

STAFF REPORT



Hearing Date: NA

Case File #: NA

General Description: Discussion concerning the definition of Impervious Surfaces.

Town Initiated

Citizen Initiated

Applicant(s): NA

STAFF COMMENTARY

Recent changes to the N.C. General Statutes concerning impervious surfaces have created an inconsistency between the Town's definition and that of the State. In particular, #57 stone is now considered a pervious surface by state agencies including the NC Department of Environmental Quality (NCDEQ) and the NC Division of Coastal Management (NCDQM). Staff will confer with Brunswick County engineering to determine their requirements and thoughts pertaining to the use of #57 stone prior to the Planning Board meeting.

Prior to discussion of this item, the Planning Board should review the information provided. The following questions should be explored concerning impervious surfaces and the Town's regulation thereof:

1. Are impervious surface maximum coverage limits in place to regulate stormwater runoff?
2. Are impervious surface maximum coverage limits in place to limit density of development?
3. Does the Town wish to restrict the use of gravel, or more specifically clean washed #57 stone?
4. Should specific conditions be required of applicants wishing to exceed the impervious coverage limits provided for each zoning district? If so, should standards be established?

SUPPORTING INFORMATION

TOWN OF SUNSET BEACH UDO:

Impervious Surface

Any surface which in whole or in part, restricts or prevents the natural absorption of water into the ground. Such surfaces may include, but not be limited to compacted earth (such as marl and coquina), gravel, concrete, asphalt, or other paving material, and all areas covered by the footprint of buildings or structures. Uncovered wooden slatted decks and the water area of a swimming pool are considered pervious.

NC GENERAL STATUTE:

§ 143-214.7. Stormwater runoff rules and programs.

(b2) For purposes of implementing stormwater programs, "built-upon area" means impervious surface and partially impervious surface to the extent that the partially impervious surface does not allow water to infiltrate through the surface and into the subsoil. "Built-upon area" does not include a slatted deck; the water area of a swimming pool; a surface of number 57 stone, as designated by the American Society for Testing and Materials, laid at least four inches thick over a geotextile fabric; or a trail as defined in G.S. 113A-85 that is either unpaved or paved as long as the pavement is porous with a hydraulic conductivity greater than 0.001 centimeters per second (1.41 inches per hour).