

# Mitigation Action Plan—Town of Chapel Hill

The Mitigation Action Plan for the Town of Chapel Hill is divided into two subsections:

7.1 Status of Previously Adopted Mitigation Actions

7.2 New 2015 Mitigation Actions

## 7.1 Status of Previously Adopted Mitigation Actions

This subsection contains all previously adopted mitigation actions for the Town of Chapel Hill.

The “2015 Status” field provides a one-word description of the status of the mitigation action. Options for this field are:

- Completed
- In Progress
- Deferred
- Deleted

The “Narrative Explanation” field provides a two to three sentence written explanation of the status of the action. As examples:

- If the status is “Completed” or “Completed/To Be Continued,” the narrative explanation includes specific dates or other pertinent details providing documentation of the action’s completion. Where applicable, this also includes any notes describing how successful the action has been.
- If the status is “Partially Completed/In Progress,” the narrative explanation will explain where the project is in terms of completion and if there are any barriers to implementation, such as lack of funding.
- If the status is “Deferred” or “Deleted,” the narrative explanation will explain why the action has not been started or why the jurisdiction desires to abandon the action. An example of the type of response provided here could be, “Altered conditions due to disaster events and recovery priorities have postponed or permanently delayed the implementation of the action.” Any deleted actions will remain in this status update section until the next plan update. At that time, the action will be completely removed from the Plan.

<b>Mitigation Action 1</b>	<b>Seek opportunities for formal and informal communication with other Triangle Area jurisdictions on regional planning issues related to hazard mitigation.</b>
Goal: <sup>1</sup>	#3
Category:	Local Plans and Regulations
Hazard(s) Addressed:	Flood; Hurricane; Thunderstorm
Lead Agency/Department Responsible:	Town of Chapel Hill
Estimated Cost:	N/A
Potential Funding Sources:	N/A
Implementation Schedule:	2015-2020
Priority (High, Moderate, Low):	Moderate
<b>2015 Status:</b>	<b>Partially Completed/In Progress</b>
<b>Narrative Explanation:</b>	<b>The Town of Chapel Hill Office of Emergency Management (EM) routinely engages with emergency management services in surrounding jurisdictions. In 2014, the Town entered into an agreement for a countywide alert system. EM also routinely participates in joint meetings, planning sessions, and briefings with other agencies and jurisdictions.</b>

<b>Mitigation Action 2</b>	<b>Develop a network of greenways with regional connections.</b>
Goal:	#3; #4
Category:	Natural Systems Protection; Structure and Infrastructure Projects
Hazard(s) Addressed:	Flood; Hurricane; Thunderstorm
Lead Agency/Department Responsible:	Town of Chapel Hill
Estimated Cost:	N/A
Potential Funding Sources:	N/A
Implementation Schedule:	2015-2020
Priority (High, Moderate, Low):	Moderate
<b>2015 Status:</b>	<b>Partially Completed/In Progress</b>
<b>Narrative Explanation:</b>	<b>The Town recently adopted an open space, greenways, and recreation master plan that identifies areas to be conserved for those purposes. A conservation-specific map has not been identified as a local priority at this time.</b>

<sup>1</sup> The previously adopted mitigation actions for the Town of Chapel Hill did not originally correlate with the new regional mitigation goals developed as part of the 2015 plan update because the 2015 goals did not exist at the time of the last plan update. However, the new regional goals have been integrated with the previously adopted mitigation actions to bring them into the context of the new regional plan where applicable.

