



Town of Maggie Valley

3987 Soco Road Maggie Valley NC 28751

Stormwater Workshop Agenda **February 1st, 2024, 5:30 PM** **Town Hall Board Room**

Town Planner Sam Cullen called the workshop to order at 5:31pm.

Planner Cullen stated there is a quorum of the Planning Board and the Board of Aldermen, but they cannot make any decisions or call for a vote on matters as this is only a workshop.

Planner Cullen introduced Warren Sugg from CDC.

Planner Cullen gave the reasoning why the state does not require a stormwater permit in Maggie Valley at the moment.

He stated that NCDEQ is ramping up requirements for stormwater management, which could affect Maggie in the future. He gave a handout that states the requirement of a MS4 stormwater program.

Planner Cullen gave an example of a public outreach program that the Town of Waynesville has and showed what program Maggie Valley might have to adopt in the future. He also showed in-house projects that Waynesville had to complete which gave an example of what Maggie Valley would have to do.

He stated that an engineering company is currently writing a master plan for the updated stormwater ordinance for Waynesville and stated a local non-profit is also helping with taking samples to ensure water quality.

Planner Cullen showed on PowerPoint 3 stormwater control measures, including rain garden, swales, and riparian buffers.

Rick Helfers asked how 160D affects these measures, Planner Cullen stated that 160D does allow some enforcement if Maggie Valley was a regulated MS4.

Mayor Eveland asked if Maggie has a stormwater ordinance, Planner Cullen stated no due to Maggie Valley's size, but Haywood County does have erosion control regulations.

Mayor Eveland stated that there have been some instances where stormwater issues have affected the town, and Maggie Valley has already teamed with Haywood Waterways and completed multiple projects to prevent these issues.

Planner Cullen stated that most control measures are the controlling of the flow of solid and heavier materials, he stated that the water is not usually treated as if it were flowing into a sewer plant with most control measures.

Planner Cullen asked Warren Sugg if there is a treatment option in terms of stormwater control measures.

Warren Sugg stated that there are some treatments in stormwater control measures. He gave examples of pre and post construction control measures that have been done in the past. He stated that there is not a perfect solution to water control measures all the time.

Tim Wise asked what the size of Maggie Valley would have to be for this to be enforced by the state.

Planner Cullens stated it is a calculation not just based off population and the other surrounding municipalities are considered for the calculation as well.

Tim Wise asked what requirements would come from an erosion control permit and asked for examples from other Municipalities.

Warren stated the requirements and gave examples.

Planner Cullen stated that there are already requirements in terms of trout buffer and as well as the watershed and floodplain. The county does enforce the watershed and trout buffer. He stated that the county employees have the proper knowledge to enforce these watershed requirements.

Jim Heffron stated that there is a cost to stormwater control measures, and it will fall on someone.

Planner Cullen stated an example of a failed rain garden and stated the costs to fix the garden. He stated there are unexpected costs to these measures as well as regular maintenance to these measures. He stated that certain businesses had to remodel these measures and the project cost hundreds of thousands of dollars.

Jim Heffron stated these measures have already cost some communities.

Rick Helfers asked if the NCLM would help do a survey to find out the cost.

Mayor Eveland stated it would be at least until the next census that the state might enforce the program on Maggie Valley.

Jim Owens stated that Maggie Valley might not be required to have a program even after the census.

Planner Cullen stated that the state might see that the requirements are too stringent and change them. He stated that the county has taken a lot of the brunt for the already implemented measures, but the town does have some storm water control measures in terms of street standards.

Rick Helfers stated that there should be some people that will watch the costs for the municipality. And stated that the state could set Maggie Valley up for failure.

Mayor Eveland stated that there is a transition period, and that the period is needed to map out a plan and find appropriate staff to get the measures done.

Rick Helfers asked where the town could ask to see about the cost for implementing such a program.

Bill Sebastyn asked if Maggie Valley would need to hire a consultant to do the project. Planner Cullen stated yes.

Jim Heffron stated that since the classification might happen, Maggie Valley should have a gameplan beforehand.

Warren Sugg stated a local municipality that also relies on the county government to do these measures and that Maggie Valley is not the only one.

Planner Cullen asked Warren Sugg what are the most common control measures that a post construction project sees.

Warren Sugg stated that the most cost effective, with the allocated land would be a retention pond.

He stated that he is beginning to see a storm tech measure that is becoming more common and gave the description of the measure. He stated that this is the best solution because it allows development on top.

Jim Heffron asked what the cheapest long-term solution would be.

Warren Sugg stated that a wet pond would be the cheapest as it is above ground.

Bill Sebastyn stated the importance of figuring out the formula for when the requirement would be established.

Planner Cullen stated that density is a factor but not entirely, it has other factors that Maggie Valley does not have the data for.

Rick Helfers asked what the requirements would be. He commented that the state would and should help Maggie Valley instill these enforcement measures.

Mayor Eveland stated that certain parts of Maggie Valley would have the state enforce these measures even after getting the MS4 classification, like NCDOT for highways.

Phillip Wight asked how the storm tec would be cleaned out and how mud would affect it.

Warren Sugg stated that there is a yearly maintenance check to ensure that damage does not happen.

Phillip Wight asked how much it would cost for the storm tec to be cleaned out and what would happen if dirt filled it.

Warren Sugg stated that there are certain timelines that municipalities must enforce these cleanings.

Jim Heffron stated that all the measures will incur a cost eventually.

Warren Sugg stated that due to the filtration of the water the measures must be maintained yearly in terms of trimming overgrowth of plants.

Phillip wight stated that Lake Junaluska has incurred a cost for dredging the lake.

Jim Heffron stated that the lake is a prime example of incurred costs.

Warren Sugg stated the most effective measure is the water going in the grass and woods before going the creek would be the most effective.

Planner Cullen stated that there are some areas in the county that have installed permeable pavement.

Warren Sugg stated the process of permeable pavement and some restrictions.

Jim Heffron asked if Maggie Valley could enforce these measures such as permeable pavement.

Planner Cullen stated that Maggie Valley would investigate it.

Planner Cullen asked if there were any more questions and that staff will investigate the questions that

were brought up during the meeting.

John Hinton asked if staff would be needed for this, and Planner Cullen stated yes.

Planner Cullen closed the meeting at 6:22pm.

This workshop is an informational session. The Board of Aldermen or The Planning Board did not vote on any matter.