

Stormwater Items to Reflect State Law (TC-2-25)

Project Engagement

VIEWS	PARTICIPANTS	RESPONSES	COMMENTS
15	2	0	5

* What is your full name? (This information may be included with your comments in the staff report sent to the Planning Commission.)

Stefanie Mendell

11 days ago

* What is your current residential address? (This information may be included with your comments in the staff report sent to the Planning Commission.)

3225 Oak Grove Circle, Raleigh, NC 27607

11 days ago

Do you have any **questions** about this text change? If so, ask in the comment box below. We will be sure to respond to your question here. Please note that your question is public and can be seen by others.

I am concerned about any changes that would increase stormwater runoff on nearby homes. As a former City Council member, I am contacted regularly by Raleigh residents who are experiencing significant and expensive property damage as a result of stormwater runoff from new construction in their neighborhoods. I would like to suggest that a task force be put together including residents, builders, and City staff to discuss ways that these ongoing problems can be rectified.

11 days ago

City Stormwater Staff are aware of the concerns of Raleigh residents about the drainage impacts from infill development. Therefore, when the Stormwater Design Manual was updated in 2024, provisions to protect existing property owners were instituted. These changes became effective on November 2, 2024. Any projects submitted prior to that date did not have to meet the new requirements. Thus, the construction of properties meeting the new requirements is just beginning.

The changes to protect existing downstream property owners were:

- For large projects already subject to the Full Stormwater Requirements, a provision limiting where flow could be discharged was added.
- For smaller project below the threshold for the Full Stormwater Requirements, a requirement was added for a "Lot Grading Plan" which details where drainage will leave the site. If flow is headed to the street Right-of-Way or directly to a stream, no additional measures are needed. If flow discharges to another parcel, there is a choice of mitigation options.

The changes proposed in TC-2-2025 fall into two sections:

- The first change will only impact projects that involve only one single-family or duplex home and are located on a property greater than 1 acre. This is approximately 1000 properties across the City. These projects will no longer have to meet the Full Stormwater Requirements but will have to meet the new Lot Grading Plan requirements. No changes will be made to commercial, multifamily, or structures with more than 2 units. These changes have been requested by residents and builders in the context of the on-going Development Stakeholders meetings.
- The second change is a State requirement. We have already implemented this but need to update the UDO.

15 seconds ago 

Do you have any **comments** about this text change? If so, leave them in the comments box below. Please note that your comments will not be visible to others on this platform but will be public record presented to the Planning Commission.

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