



Town of
INDIAN TRAIL
north carolina

Indian Trail, North Carolina 28079

Telephone 704-821-5401

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PLANNING BOARD TRANSMITTAL

Planning Board Transmittal for the June 8, 2010 Town Council Meeting

Reference Name	Case: ZT 2010-005 Post Construction Stormwater Ordinance		
PB Meeting Date	May 18, 2010		
Members Present	Chair Whitehurst <input checked="" type="checkbox"/>	Gary Vaughn <input checked="" type="checkbox"/>	Vincent Howard <input checked="" type="checkbox"/>
	Vice Chair Cowan <input checked="" type="checkbox"/>	Kathy Broom <input checked="" type="checkbox"/>	Robert Rollins <input checked="" type="checkbox"/>
	John Simulcik <input checked="" type="checkbox"/>	Larry Miller <input checked="" type="checkbox"/> (Audience)	
	Robert Wilber <input type="checkbox"/>		
Case Found Complete	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Motion	Recommend approval as transmitted.		
Member making the motion	Board member Broom		
Second the motion	Board member Vaughn		
Vote	7-0		

Background

This is a request to amend the Town's Post Construction Storm Water Ordinance and incorporate it as Appendix 4 in the Unified Development Ordinance. This amendment incorporates and updates required development standards for the Goose Creek District and modifies terminology consistent with State requirements. The Planning Board heard this request on May 18, 2010 and transmits a recommendation to approve.

Town Council Action: *Receive transmittal report and public testimony and:*

1. *Concur with the findings and transmittal of the Planning Board to approve; or*
2. *Concur with findings and approve as modified by Council; or*
3. *Do not make the findings and disapprove the amendment.*

Planning Board

The Planning Board heard the request at its May meeting, made the required draft findings and therefore transmits a recommendation to approve as presented.

Draft Findings:

1. The proposed UDO amendment is consistent with the following goals:
 - 1.3.2 of the Comprehensive Plan – Land Use; the proposed ordinance amendment allows various land uses while considering and protecting environmental resources according to state statutes.
2. This ordinance amendment is a reasonable request and in the best interest of the public because the amendment complies with North Carolina State Statutes related to Phase II and NPDES permit requirements.

Project Contact

Shelley DeHart, AICP

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Scott Kaufhold, P.E.

sjk@engineering.indiantrail.org

Attachement 1 – Planning Board Report

Attachment 2 – Draft Ordinance

**TOWN COUNCIL ATTACHMENT 1
PLANNING BOARD REPORT**



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PLANNING AND DEVELOPMENT DEPARTMENT

Case: ZT 2010-005 Post Construction Ordinance		
Reference Name(s)	Post Construction Storm Water Ordinance	
Applicant	Town of Indian Trail	
Submittal Date	May 11, 2010	
Location	Town-Wide	
Tax Map Number	N/A	
Recommendations & Comments	Planning Staff	Recommend approval of the proposed Post Construction amendments to the Town Council

Executive Summary:

This is a request to amend the Town’s Post Construction Storm Water Ordinance. This amendment incorporates and updates required development standards for the Goose Creek District and modifies terminology consistent with State requirements.

Analysis:

The Town of Indian Trail was required to adopt a Post Construction Storm Water Ordinance as a requirement of the Town’s National Pollutant Discharge Elimination System (NPDES) permit in September of 2007. The original ordinance modeled the State ordinance with some modifications specific to our jurisdiction and watersheds (Goose Creek, 12-mile Creek, and Crooked Creek). The proposed amendment reflects regulation changes at the state level, clarification of specific terminology, and a request to establish it as Appendix 4 of the UDO in-lieu of a separate document.

Required Consistency Findings

The Planning Board is required to make two consistency findings, one for consistency with Town adopted plans and another regarding the benefit of the public. Staff is of the opinion the following findings can be made:

1. The proposed UDO amendment is consistent with the following goals:

1.3.2 of the Comprehensive Plan – Land Use; the proposed ordinance amendment allows various land uses while considering and protecting environmental resources according to state statutes.

2. This ordinance amendment is a reasonable request and in the best interest of the public because the amendment complies with North Carolina State Statutes related to Phase II and NPDES permit requirements.

Staff Recommendation

Staff recommends that the Planning Board

1. Receive report and public comments;
2. Make the required findings and recommend adoption of the UDO ordinance amendment as determined by the Board.

Staff Contact

Scott Kaufhold, P.E

Town Engineer

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Shelley DeHart, AICP

Planning Director

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Attachment 1 – Draft Ordinance

SO ORDAINED THIS THE 8th DAY OF JUNE, 2010.

THE TOWN COUNCIL OF INDIAN TRAIL

By _____
Honorable John J. Quinn, Mayor

Attest:

Trena Sims, Deputy Town Clerk