

Town of Navassa
Environmental & Stormwater Advisory
Committee Minutes
December 14, 2009
6:00 PM

IN ATTENDANCE:

Committee Members Present: Gregory Westfield, John Klein, Mayor Eulis Willis

Committee Members Absent: Dorsey Jones Jr., Ella Beatty

Staff: Travis Barnes, Town Planner.

Other Attendees: None

CALL TO ORDER: Chairman Westfield called the meeting to order at 6:00 PM.

APPROVAL OF MINUTES: Mr. Willis made a motion to accept the previous minutes. Mr. Westfield seconded the motion to approve the minutes and the vote passed unanimously.

OLD BUSINESS:

1. Review the Maps and Classification of Local Waterways- Mr. Barnes reviewed with the committee the local waterway classification map for the Navassa area and also discussed the definitions of the state's water classification system.
2. Review Article I of the DRAFT Stormwater Ordinance, Pages 1-12- Mr. Westfield stated that at the last meeting the committee was asked to review the first twelve pages of the draft stormwater ordinance. Mr. Barnes stated that at the last meeting Mr. Klein had asked whether the ordinance was intending to account for the peak discharge rates of stormwater collectively across Navassa's jurisdiction and Mr. Barnes stated that the town does not intend to regulate the peak flow of stormwater runoff from one site to the next or in a collective manner but will only focus on the quality and quantity of stormwater runoff from each individual site. Mr. Klein stated he did not believe that we need to work on peak flow rates.

Mr. Barnes stated that on page 5 of the ordinance the committee had asked him to review the state's Coastal Rules to make sure that we were accounting for them. Mr. Barnes said that the draft ordinance does incorporate the revised Coastal Rules and the proper exemptions. In regards to the mention of "grading permits" on page 5 Mr. Klein said that he would like to know what a "grading permit" would consist of. Mr. Barnes stated that this language is from the Town of Leland's Stormwater Ordinance and that he believes that a grading permit would need to be applied for in addition to a stormwater permit and that a grading permit would be needed before any site work could begin on the property. Mr. Barnes stated that right now the Town of Navassa does not have a grading application and that a development only needs a zoning compliance application to start clearing the site, although there is a tree preservation article within the town's Zoning Ordinance. Mr. Barnes stated he liked the idea of including a grading permit because as of right now a single-family home that would be developed would not be regulated by the tree preservation article and that he would like some way of strengthening that through possibly tying it into the grading permit. Mr. Klein asked staff if there would be a grading application and also a stormwater application? Mr. Barnes stated that as far as he is thinking there would be both. Mr. Klein asked why that is necessary? Mr. Barnes stated that he was thinking that the grading permit would allow the developer to go ahead and start making some site preparations, while the stormwater management plan is being created. Mr. Barnes stated that Leland's Stormwater Ordinance states that applicants are required to get a grading permit, but that he would contact Steve Spruill again to see exactly how Leland administers this process. Mr. Willis asked if there would then be two separate application fees if there were two separate applications and Mr. Barnes said that there most likely would be two sets of fees. Mr. Westfield asked what the grading permit form would consist of? Mr. Barnes stated that staff could make the form to require what information we need and that the grading permit might actually be designed to address erosion and sedimentation control measures, but that he needs to do more research on that. Mr. Klein asked if the grading permit would be for projects that are exempt from stormwater permits or if all projects would need one? Mr. Barnes said that he would do more research on grading permits. Mr. Klein stated that he did not think that developers would be happy about having a whole list of permit fees and a long process when the grading and stormwater permit could possibly be combined.

In reference to Sec. 1-5 (A) (2) on page 5, Mr. Klein and Mr. Westfield stated that the existing language is confusing. Mr. Klein stated that he would prefer if the language was more clear and that the exceptions were written into the first part of the applicability section so that it is the first thing that people will see. Mr. Willis stated that the wording talks about disturbing less than one acre and then it talks about disturbing less than 10,000 square feet, and that is also confusing. Mr. Barnes stated that it is his understanding that the old Coastal Rules regulated site disturbance over an acre but that the new Coastal Rules regulate site disturbance over 10,000 sq. ft, although he will verify this for the next meeting. Mr. Klein asked that we revisit this issue and the definition of “redevelopment” and to distinguish any differences between commercial or residential development.

