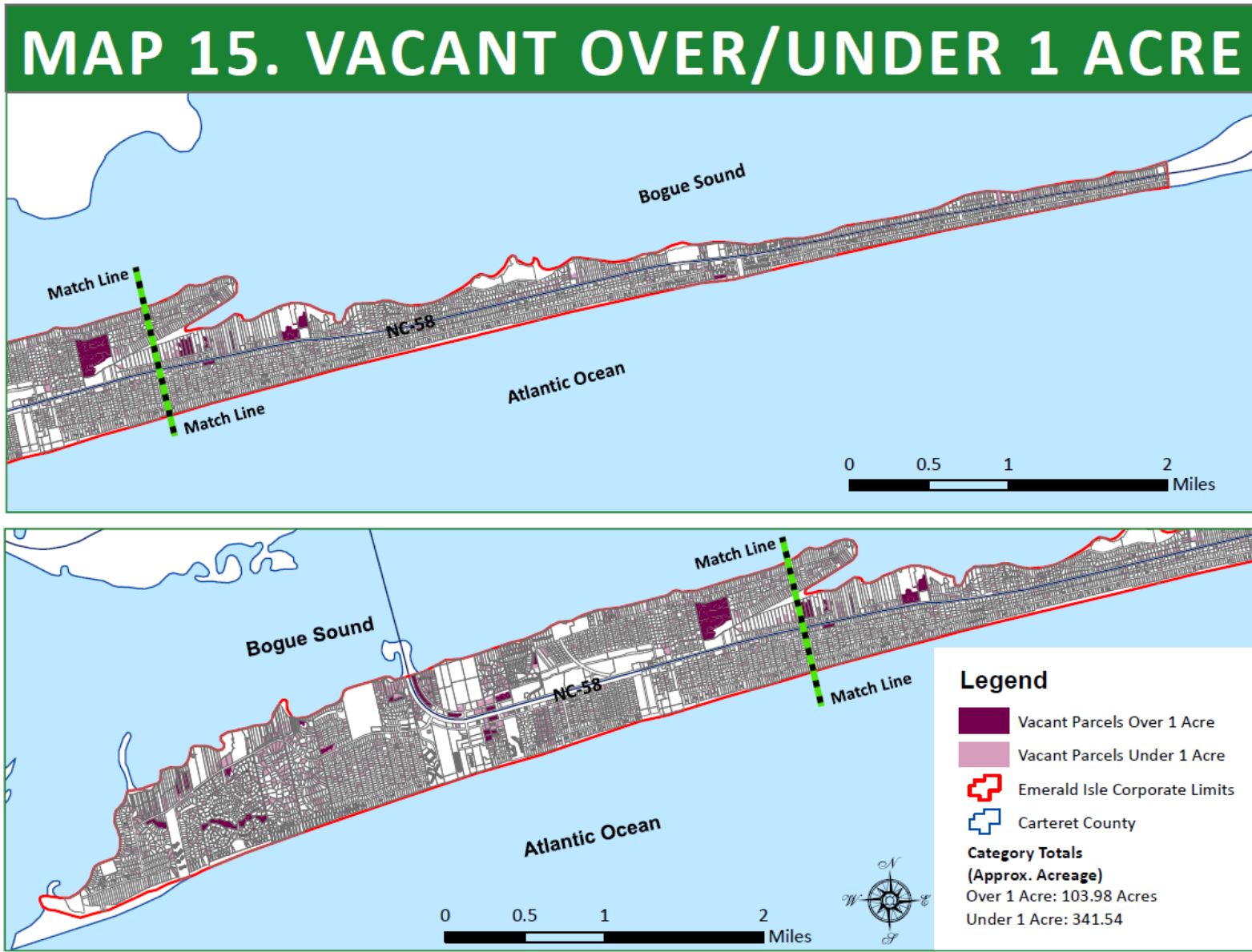
Source: HCP, Inc.

