



DATE: December 22, 2010

TO: Beaufort County Planning Commission

VIA: Rob McFee, P.E., Director of Engineering & Infrastructure
Robert Klink, P.E., County Engineer

FROM: Dan Ahern, P.E., Stormwater Manager

SUBJ: **STEP 2 VOLUME CONTROLS – “Lots of Record but not Built”**

Background: The County adopted stormwater volume controls for new and redevelopment in October 2009. These controls have been in place and best management practices to implement these controls were approved in May 2010. These controls did not address a potential large universe of over 20,000 lots that could be built without volume controls. These proposed controls will address impacts from these lots.

ZDSO Sections: Sec.106-7 Exemptions of development types; Sec.106-8 Exemption of subdivision review; Sec.106-18 Definitions; Sec.106-732 Zoning Permit; Article XIII Division 4 Sec. 106 2857, 2861, 2865 Stormwater Management Standards.

Summary of Proposed Amendments: The proposed amendments add Stormwater Volume Controls for “Lots of Record but not built” and major renovation of existing homes when these homes are not in an approved community runoff volume control system.

Justification: Development increases the total Stormwater Volume that is generated from a developed site. Developments approved before adoption of current controls volume controls only addressed the rate and water quality aspects of the development. The excess volume from previously approved developments is now linked to recent closure of Shellfish Harvesting areas and to endangerment of our aquatic resources by causing short term salinity changes in our tidal creeks. The large universe of approved developments that have not been built can have a continuing adverse impact on our County’s water resources.

These proposed changes will mitigate the impacts of these currently approved “lots of record but not built”. Developments also have the voluntary opportunity to retrofit on a community level to meet volume requirements in lieu of on-lot controls.

Proposed Amendments: Attachments have changes shown as underline for additions and strikeout for deletions.

Attachment:
Sec 106-7; Sec 106-8; Sec. 106-18; Sect 106-732
Division 4 Section 106-2857, 2861, 2865