Mr. Klein stated that he also had a question regarding some language on page 9 that discussed how phased development plans would be approved. Specifically Mr. Klein was concerned about the language that states “all necessary government units”.

In reference to Sec. 1-11, Mr. Barnes stated that Leland has a “terms defined” section although the model ordinance does not. Mr. Barnes stated that he thinks it is a good idea to have the terms defined in the ordinance and the committee agreed. Mr. Barnes stated that he would like to possibly add vegetated roofs to the list of items that do not count towards increasing “built-upon area” because he felt that the town should be encouraging developers to incorporate green roofs into their designs. Mr. Klein was concerned about the fact that not all vegetated roofs are equal at managing stormwater and asked if there were design standards in the state BMP manual. Mr. Barnes stated that at the certification class there were discussions of utilizing green roofs, but that there were not state guidelines yet in the BMP manual. Mr. Willis and Mr. Westfield asked staff to clarify what green roofs are and staff did so. The committee felt that the town should not address vegetated roofs if the state does not, with the consideration that as soon as the state adds them to the BMP manual the town would also be able to utilize them seeing that we are using the state’s manual as our own.

In regards to the “material change” definition, Mr. Klein stated that he would like clarification as to how the town would calculate the 25% modification provision in the definition. Mr. Barnes stated that he would figure this out before the next meeting.

In regards to the “redevelopment” definition, Mr. Klein stated that the town might want to set a time limit on what would constitute new development vs redevelopment. Mr. Willis and the rest of the committee then discussed various development scenarios and how they would be affected by our existing draft ordinance language.

NEW BUSINESS:

1. Review Article II of the DRAFT Stormwater Ordinance, Pages 1-12- Mr. Westfield stated that at the last meeting the committee was asked to review the first twelve pages of the draft stormwater

In regards to the establishment of permit applications and forms in Article 2, Mr. Barnes said that the state would allow the town to utilize their forms and that he would contact one of the instructors of the BMP reviewer class in order to get the forms finished once the ordinance is in place.

The committee discussed the possibility of including an “express permitting fee” that would allow developers to get in front of the town’s reviewing process for an increased application fee. Mr. Barnes stated that he did not think this would be the best idea because the town has such a small staff and the fact that there would most likely not be too many permits being processed at once.

Mr. Klein stated that we might want to reference the town’s tree preservation ordinances when reviewing the stormwater applications as discussed on page 17. Mr. Barnes stated that there is a tree preservation article in the Zoning Ordinance and that he would look into this issue as well. Mr. Willis stated that he did not like how the existing language in Sec. 1-23 part B, required a registered Engineer to sign off on all of the residential projects because it would be too expensive for some people. Mr. Barnes stated that he would research to see if the state treats residential and commercial development differently.

Mr. Barnes stated that he would make a list of all of the issues that the committee identified and report back with the information the committee requested in order to address the issues at the next meeting.

2. Stormwater BMP Reviewer Certification Course- Mr. Barnes updated the committee on what he learned at the reviewer certification course and stated that he would find out if he passed the reviewer certification exam in approximately 4 weeks. Mr. Barnes stated that the course was very informative.

3. Discussion of Town Recycling Program- Mr. Barnes stated the committee does not need to worry about starting a town recycling program at this time due to the fact that Brunswick County will be looking into starting one across the county.

STAFF REPORT:

1. Staff has received applications for a Navassa Planning and Sustainability Intern and hopefully the town will have a new intern starting in January to help work on some stormwater issues and other projects in the future.

CHAIRMAN'S REPORT: Mr. Westfield reminded everyone that the next committee meeting will be on Monday, January 4th at 5:30 PM.

MEMBER COMMENTS: None

PUBLIC COMMENT: None.

ADJOURNMENT: Motion to adjourn by Chairman Westfield. Second by Mr. Klein. Meeting adjourned at 7:30 PM.

Minutes prepared by Travis Barnes, December 29, 2009.