REVIEW OF DOCUMENTATION ON VACANT LOTS

MAP 14. VACANT PARCELS BY ZONING



REVIEW OF DOCUMENTATION ON VACANT LOTS UNDER 1 ACRE



REVIEW OF DOCUMENTATION LOTS WITH DEVELOPMENT AND REDEVELOPMENT POTENTIAL

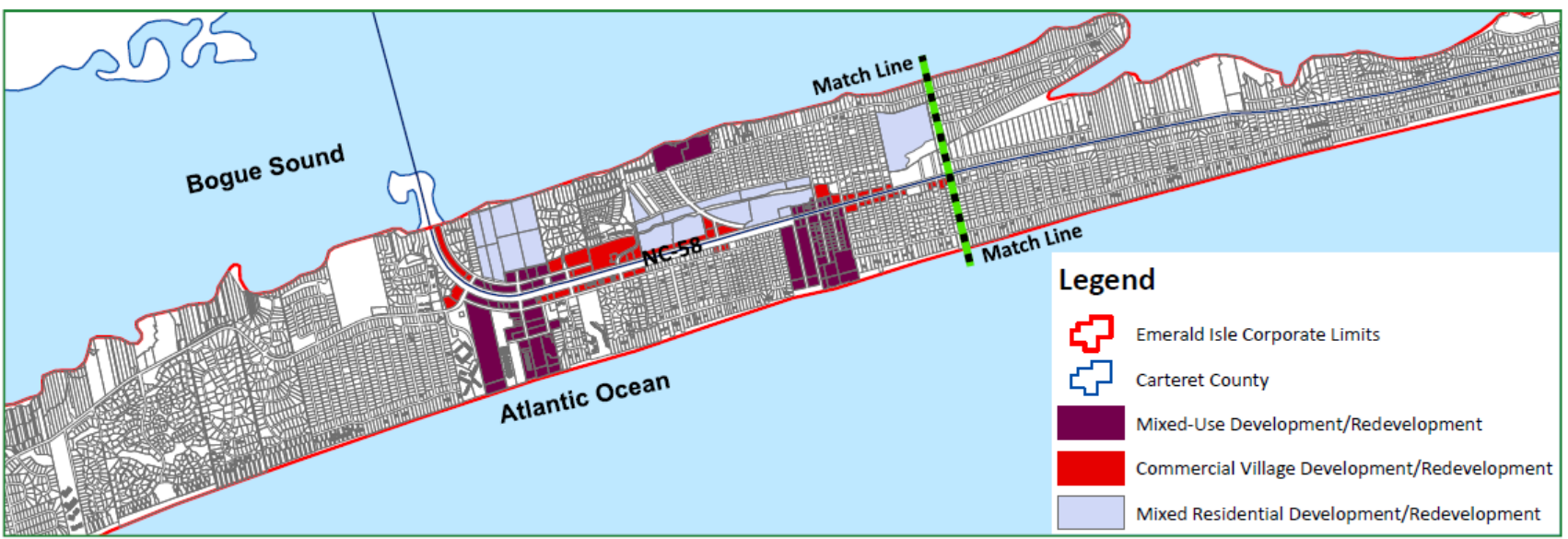
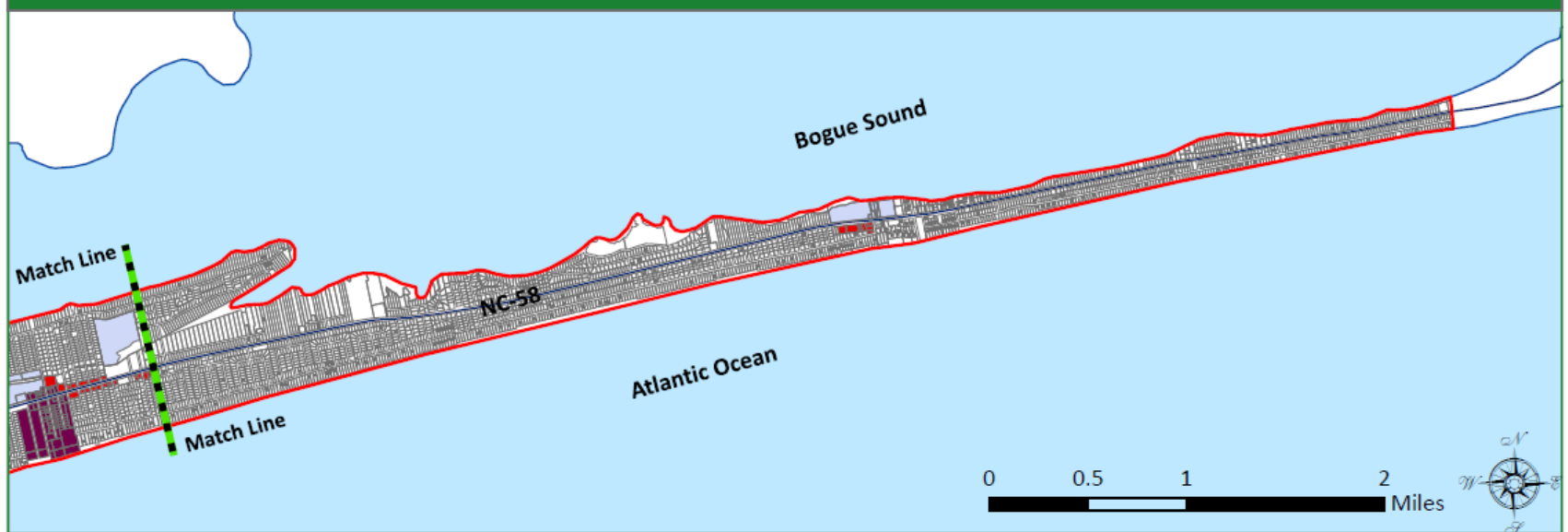
Town of Emerald Isle