<b>Mitigation Action 3</b>		<b>Manage watersheds, stormwater, and water quality.</b>
Goal:	#1	
Category:	Natural Systems Protection; Structure and Infrastructure Projects	
Hazard(s) Addressed:	Flood; Hurricane; Thunderstorm	
Lead Agency/Department Responsible:	Town of Chapel Hill	
Estimated Cost:	N/A	
Potential Funding Sources:	N/A	
Implementation Schedule:	2015-2020	
Priority (High, Moderate, Low):	Moderate	
<b>2015 Status:</b>	<b>Partially Completed/In Progress</b>	
<b>Narrative Explanation:</b>	<p>The Town is required to comply with the water quality requirements mandated in its NPDES permit as well as in the Jordan Lake TMDL requirements. There are some limited water quantity requirements as well. These programs have been in force since 2004 and 2012, respectively.</p>	

<b>Mitigation Action 4</b>		<b>Develop an area-wide map of potential conservation lands.</b>
Goal:	#1	
Category:	Local Plans and Regulations; Natural Systems Protection	
Hazard(s) Addressed:	Flood; Hurricane; Thunderstorm	
Lead Agency/Department Responsible:	Town of Chapel Hill	
Estimated Cost:	N/A	
Potential Funding Sources:	N/A	
Implementation Schedule:	2015-2020	
Priority (High, Moderate, Low):	Moderate	
<b>2015 Status:</b>	<b>Partially Completed/In Progress</b>	
<b>Narrative Explanation:</b>	<p>The Town participates in the National Flood Insurance Program and has adopted the Flood Insurance Rate Maps. The Town must comply with the riparian buffer regulations mandated in the Jordan Lake TMDL, which is 50 feet in width measured from the top of bank of intermittent and perennial streams, and perennial waterbodies shown on the paper soil survey map prepared by the Natural Resources Conservation Service (NRCS) of the United States Department of Agriculture or the paper quadrangle topographic maps prepared by the United States Geologic Survey (USGS). The Town also administers a local riparian buffer regulation through its Resource Conservation District overlay zoning. These requirements are applicable to perennial and intermittent streams shown on the Town's Geographic Information System (GIS) coverage, the USGS topographic map, or the soil survey map by the NRCS; they may not be applicable to single-family lots created before 2003 with an intermittent stream determination. The perennial stream buffer width varies from a minimum of 50 feet to 150 feet or the Base Flood Elevation + 3 feet, if a regulatory floodplain is present.</p>	

Mitigation Action 5		Consider creative zoning options.
Goal:	#1	
Category:	Local Plans and Regulations; Natural Systems Protection	
Hazard(s) Addressed:	Flood; Hurricane; Thunderstorm	
Lead Agency/Department Responsible:	Town of Chapel Hill	
Estimated Cost:	N/A	
Potential Funding Sources:	N/A	
Implementation Schedule:	In Progress	
Priority (High, Moderate, Low):	Moderate	
<b>2015 Status:</b>	<b>Partially Completed/In Progress</b>	
<b>Narrative Explanation:</b>	<b>The Town adopted a new zoning district in 2014 identifying approximately 160 acres for redevelopment with the highest storm water regulations in the municipality. This rezoning is a model for current activities elsewhere in the municipality.</b>	

Mitigation Action 6		Use Purchase Development Rights, and explore Transfer of Development Rights.
Goal:	#1	
Category:	Local Plans and Regulations; Natural Systems Protection	
Hazard(s) Addressed:	Flood; Hurricane; Thunderstorm	
Lead Agency/Department Responsible:	Town of Chapel Hill	
Estimated Cost:	N/A	
Potential Funding Sources:	N/A	
Implementation Schedule:	2015-2020	
Priority (High, Moderate, Low):	Moderate	
<b>2015 Status:</b>	<b>Deferred</b>	
<b>Narrative Explanation:</b>	<b>The Town has been focused on using other zoning tools, such as form based code and development agreements, to achieve its development goals.</b>	

<b>Mitigation Action 7</b>		<b>Encourage landowner compacts.</b>
Goal:	#1	
Category:	Local Plans and Regulations; Natural Systems Protection	
Hazard(s) Addressed:	Flood; Hurricane; Thunderstorm	
Lead Agency/Department Responsible:	Town of Chapel Hill	
Estimated Cost:	N/A	
Potential Funding Sources:	N/A	
Implementation Schedule:	2015-2020	
Priority (High, Moderate, Low):	Moderate	
<b>2015 Status:</b>	<b>Deferred</b>	
<b>Narrative Explanation:</b>	<b>The Town has been focused on using other zoning tools, such as form based code and development agreements, to achieve its development goals.</b>	

