



# Town of Carrboro

Town Hall  
301 W. Main St.  
Carrboro, NC 27510

## Agenda Item Abstract

File Number: 13-0038

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Version: 1

Status: Public Hearing

In Control: Board of Aldermen

File Type: Abstract/Resolution

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### TITLE:

### Public Hearing to amend stormwater volume control provisions of the Land Use Ordinance

**PURPOSE:**The purpose of this item is for the Board to consider amending the Land Use Ordinance (LUO) relating to the volume control provisions for stormwater management. A draft ordinance has been prepared (*Attachment B*). The Board must receive public comments before taking action on the draft ordinance.

### DEPARTMENT: Planning

**CONTACT INFORMATION:** Christina Moon - 918-7325, Mike Brough -929-3905,  
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### INFORMATION:

On June 26, 2012 the Board of Aldermen adopted new volume control provisions to the stormwater management requirements in Section 15-263 of the Land Use Ordinance (LUO) to regulate the total volume of stormwater runoff from a site.. At the time that the volume control provisions were presented, it was noted that refinements may be warranted as staff and others gained experience with the Jordan Lake accounting tool (JLAT) and the application of the requirements to specific projects/designs. In addition, NCDWQ had not yet established the JLAT credit for permeable pavement, a relatively new stormwater device which had already been utilized as part of stormwater designs for local development projects currently under review.

In November of 2012, the Town received a text amendment request from Ken Reiter of Belmont Sayre, LLC, to provide flexibility in the new stormwater volume control provisions, with regard to Shelton Station, a conditional use permit under review. In mid January of this year, staff received information from the NCDWQ regarding State guidance on stormwater volume control credits for permeable pavement, and prepared a draft ordinance. During the month of February, staff continued its correspondence with NCDWQ to better refine the proposed amendment. The revised draft ordinance (Attachment B) reflects this most recent analysis. Discussion has also led to a staff suggestion to change the development submittal checklist to require applicants to conduct some field work, in particular, soils testing and a determination of the water table height, prior to land use permit approval.

A draft ordinance was presented at the February 7th Joint Review, and submitted to Orange County. Comments are included (*Attachment E*).

**FISCAL IMPACT:** Public hearings involve staff and public notice costs associated with advisory board and Board of Aldermen review.

**RECOMMENDATION:** Staff recommends that the Board of Aldermen consider the resolution finding consistency, and the draft ordinance (*Attachments A-1 and B*).