Comprehensive Land Use Plan

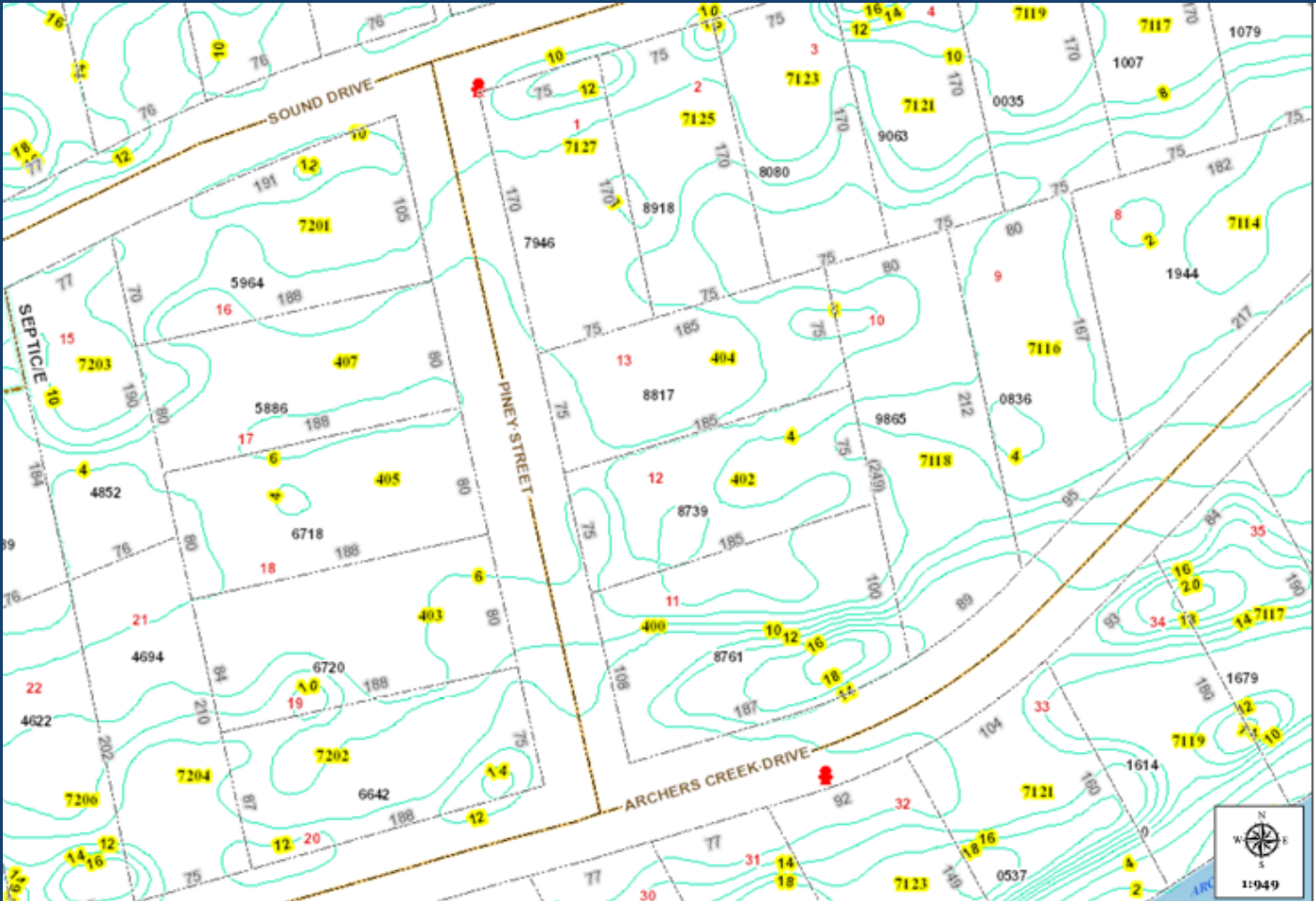
Adopted: November 14, 2017
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MAP 17. DEVELOPMENT/REDEVELOPMENT POTENTIAL