<b>Mitigation Action 8</b>		<b>Encourage development of selected “opportunity areas” to achieve Comprehensive Plan objectives.</b>
Goal:	#1	
Category:	Local Plans and Regulations	
Hazard(s) Addressed:	Flood; Hurricane; Thunderstorm	
Lead Agency/Department Responsible:	Town of Chapel Hill	
Estimated Cost:	N/A	
Potential Funding Sources:	N/A	
Implementation Schedule:	2015-2020	
Priority (High, Moderate, Low):	Moderate	
<b>2015 Status:</b>	<b>Partially Completed/In Progress</b>	
<b>Narrative Explanation:</b>	<b>Future Focus areas were identified in the Comprehensive Plan (adopted in 2012) and small area planning efforts, rezoning, and other development-related activities have been directed by that comprehensive plan.</b>	

<b>Mitigation Action 9</b>		<b>Encourage mixed-use development forms.</b>
Goal:	#1	
Category:	Local Plans and Regulations	
Hazard(s) Addressed:	Flood; Hurricane; Thunderstorm	
Lead Agency/Department Responsible:	Town of Chapel Hill	
Estimated Cost:	N/A	
Potential Funding Sources:	N/A	
Implementation Schedule:	2015-2020	
Priority (High, Moderate, Low):	Moderate	
<b>2015 Status:</b>	<b>Partially Completed/In Progress</b>	
<b>Narrative Explanation:</b>	<p>The Town has adopted a development agreement for Glen Lennox (a substantial redevelopment area with higher stormwater regulations and greenspace requirements), rezoned the Ephesus District (160 acres) and has continued to emphasize mixed-use redevelopment in the downtown and in future focus areas, as per the comprehensive plan.</p>	

<b>Mitigation Action 10</b>		<b>Preserve open space in residential developments through the application of conservation development principles.</b>
Goal:	#1	
Category:	Local Plans and Regulations	
Hazard(s) Addressed:	Flood; Hurricane; Thunderstorm	
Lead Agency/Department Responsible:	Town of Chapel Hill	
Estimated Cost:	N/A	
Potential Funding Sources:	N/A	
Implementation Schedule:	2015-2020	
Priority (High, Moderate, Low):	Moderate	
<b>2015 Status:</b>	<b>Partially Completed/In Progress</b>	
<b>Narrative Explanation:</b>	<p>The open space standards in the Town’s land use management ordinance continue to be applied and additional open space areas are negotiated during the appropriate development approval processes.</p>	

<b>Mitigation Action 11</b>	<b>Establish a growth management protocol to maintain sufficient infrastructure capacity.</b>
Goal:	#1
Category:	Local Plans and Regulations
Hazard(s) Addressed:	Flood; Hurricane; Thunderstorm
Lead Agency/Department Responsible:	Town of Chapel Hill
Estimated Cost:	N/A
Potential Funding Sources:	N/A
Implementation Schedule:	2015-2020
Priority (High, Moderate, Low):	Moderate
<b>2015 Status:</b>	<b>Partially Completed/In Progress</b>
<b>Narrative Explanation:</b>	<b>The Town has an urban services district and a rural buffer, both of which continue to guide development decisions within the municipal boundaries.</b>

<b>Mitigation Action 12</b>	<b>Prepare and adopt small area plans to implement Comprehensive Plan concepts.</b>
Goal:	#1
Category:	Local Plans and Regulations
Hazard(s) Addressed:	Flood; Hurricane; Thunderstorm
Lead Agency/Department Responsible:	Town of Chapel Hill
Estimated Cost:	N/A
Potential Funding Sources:	N/A
Implementation Schedule:	2015-2020
Priority (High, Moderate, Low):	Moderate
<b>2015 Status:</b>	<b>Partially Completed/In Progress</b>
<b>Narrative Explanation:</b>	<b>See actions 8 and 9.</b>

