



PLANNING & ZONING BOARD
MEETING

THURSDAY, MAY 15TH, 2025

7:00PM

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**WHITE LAKE PLANNING BOARD
AGENDA
7:00 P.M.**

May 15, 2025

To: Chairman Paul Norris & White Lake Planning Board Members

From: Tina Merritt-Smith, Clerk to Planning & Zoning Board

CC: Sean Martin, Town Administrator
Lee Cain, Zoning Assistant
Dale Brennan, Fire Chief
Kevin Taylor, Public Works Director

Date: May 15, 2025

Re: Planning Board Agenda Items

- **OPENING & CALL TO ORDER: 7:00 PM**
- **INVOCATION**
- **PLEDGE OF ALLEGIANCE**

Agenda Items:

1. Approval of Minutes: March 20, 2025

ACTION: Approve the minutes of the March 20, 2025 meeting

2. Nominate a New Vice Chair

ACTION: Board will nominate a new Vice Chair to the Planning Board

3. Stormwater Ordinance Update

Sean Martin, Town Administrator will give a Stormwater Ordinance Update **(ITEM #2A)**

4. Other Business

5. Open Forum: Three minutes per citizen. Please state name and address.

Adjourn

**MINUTES
OF THE
TOWN OF WHITE LAKE
PLANNING BOARD MEETING
March 20, 2025
7:00 P.M.**

The White Lake Planning Board met in the Town Hall, 1879 White Lake Dr., White Lake, North Carolina at 7:00 p.m. on Thursday, March 20, 2025. Those present were Sarah Cook, Jonathan Langston, Hope Campbell, Sky Moore, and Wade Lowry. Sean Martin, Town Administrator, and Lee Cain, Zoning Inspector were also present. Tina Merritt-Smith served as Clerk to the Board. Absent were Vice-Chair, Paul Norris, Stephanie Ensminger, and Lisa Young.

Opening & Call to Order: Jonathan Langston declared a quorum and called the meeting to order.

Invocation: Wade Lowry gave the invocation.

Pledge of Allegiance: Jonathan Langston led the reciting of the Pledge of Allegiance.

Approval of Minutes: Jonathan Langston called for approval of the minutes of the January 16th, 2025 meeting. There being no further discussion, Hope Campbell moved, seconded by Sky Moore TO APPROVE THE MINUTES OF THE JANUARY 16, 2025 MEETING (Unanimous in favor).

Nomination of a New Chair to the Planning Board: Hope Campbell nominated Paul Norris as the new Planning Board Chair. There being no further discussion, Jonathan Langston moved, seconded by Sarah Cook TO APPROVE THE NOMINATION AND APPOINTMENT OF PAUL NORRIS AS PLANNING BOARD CHAIR (Unanimous in favor)

Recommendation to fill vacancy on Planning Board: Jeane Pope spoke on her hopes to become a productive member of the Planning Board. She also mentioned that she moved to White Lake in 2021. Sarah Cook nominated and moved, seconded by Wade Lowry TO APPROVE THE NOMINATION OF JEANE POPE FOR CONSIDERATION OF THE BOARD OF COMMISSIONERS AS A MEMBER OF THE PLANNING BOARD (Unanimous in favor)

Town of White Lake Stormwater Ordinance: Town Administrator, Sean Martin gave a comparative review of Stormwater Ordinances. He reminded the Board that there are a limited number of empty parcels available for development so possible development is mainly renovations and parcels in the ETJ. Mr. Martin also informed the Board that Stormwater regulations can be defined as both structural and non-structural practices. He gave a comparison between Oak Island and White Lake pointing out the fact that Oak Island is concerned about their canals as we are about our lake. It is important that the Town does not set unrealistic conditions expressed Mr. Martin, but he was expecting that the Draft Ordinance will be ready next month. As requested by Jonathan Langston, Mr. Martin spoke on the need for a Stormwater Ordinance and grants. Other topics that Mr. Martin was asked to elaborate on and Board members discussed were protecting beach areas, how the ordinance will pertain to residential versus businesses, direction of water flow and drains, vegetation buffers, the number of undeveloped lot (approximately 15), incentive plans, and protecting native plants. Said update is listed as Exhibit "A".

Other Business: The Board discussed voting on Second Chair at the next meeting.