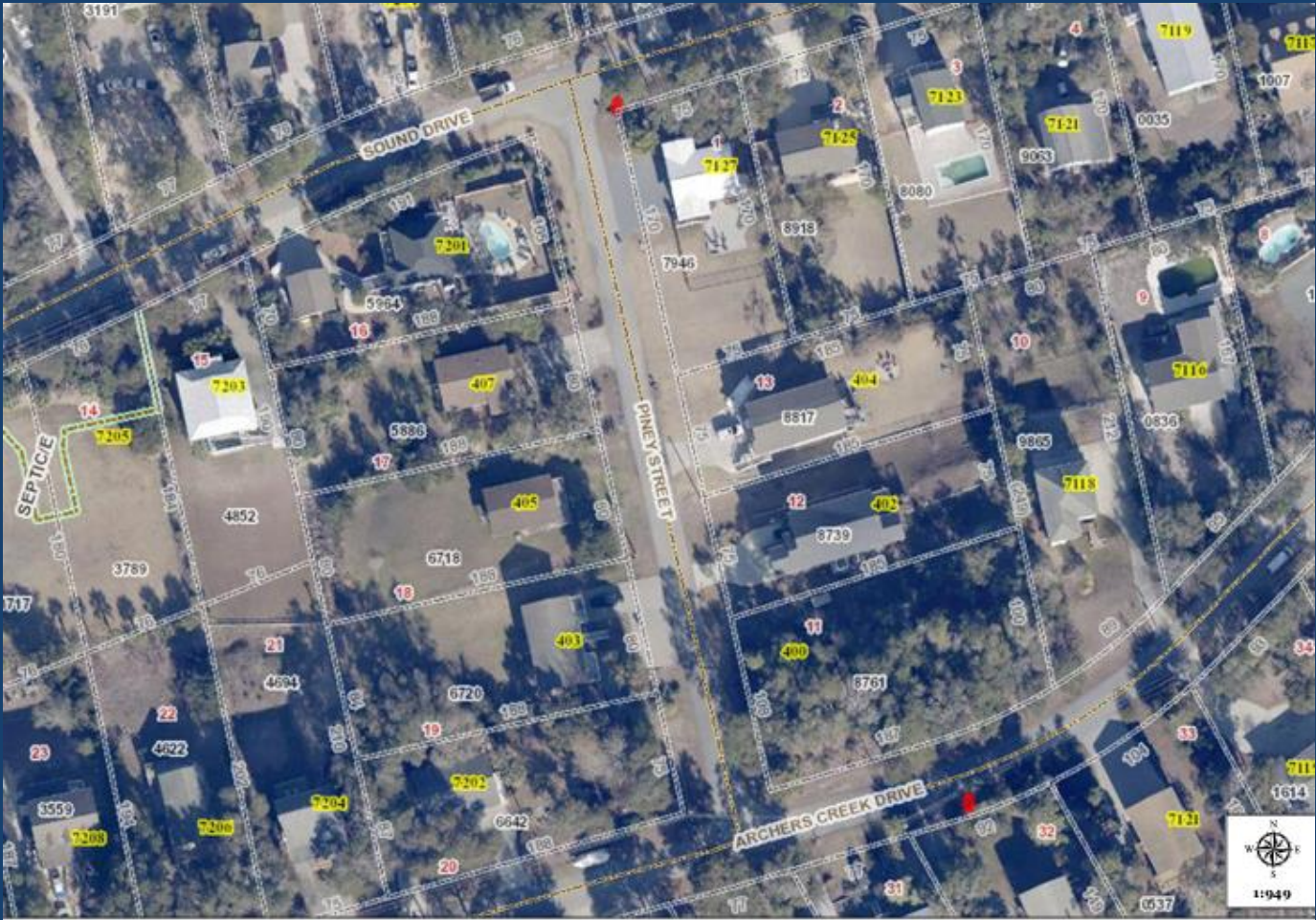


REVIEW OF DOCUMENTATION
LOTS WITH DEVELOPMENT
AND REDEVELOPMENT
POTENTIAL

REVIEW OF SOME OF THE “HOT SPOTS” AS DOCUMENTED BY TOWN STAFF – PINEY STREET



REVIEW OF SOME OF THE “HOT SPOTS” AS DOCUMENTED BY TOWN STAFF – PINEY STREET 2024