<b>Mitigation Action 13</b>	<b>Improve the Development Review process.</b>
Goal:	#1
Category:	Local Plans and Regulations
Hazard(s) Addressed:	Flood; Hurricane; Thunderstorm
Lead Agency/Department Responsible:	Town of Chapel Hill
Estimated Cost:	N/A
Potential Funding Sources:	N/A
Implementation Schedule:	2015-2020
Priority (High, Moderate, Low):	Moderate
<b>2015 Status:</b>	<b>Partially Completed/In Progress</b>
<b>Narrative Explanation:</b>	<b>This has been an ongoing effort since 2009; current initiatives include the revision of the Town's land use management ordinance, underway in 2014-2015.</b>

<b>Mitigation Action 14</b>		<b>Preserve land with environmental value as open space.</b>
Goal:	#1	
Category:	Natural Resource Protection	
Hazard(s) Addressed:	Flood; Hurricane; Thunderstorm	
Lead Agency/Department Responsible:	Town of Chapel Hill	
Estimated Cost:	N/A	
Potential Funding Sources:	N/A	
Implementation Schedule:	2015-2020	
Priority (High, Moderate, Low):	Moderate	
<b>2015 Status:</b>	<b>Partially Completed/In Progress</b>	
<b>Narrative Explanation:</b>	<b>The Town has been focused on using zoning tools, such as form based code and development agreements, to achieve its open space goals.</b>	

<b>Mitigation Action 15</b>		<b>Encourage public and private partnerships to restore and maintain the Town's environmental resources.</b>
Goal:	#1	
Category:	Natural Resource Protection	
Hazard(s) Addressed:	Flood; Hurricane; Thunderstorm	
Lead Agency/Department Responsible:	Town of Chapel Hill	
Estimated Cost:	N/A	
Potential Funding Sources:	N/A	
Implementation Schedule:	2015-202	
Priority (High, Moderate, Low):	Moderate	
<b>2015 Status:</b>	<b>Partially Completed/In Progress</b>	
<b>Narrative Explanation:</b>	<b>These types of partnerships are negotiated on a case-by-case basis when development proposals are made. Recent examples include the two development agreement processes (Glen Lennox – approved; Obey Creek – underway) as well as the efforts to restore the creek in the Ephesus District – recently rezoned.</b>	



<b>Mitigation Action 16</b>		<b>Encourage low-impact development for addressing stormwater quality and quantity concerns.</b>
Goal:	#1	
Category:	Natural Resource Protection	
Hazard(s) Addressed:	Flood; Hurricane; Thunderstorm	
Lead Agency/Department Responsible:	Town of Chapel Hill	
Estimated Cost:	N/A	
Potential Funding Sources:	N/A	
Implementation Schedule:	2015-2020	
Priority (High, Moderate, Low):	Moderate	
<b>2015 Status:</b>	<b>Partially Completed/In Progress</b>	
<b>Narrative Explanation:</b>	<b>Low impact development measures were included in the Ephesus area rezoning and will be considered during the update of the land use management ordinance (In Progress).</b>	

<b>Mitigation Action 17</b>		<b>Encourage the creation of a stormwater utility to manage these problems.</b>
Goal:	#1	
Category:	Natural Resource Protection	
Hazard(s) Addressed:	Flood; Hurricane; Thunderstorm	
Lead Agency/Department Responsible:	Town of Chapel Hill	
Estimated Cost:	N/A	
Potential Funding Sources:	N/A	
Implementation Schedule:	Completed	
Priority (High, Moderate, Low):	Moderate	
<b>2015 Status:</b>	<b>Completed</b>	
<b>Narrative Explanation:</b>	<b>The Town has had a stormwater utility in place since 2004.</b>	

