

Camelot Village Information Meeting

March 24, 2016



Agenda

1. Welcome and Introductions
2. Overview and History
 - Timeline
 - Impacted Area
 - Flooding
3. Floodplain Management Basics
4. Flood Mitigation
 - Previous Efforts
 - Constraints
 - Options
5. NC Emergency Management – Grants Program
6. Flood Emergency Preparedness
7. Questions



Overview - Timeline

1967 – Camelot Village Apartments constructed before development of floodplain management regulations

1968 - Congress created the National Flood Insurance Program (NFIP) to help provide a means for property owners to financially protect themselves.

1974 – Initial Flood Hazard Boundary Maps for Chapel Hill; Town enters NFIP as Emergency Program community

1978 –Flood Insurance Rate Maps for Chapel Hill; Town enters NFIP’s Regular Program and adopts a Flood Damage Prevention Ordinance



CODE OF ORDINANCES OF THE TOWN OF CHAPEL HILL, NORTH CAROLINA

SUPPLEMENT HISTORY TABLE **modified**

CHARTER AND RELATED ACTS

■ SUBPART A

■ SUBPART B

■ Chapter 1 - GENERAL PROVISIONS

■ Chapter 2 - ADMINISTRATION

■ Chapter 3 - ALCOHOLIC BEVERAGES

■ Chapter 4 - ANIMALS AND ANIMAL CONTROL



■ Chapter 5 - BUILDINGS AND BUILDING REGULATIONS

■ ARTICLE I. - IN GENERAL

■ ARTICLE II. - BUILDING CODE

■ ARTICLE III. - SWIMMING POOLS

■ ARTICLE IV. - FLOOD DAMAGE PREVENTION ORDINANCE 

Sec. 5-50. - Statutory authority.

Sec. 5-51. - Findings of fact.

Sec. 5-52. - Statement of purpose.

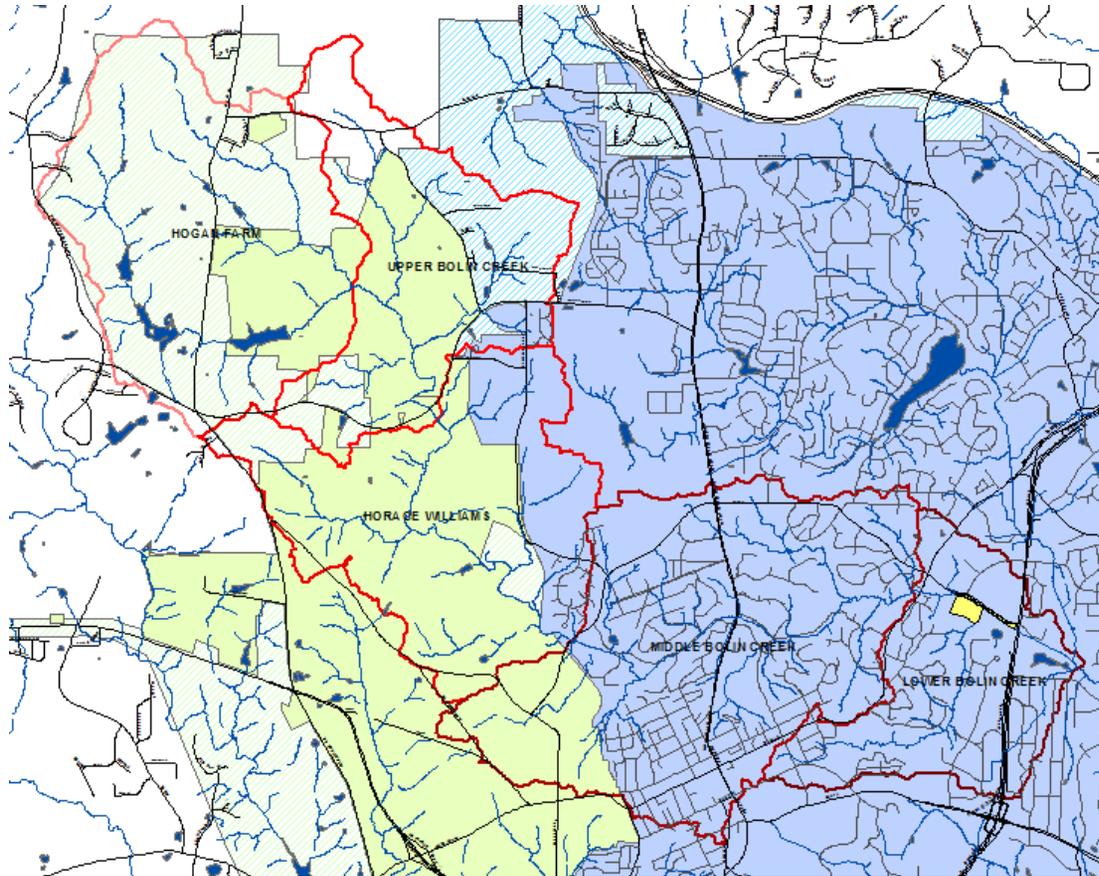
Sec. 5-53. - Objectives.