REVIEW OF SOME OF THE “HOT SPOTS” AS DOCUMENTED BY TOWN STAFF – PINEY STREET 2024



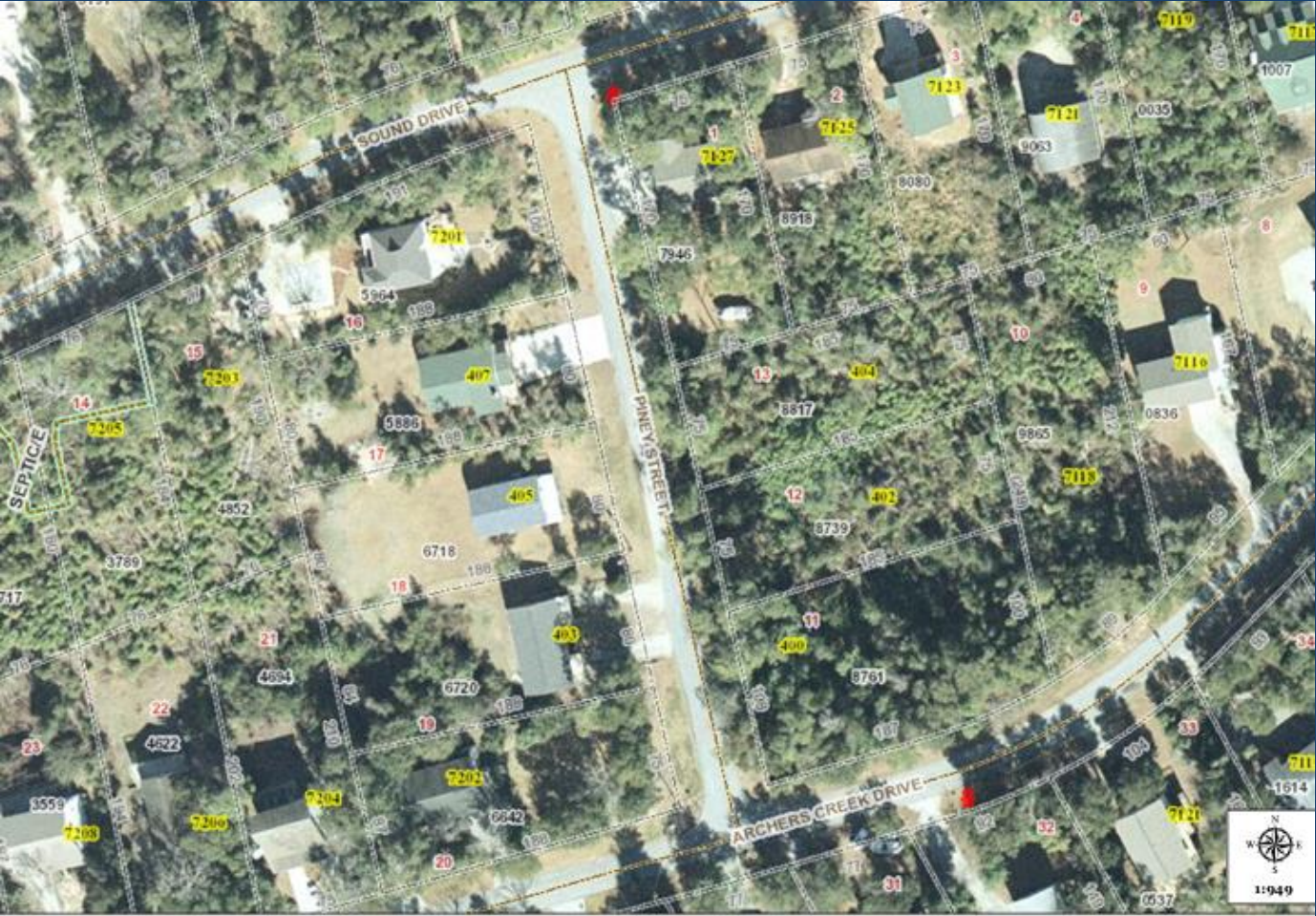
REVIEW OF SOME OF THE “HOT SPOTS” AS DOCUMENTED BY TOWN STAFF – PINEY STREET 2019