<b>Mitigation Action 18</b>	<b>Creation of a Community Facilities Plan that would outline plans for providing police, fire, waste services, etc. to areas where growth is expected to occur.</b>
Goal:	#1
Category:	Local Plans and Regulations
Hazard(s) Addressed:	Fire
Lead Agency/Department Responsible:	Town of Chapel Hill
Estimated Cost:	N/A
Potential Funding Sources:	N/A
Implementation Schedule:	2015-2020
Priority (High, Moderate, Low):	Moderate
<b>2015 Status:</b>	<b>Partially Completed/In Progress</b>
<b>Narrative Explanation:</b>	<b>Planning underway for new public safety headquarters facility and several new fire stations. Design and location of these facilities to enhance services to areas of growth. Town is reaching limits of developable open space resulting in urban renewal. Fire and Police protection is adapting to high density and high rise construction.</b>

<b>Mitigation Action 19</b>	<b>Continue to enforce the Town’s Stormwater Management Program, including:</b> <ol style="list-style-type: none"> <li>1. Develop and implement a comprehensive Stormwater Program Master Plan that supports all of the stormwater program priorities;</li> <li>2. Address stormwater quantity (flooding) as an integral component within the program;</li> <li>3. Address stormwater quality as an integral function within the program;</li> <li>4. Protect and restore natural stream corridors;</li> <li>5. Develop a formal public education and involvement program;</li> <li>6. Define the level of service and performance standards for the Town’s Stormwater Program;</li> <li>7. Ensure compliance with Federal and State regulatory mandates;</li> <li>8. Establish clear stormwater program leadership that the public recognizes;</li> <li>9. Integrate programs to utilize resources efficiently;</li> <li>10. Establish an understanding of the stormwater system as a “utility.”</li> </ol>
Goal:	#1
Category:	Local Plans and Regulations
Hazard(s) Addressed:	Flood
Lead Agency/Department Responsible:	Town of Chapel Hill
Estimated Cost:	N/A
Potential Funding Sources:	N/A
Implementation Schedule:	2015-2020
Priority (High, Moderate, Low):	Moderate
<b>2015 Status:</b>	<b>Partially Completed/In Progress</b>
<b>Narrative Explanation:</b>	<b>The list above contains the 10 goals established by the Town Council for the Stormwater Management Program. Goal One, the development of the Stormwater Master Plan, was completed and the Plan was adopted by the Town Council on September 29, 2014.</b>

## 7.2 New 2015 Mitigation Actions

This subsection contains the new mitigation actions for the Town of Chapel Hill for the 2015-2020 planning cycle. These actions are in addition to any actions that are ongoing from the previous list of mitigation items.

<b>Mitigation Action 1</b>	<b>Seek funding to retrofit critical facilities and Town-owned facilities for improved resilience to all hazards with the use of the latest building materials and technology. This could include, but is not limited to: wind retrofits, low water consumption fixtures, leak detectors, backup generators, ignition-resistant materials, 320 or 361 compliant safe rooms, lightning protection, hail resistant roofing, and anchoring fixed building equipment.</b>
Goal:	#4
Category:	Structure and Infrastructure Projects
Hazard(s) Addressed:	All
Lead Agency/Department Responsible:	Town of Chapel Hill Planning Department
Estimated Cost:	To be determined on a case-by-case basis
Potential Funding Sources:	Local; State Grants; UHMA Grants; other federal grants
Implementation Schedule:	2015-2020
Priority (High, Moderate, Low):	Moderate

<b>Mitigation Action 2</b>	<b>Seek funding to install backup generators or quick connect hook ups for mobile generators on any newly constructed county/town critical facilities.</b>
Goal:	#4
Category:	Other Types of Actions
Hazard(s) Addressed:	All
Lead Agency/Department Responsible:	Town of Chapel Hill Planning Department
Estimated Cost:	To be determined on a case-by-case basis
Potential Funding Sources:	Local; State Grants; UHMA Grants; other federal grants
Implementation Schedule:	2015-2020
Priority (High, Moderate, Low):	Moderate