

**STORMWATER ADVISORY BOARD MEETING
MINUTES
THURSDAY, AUGUST 26, 2010
7:00 P.M
HISTORIC COURTHOUSE, CURRITUCK, NC**

The Stormwater Advisory Board held a public meeting, Thursday, August 26, 2010 in the Historic Courthouse. Members present: Charlie Dozier, Jerry Old, Michael Cherry, Wade Morgan. Chairman Jerry Old called the meeting to order at 7:00 p.m. Eric Weatherly, (County Engineer), Ben Woody (Planning Director), Mike Doxey and Kim Ferrell (Soil & Water Conservation) were also present. Soil & Water Supervisors Manly West, Harvey Roberts and Joan West were present. Jason Doll and Johnny Martin (Moffatt & Nichol Engineering) were also in attendance.

Approvals of June 17, 2010 minutes – Minutes were reviewed. Motion was made by Michael Cherry to approve minutes as submitted. Motion was seconded by Charlie Dozier. Motion passed unanimously.

Johnny Martin/Jason Doll gave brief update on what Moffatt & Nichol will be doing for the county. They will contribute information to update the Stormwater Manual and UDO Rewrite for Stormwater. Mr. Martin stated they have completed similar work in Emerald Isle and Dare County. Mr. Martin added they will be looking at fill requirements and how much fill should be limited as it relates to development.

Fill -- Mr. Doxey stated at this time the maximum fill is 3 feet (2 feet for septic plus 1 foot for first floor) as related to the septic system requirements.

Ben Woody added with new developments we should look at what the most suitable lots are prior to any plat approval.

Mr. Roberts stated everyone needs to look closely at the soils map, it is very accurate with regards as to what lots should be developed, based on the soil type.

Mr. Martin added that in Emerald Isle, lots were required to hold runoff from a 2 inch rain, it could be more based on permeability of the soil type.

Michael Cherry stated that would be very hard to do in Carova Beach/Swan Beach area, there are such small lots to begin with.

Mr. Martin stated they may look at dividing the county into about 3 regions, based on soils type and topography.

Mike Doxey added that with regards to fill, Environmental health is causing more problems with the fill requirement. In Camden, the Building Inspector requires the house pad to be 6 inches higher than the drain field; but Camden does not have a Stormwater ordinance.

Mr. Roberts stated 12 inches is good, but 6 inches to 12 inches would be sufficient.

Eric Weatherly added the county has Land Disturbance Permit requirements, as it relates to fill, but environmental health doesn't abide by LDP regulations.

Harvey Roberts made a motion to require a 6 inch minimum house pad above regulations for drain fields and follow staff recommendations concerning this requirement. Motion was seconded by Jerry Old. Motion passed unanimously.

Property Line Swales -- Mr. Roberts added every lot should have swales, it helps the drainage.

Manly West asked what the depth/width requirements for swales are.

Mike Doxey stated there are no set standards at this time, this is something that needs to be added in the UDO. The problem in Whalehead Beach, which is having a severe drainage problem, is that it was platted in the 1970's, there was no Stormwater plan back then, certain area in Whalehead have always flooded, it is only about 5 feet to 6 feet elevation.

Michael Cherry added in Swan Beach, there are very low areas with severe drainage problems, in the future a central water/sewer system may have to be installed to deal with the development.

Jerry Old asked if a drainage district could be established in that area.

Michael Cherry stated they had tried that, landowners did not want it.

Eric Weatherly added we need to look at minor subdivisions/individual lots (new lots) and any future platted lots need lot line and outlet swales to help drainage. Carova Beach has a ditching system in place but other northern beach areas such as Swan Beach has nothing in place for drainage. Lot line swales will not last in the northern beach areas.

Mike Doxey stated in the LDP "installed as designed and certified by an engineer" needs to be added to permit.

Harvey Roberts added that many people put fences/garages within drainage easements of ditches/canals. They should be made aware that nothing is to be built within the easement.

Ben Woody stated they can look at enforcing that with regards to new subdivisions. 10 Acre lots are also a problem, because they are exempt from subdivision regulations, but any drainage issues can be addressed as a zoning permit requirement, which will be a stricter requirement to address the issue with 10 acre lots.

Jerry Old made a motion to require swales on all newly platted lots, where practical, unless it is exempted by the County Engineer. There will be specific criteria that will have to be met to be exempt. Motion was seconded by Harvey Roberts, motion passed unanimously.

Lot Density/Soil Type – Manly West added that no lot needs to be smaller than three quarters of an acre. A minimum lot size needs to be addressed. Lot size needs to be related to soil type.

Jason Doll added that they be allowed to study this first and come back with recommendations as it relates to soil type/density and what works best. Scientific criteria will be created to address this.

Ben Woody stated with subdivisions, open space has to be 50% usable space and can be 50% wetlands. The UDO is currently being updated; last update was about 20 years ago.

Charlie Dozier asked when the Moffatt/Nichol study would be completed.

Jason Doll stated it should be completed by next summer, but comments/recommendations should be ready by January, 2011.

Harvey Roberts asked what could be done to address drainage with old subdivisions. Maybe service districts established.

Johnny Martin added there will be design criteria for redevelopment of an area to improve drainage conditions.

Mike Doxey added that stormwater is a very big concern, in the future there may have to be a stormwater fee/large watershed fee or county wide service district created to address this.

Eric Weatherly stated a concern is also with new subdivisions, getting a drainage easement through adjoining landowners' property. It is very hard to acquire the easements and maintain them.

Other Areas of Concern – None addressed.

There being no further business to discuss, meeting adjourned at 9:10 p.m.

Respectfully submitted,

Jerry Old
Jerry Old, Chairman

Kim D. Ferrell
Kim D. Ferrell, Recording Secretary

This was a paid meeting