Open Forum: Three (3) minutes per citizen: No Comments Received

Meeting Adjourned: There being no other business to come before the Town of White Lake Planning Board, Jonathan Langston moved, seconded by Hope Campbell.

Respectfully Submitted by:

Tina Merritt-Smith, Town Clerk

Approved:

Paul Norris, Chairman

Memorandum

To: Sean Martin
CC: Dori Sabeh
From: Alisha Goldstein
Date: May 9, 2025
Project: Town of White Lake Stormwater Ordinance
Subject: Stormwater Ordinance Key Points

This memo presents primary regulatory ideas for the proposed stormwater ordinance. These ideas were developed based on comparative review of other ordinances, discussion with Town staff, and listening to feedback from the Planning Board. The goal of the ordinance is to set a baseline program for new development and redevelopment that is reasonable, flexible, and address water quality and to provide opportunities to implement retrofits that improve water quality.

The projects that would be applicable under the new ordinances are listed below with the bullets presenting the minimum thresholds.

- ▶ Single-Family, Two-Family, and Three-Family Residential Projects
 - Draining to the Lake
 - At least an increased built upon area (BUA) of 100 sf
 - Total BUA is greater than 12%
- ▶ Low Density
 - If the project is draining to the lake, it can be considered a low density project if the built-upon area is less than or equal to 12%.
 - If the project is not draining to the lake, no more than two dwelling units per acre or no more than 24% percent built-upon area (BUA) High Density
- ▶ High Density
 - Exceeds the low-density threshold for dwelling units per acre or built-upon area.

If a project meets these thresholds, then the project would be required to implement a stormwater measures that provides water quality. There are multiple practices that could be utilized as defined in the NC Stormwater Design Manual. Examples of small-scale residential stormwater practices include downspout disconnect, rain gardens, and swales. The goal of enacting a stormwater ordinance is to reduce nutrients to the lake.

Vegetated buffers help to treat and infiltrate runoff. The existing zoning code for White Lake already requires any proposed BUA to be at least 20 feet from the mean high-water mark for all new development and redevelopment activities. The state code for built-upon area does not include slatted decks or landscaping materials including but not limited to gravel, mulch, sand, and vegetation as long as the areas will not be compacted by the weight of a vehicle. There are two measures for augmenting the existing setback requirements:



- ▶ Native plantings would be encouraged in the 10-foot width extending landward from the high water mark. Exemptions to the vegetated buffer
 - Existing beach areas
 - 8-foot dock
 - Nonconforming lots where the rules would restrict use of the site. If a hardship is demonstrated, an annual fee would be assessed in addition to the lake management fee
- ▶ Increasing the setback distance to 25 feet from the lake but reducing the minimum setback from the street by 5 feet. This proposal would push proposed impervious farther from the lake to encourage stormwater practices at the rear of properties instead of directly discharging into the lake.

The other measure proposed for reducing runoff pollution into the lake is an erosion and sediment control ordinance. Currently, there is a statewide ordinance that projects disturbing at least 1 acre of land are required to have an erosion and sediment control plan. Sediment has been identified by NC as the leading water pollutant and the most common nonpoint source pollutant. It negatively impacts aquatic ecosystems, reducing water clarity, harming fish and other wildlife, and contributing to other water quality problems. Due to staff personnel limitation at this time, the erosion and sediment control ordinance is being presented a measure for future revisions to the ordinance. It is being presented for discussion.

- ▶ New and redevelopment projects that discharge directly into the lake and disturb a minimum threshold of area to be decided would be required to install erosion and sediment control measures. On a typical residential property, the measures would be a silt fence and stone construction entrance.

The ordinance focused on new development and redevelopment. To encourage existing development to adopt stormwater measures, there is a conservation assistance program administered by local soil and water conservation districts which offer financial assistance to private landowners.

- ▶ Community Conservation Assistance Program (CCAP)

Offers financial and technical assistance to landowners in urban, suburban, and rural areas, not directly involved in agricultural production, to improve water quality. Applicants can be reimbursed up to 75 percent of a predetermined average cost or actual cost up to a cost cap for each BMP installed. The applicant is responsible for 25 percent of the costs. This may include the use of existing material and labor. It is administered through local soil and water conservation districts. <https://www.ncagr.gov/divisions/soil-water-conservation/programs-initiatives/ccap>

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