

PENDING TEXT AMENDMENT
P10-46

Town of Hope Mills Subdivision Ordinance

Proposing to add references to the Town's Subdivision Ordinance regarding mandatory compliance with the Town's Stormwater Design Standards

CURRENT MEETING INFORMATION:

A public hearing will be held by the Town of Hope Mills Board of Commissioners on December 6, 2010, 7:00 pm in the Bill Luther Public Hearing Room at Town Hall, 5766 Rockfish Road, Hope Mills.

CASE HEADING:

P10-46. CONSIDERATION OF A TEXT AMENDMENT TO THE TOWN OF HOPE MILLS SUBDIVISION ORDINANCE BY AMENDING ARTICLE IV DEVELOPMENT IMPROVEMENT AND DESIGN STANDARDS: SECTION 86A-403 MINIMUM LOT STANDARDS SUB-SECTION (e)(2), SECTION 86A-404 (b) PUBLIC STREETS (3) CURBS AND GUTTERS, AND SECTION 86A-407 OTHER REQUIREMENTS SUB-SECTION (a) REQUIRED DRAINAGE; AMENDING ARTICLE V SPECIAL DEVELOPMENTS SECTION 86A-504 MANUFACTURED HOME PARKS SUB-SECTION (g) IMPROVEMENTS (3) DRAINAGE; AND UPDATING THE TABLE OF CONTENTS AS APPROPRIATE; SUBMITTED BY THE TOWN OF HOPE MILLS. (HOPE MILLS)

ADDITIONAL INFORMATION:

The proposed changes, if approved, will ensure that the Town's Subdivision Regulations are consistent with the recently adopted changes to the Town's Stormwater Ordinance.

A copy of the complete text of the proposed amendment is attached.

The Joint Planning Board voted unanimously on October 19, 2010 to recommend approval of the text amendment.

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Town of Hope Mills

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SUBDIVISION ORDINANCE TEXT AMENDMENT

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AMEND the Town of Hope Mills Subdivision Ordinance, ARTICLE IV DEVELOPMENT IMPROVEMENT AND DESIGN STANDARDS, as indicated below:

Sec. 86A-403. Minimum lot standards.

(e) Easements.

(2) Where property to be subdivided is traversed by a drainage pipe, watercourse, drainage way, canal or stream, there shall be provided a stormwater easement or drainage right-of-way for channel improvement which conforms substantially with the centerline of such watercourse, drainage way, canal, ~~or~~ stream or pipe at a width specified in the "Town of Hope Mills Stormwater Design Standards." Easement widths for BMPs shall be as specified in the "Town of Hope Mills Stormwater Design Standards." ~~Such drainage easement shall be a minimum of 20 feet wide (not necessarily centered) but in no case shall it be required to exceed 20 feet from the top of the bank (natural stream channel) on either side of the watercourse, drainage way, canal or stream. In the event that the development includes a man-made lake, such drainage easement shall conform to the original stream or watercourse where known or a note added to the plat to read as follows:~~

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~~"In the event that the watercourse or lake(s) shown on this plat is drained or otherwise lowered to the natural stream level, a public drainage easement for the purpose of channel improvement is hereby dedicated at a minimum width of 20 feet but not to exceed 20 feet from the top of the bank on either side of the natural stream course."~~

Sec. 86A-404. Streets.

(b) *Public streets.*

(3) *Curbs and gutters.* All streets constructed under this ordinance shall be installed to Town standards and specifications, be designed in accordance with the "Town of Hope Mills Stormwater Design Standards" and unless otherwise regulated by this ordinance, curbs and gutters are required as follows:

- a. Developments with a proposed density of five or more units per acre, concrete curb and gutter is required;
- b. Developments with a proposed density of more than 2.2 but less than five units per acre, concrete or asphalt rolled curb and gutter is required;
- c. Developments with a proposed density of two units or less per acre, curb and gutter requirements are optional; if installed, must comply with Town standards.

All curbs and gutters installed shall meet the Town approved standards and specifications and any rolled concrete curb and gutter, if required by this ordinance, shall not be less than 24 inches.

Sec. 86A-407. Other requirements.

(a) *Required drainage.* Drainage systems shall be installed by the developer in accordance with the "Town of Hope Mills Stormwater Design Standards," the provisions of Chapter 67 and in accordance with the NC Department of Transportation (NCDOT) standards and good engineering practices. Such drainage systems shall remove all surface water without undue damage to street right-of-way and adjacent properties. Conditions

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contributing to the breeding of insects shall be avoided. All culvert pipe and pipe underdrains shall be designed and installed ~~to the standards and specifications of the town~~ in accordance with the "Town of Hope Mills Stormwater Design Standards" and all other standards and specifications of the town.

AMEND the Town of Hope Mills Subdivision Ordinance, Article V Special Developments, Section 86A-504 Manufactured Home Parks, sub-section (g) Improvements (3) Drainage, as indicated below:

Sec. 86A-504. Manufactured home parks.

(g) Improvements.

(3) *Drainage.* The manufactured home park spaces shall be situated on ground that is not designated as a *Special Flood Hazard Area*. Drainage systems shall be designed and installed in such a manner as to comply with Chapter 67 (Stormwater Regulations) and the "Town of Hope Mills Stormwater Design Standards." When manufactured home parks abut an existing public drainage system, connection to the public system is mandatory.