REVIEW OF SOME OF THE “HOT SPOTS” AS DOCUMENTED BY TOWN STAFF – PINEY STREET 2007



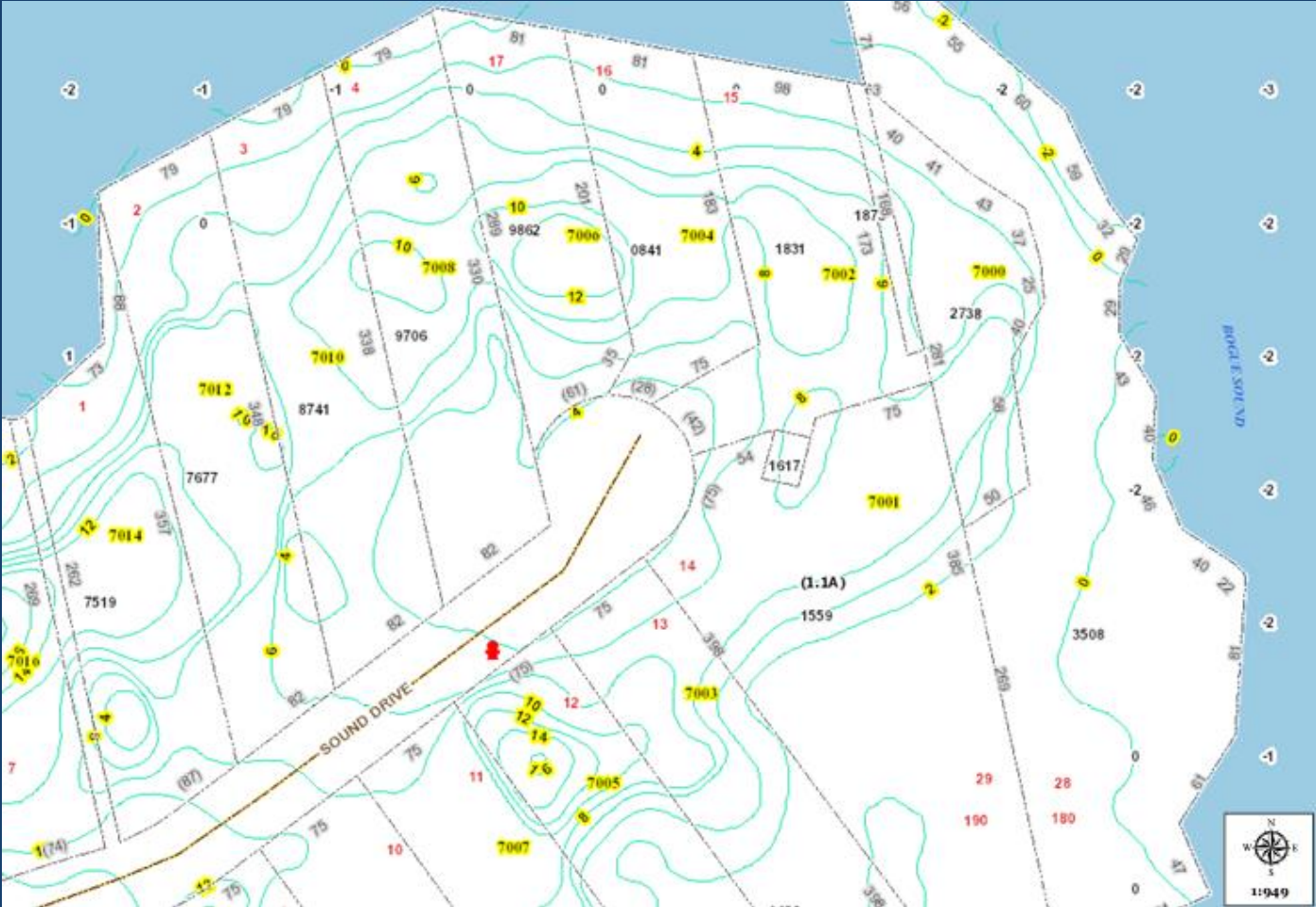
REVIEW OF SOME OF THE “HOT SPOTS” AS DOCUMENTED BY TOWN STAFF – PINEY STREET 2004



