



**TOWN OF CARRBORO
STORMWATER ADVISORY COMMISSION
AGENDA**

February 11th, 2021; 6:30 pm
Remote Meeting

<u>Time</u>	<u>Item</u>	<u>Presenter</u>
6:30 pm	Administrative Matters: Call to order, approval of January minutes	Chair, all
6:35 pm	Public comment (if any)	Chair, all
6:40 pm	Arts Center Review* a. LUO text amendment b. CUP permit	Chair, all
8:25 pm	Announcements and adjourn	Chair

*Materials to be reviewed are available at:

<http://townofcarrboro.org/AgendaCenter/ViewFile/Agenda/3874?html=true>

Citizens (other than Commission members) should email stormwater@townofcarrboro.org to receive an invitation to view the meeting. The requester should also specify if they wish to make any comments in the email. If you wish to make public comment, at the time of public comment, the speakers will be allowed to address the Commission. Please send any written statement or materials to the same email provided above. All written statement and materials will be forwarded to the Commission members.

TOWN OF CARRBORO



STORMWATER ADVISORY COMMISSION – SUMMARY

Remote Meeting on January 14th, 2021, 6:30 pm (Zoom)

Commission Members		Candidates	Staff
John Cox (vice-chair)	Jeanette O'Connor (chair)	Margot Lester	Randy Dodd
Robert Dickson	Michael Paul	Satya Kallepalli	
Jacquelyn Gist (Council Liaison)	Lauren Joca	Sarah Bloesch	Emily Cochran

Administrative Matters

The SWAC approved the December minutes unanimously.

Introduction of Members

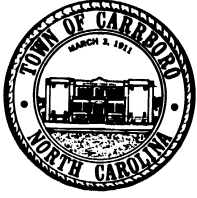
New applicant Sarah Bloesch introduced herself and her interest in being part of the Stormwater Advisory Commission. Commission members, other applicants, and Stormwater Division staff introduced themselves as well.

Staff Report

- **SCM Outreach:** Stormwater Staff reported that the Stormwater Control Measure outreach initiative is approximately halfway done; 24 letters representing 83 SCMs have been sent to property owners. Most property owners have been receptive and responsive. Staff continue to follow up with several property owners that are not indicating receptivity to inspections, maintenance, and reporting for SCMs.
- **Project Updates:** The Broad Street Culvert project and Public Works Stream Restoration project are almost complete; live stakes have been planted along the stream bank. The Roberts Street paving project is finishing up the engineering/planning stage and is planned to move toward construction soon (specific timeline pending final approval). The rain gardens around Town Hall/Fire Station are still planned. There are also plans to restore areas of the permeable pavement in the parking lot.
- **NPDES Permit Renewal:** The Town was issued a Notice of Violation following the audit in August. We have submitted a written response and adopted a Council Resolution, and are currently conducting a self-audit of the remaining program areas and working on a draft stormwater management plan (SWMP). Randy thanked John for his thorough SWMP review and provided an overview of the six minimum control measures included in the MS4 permit as well as the expectations for managing them.

Adjourn

The meeting was adjourned at 7:27 pm.



TOWN OF CARRBORO
Stormwater Advisory Commission

301 West Main Street, Carrboro, North Carolina 27510

R E C O M M E N D A T I O N

THURSDAY, FEBRUARY 11, 2021

CUP Review-Arts Center, 315 Jones Ferry Road

Motion was made by _____ and seconded by _____ that the Stormwater Advisory Commission of the Town of Carrboro recommends that the Town Council _____ the CUP application.

Furthermore, the Stormwater Advisory Commission:

VOTE:

AYES: ()

NOES: ()

ABSTENTIONS: ()

ABSENT/EXCUSED: ()

Associated Findings

By a unanimous show of hands, the _____ membership indicated that no members have any financial interests that would pose a conflict of interest to the approval of this CUP.

VOTE:

AYES: ()

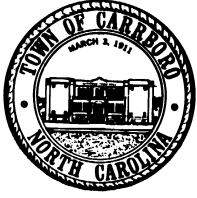
NOES: ()

ABSTENTIONS: ()

ABSENT/EXCUSED: ()

(Chair)

(Date)



TOWN OF CARRBORO
Stormwater Advisory Commission

301 West Main Street, Carrboro, North Carolina 27510

R E C O M M E N D A T I O N

THURSDAY, FEBRUARY 11, 2021

**Land Use Ordinance Text Amendment Relating to the Requirements
for Stormwater Management**

Motion was made by _____ and seconded by _____ that the Stormwater Advisory Commission of the Town of Carrboro recommends that the Town Council _____ the draft ordinance.

Furthermore, the Stormwater Advisory Commission:

- 1) prefers Option _____ of the options presented;
- 2) recommends revisions as presented below;
- 3)

VOTE:

AYES: ()

NOES: ()

ABSTENTIONS: ()

ABSENT/EXCUSED: ()

Associated Findings

By a unanimous show of hands, the _____ membership indicated that no members have any financial interests that would pose a conflict of interest to the adoption of this amendment.

Motion was made by _____ and seconded by _____ that the _____ of the Town of Carrboro finds the proposed text amendment, _____ consistent with:

Possible related policies in Carrboro Vision2020

5.23	Carrboro should be proactive in managing its stormwater, promoting active maintenance of facilities, reducing impacts of increased impervious surface, and minimizing impacts on waterways.
2.21	The Town should continue to require the preservation and maintenance of open space when land is developed, to enforce restraints on clear-cutting, and to require adequate buffers.
1.25	The town should continue to support, as well as encourage its residents to support, the ArtsCenter, which is an integral part of the town's cultural life.
3.22	Carrboro should encourage infill development and placement of architecturally significant commercial and civic buildings [in the downtown].

Furthermore, the Stormwater Advisory Commission of the Town of Carrboro finds the proposed text amendment is/is not reasonable and in the public interest by.....

VOTE:

AYES: ()

NOES: ()

ABSTENTIONS: ()

ABSENT/EXCUSED: ()

(Chair)

(Date)

DRAFT



Coulter|Jewell|Thames, PA

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Planning for the Future

January 29, 2021

Stormwater Advisory Commission for The Arts Center at 315 Jones Ferry Road – 7.9.2020

1) Riparian Buffers

- a. **Riparian buffers are critical for stormwater control and protection. Their encroachment should be an absolute exception, not the rule. They should be protected for the ecosystem services which they provide for free, including stormwater retention and treatment. We would like to see an exhaustive set of options to putting the parking lot in that location, including shared parking with OWASA, ferrying people from Town-owned parking lots, an additional exception from the Town on number of spaces required, etc. We encourage the applicant to work with OWASA and the Town of Carrboro to explore alternative parking solutions that will not require parking spaces in the riparian zone. The inconvenience of fewer parking spaces should be weighed against the environmental benefits of not encroaching into the riparian buffer.**

Applicant Response: The building program has been drastically cut, to reduce the amount of required parking. The ArtsCenter is continuing to work with the adjacent owners on overflow parking options, but at this point, the minimum required parking is provided onsite, and the ArtsCenter feels this is necessary for the daily functions of the facility. Refer to the Board of Adjustment approval of the Stream Buffer Variance for rational for this encroachment.

- b. **We are concerned that the Limits of Disturbance is within Zone 1 and into the streambed.**

Applicant Response: A variance from the Board of Adjustment was approved for Stream Buffer disturbance. Based on the site constraints, the applicant was worked to minimize this work, to the extent the ArtsCenter budget will allow.

- c. **We would like to see notes on how the developer will stage work to build the retaining wall without having heavy equipment within Zone 1.**

Applicant Response: The retaining wall was been considerable shortened within the buffer. Construction staging details will be worked out with the Construction Plans.

- d. **We would like to see more detailed information on how the developer plans to return stormwater runoff from the building and parking lot into diffuse flow prior to entering Zone 1.**

Applicant Response: The only location where concentrated flow is proposed is from the sand filter outlet. Based on NCDEQ's requirements, we are meeting the required nutrient reduction ahead of this discharge. So, diffuse flow is not needed at this location. Elsewhere on the site, flow will drain overland through the buffer.

2) Stormwater Management

- a. **We're concerned with the stormwater impact on this site, especially the creation of a constructed wetland in a flood-prone area. The wetland could be a maintenance nightmare because of how flashy the watershed is. These wetlands are not designed to be treating large flood events. We are concerned about embankment eroding, maintenance, and so on.**

Applicant Response: The wetland has been removed from the project.

- b. **We recommend a green or blue roof for the building. Please consider the longterm savings of such a roof, not just the initial cost.**

Applicant Response: A green roof was considered by the ArtsCenter. The initial cost was too much for the budget to absorb given the additional stormwater measures that would still be required and structural requirements of the building to support a green roof. This was considered to offset stormwater requirements, but additional measures would still be required.

- c. **We recommend cisterns.**

Applicant Response: No irrigation is proposed, as the plant materials will be selectively chosen to be native and drought tolerant.

- d. **We recommend looking into large canopy trees native to the Piedmont in or adjacent to the right-of-way that could mitigate stormwater and provide shade. We recommend looking into suspended pavement systems for these trees.**

Applicant Response: Understood. There is oversized building canopy that will provide additional parking lot cooling and prevent trees from being planted within the roof canopy limits. We have added a few trees between the building and the parking lot, but are keeping some of this sidewalk space open and clear for exterior program activities.

3) **Flooding Concerns**

- a. **This stream drains to the downstream community of Rocky Brook at the bottom of S. Greensboro St. This area has experienced flooding historically and this project is adding additional impervious surface into this system.**

Applicant Response: The proposed sand filter and underground detention system is designed to reduce the peak flow to pre-development levels (in many cases lower than pre-development) for all storms up to and including the 100-yr event. So, this project should have no detrimental effects on downstream properties.

- b. **There's a water main located right in front of the proposed building, which broke within the last 18 months and resulted in flooding on the property. We are concerned about flooding to the building, either from the water main breaking or the stream itself flooding. The lot has been inundated in recent storms.**

Applicant Response: Fill is proposed on the site to raise the building up closer to the elevation of the street. In addition, the site is proposed to be graded so that runoff drains away from the building. So, this should mitigate against flooding of the site and other proposed improvements.

- c. **Given the above concerns, we recommend that the applicant complete a flood study.**

Applicant Response: We have checked the 100-yr elevation for floodwaters on this site. The proposed building and parking are both above this elevation.