REVIEW OF SOME OF THE “HOT SPOTS” AS DOCUMENTED BY TOWN STAFF – PINEY STREET SEPTEMBER 17, 2024



REVIEW OF SOME OF THE “HOT SPOTS” AS DOCUMENTED BY TOWN STAFF – SOUND DRIVE CUL-DE-SAC



REVIEW OF SOME OF THE “HOT SPOTS” AS DOCUMENTED BY TOWN STAFF – SOUND DRIVE CUL-DE-SAC - 2024



REVIEW OF SOME OF THE “HOT SPOTS” AS DOCUMENTED BY TOWN STAFF – SOUND DRIVE CUL-DE-SAC - 2024



REVIEW OF SOME OF THE “HOT SPOTS” AS DOCUMENTED BY TOWN STAFF – SOUND DRIVE CUL-DE-SAC - 2019



REVIEW OF SOME OF THE “HOT SPOTS” AS DOCUMENTED BY TOWN STAFF – SOUND DRIVE CUL-DE-SAC - 2015



REVIEW OF SOME OF THE “HOT SPOTS” AS DOCUMENTED BY TOWN STAFF – SOUND DRIVE CUL-DE-SAC - 2007



REVIEW OF SOME OF THE “HOT SPOTS” AS DOCUMENTED BY TOWN STAFF – SOUND DRIVE CUL-DE-SAC - 2004



REVIEW OF SOME OF THE “HOT SPOTS” AS
DOCUMENTED BY TOWN STAFF – SOUND DRIVE
CUL-DE-SAC – SEPTEMBER 17, 2024



OTHER INFORMATION NEEDED
FOR THIS COMMITTEE

FUTURE MEETINGS SCHEDULE

FUTURE MEETING SCHEDULE

- Tuesday, October 17, 2024 – Town Board Meeting
Room 3-5 PM
- Thursday, November 21 2024 – Town Board Meeting
Room 3-5 PM
- Thursday, December 5, 2024 – Town Board Meeting
Room 3-5 PM

FUTURE MEETINGS SCHEDULE 2025 SCHEDULE?

COMMITTEE COMMENTS

ADJOURN