Sec. 5-54. - Definitions.

https://www.municode.com/library/nc/chapel_hill/codes/code_of_ordinances?nodeId=CO_C H5BUBURE_ARTIVFLDAPROR_S5-50STAU



Overview - Impacted Area



Camelot Village is in the Bolin Creek Watershed.

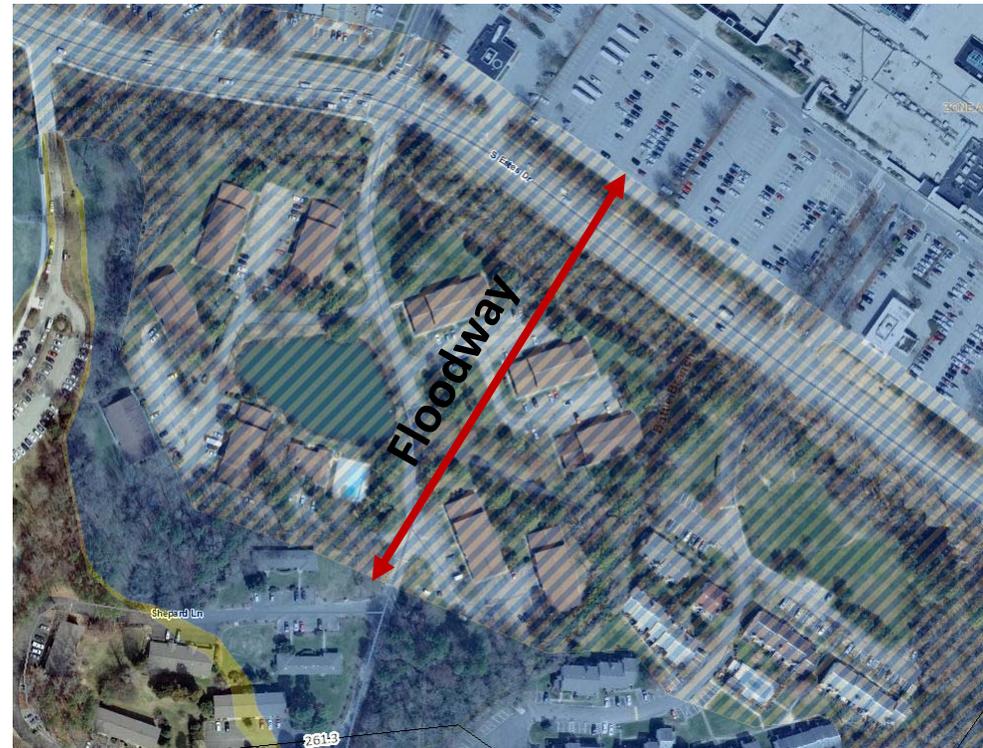
At this location, the Bolin Creek drainage area is approximately 10 sq. mi.



Overview - Impacted Area

Camelot Village was constructed in what is the floodway of Bolin Creek.

The floodway is the central portion of the floodplain needed to carry the deeper, faster moving water.



Overview - Flooding

Camelot Village has experienced many flooding events since it was constructed.

At a 1995 Council meeting, a resident reported that flooding had been an ongoing concern for 18 years.

Major flooding occurred in 1995, 2000, 2006, 2008, 2013, and 2015, to name only a few.



Floodplain Management Basics

What are Flood Zones?

Flood zones are land areas identified by the Federal Emergency Management Agency (FEMA). Each flood zone describes that land area in terms of its risk of flooding. **Everyone lives in a flood zone** –it's just a question of whether you live in a low, moderate, or high risk area.



Floodplain Management Basics

What is a Special Flood Hazard Area (SFHA)?

Land areas that are at **high risk for flooding** are called Special Flood Hazard Areas (SFHAs), or floodplains. These areas are shown on Flood Insurance Rate Maps (FIRMs).

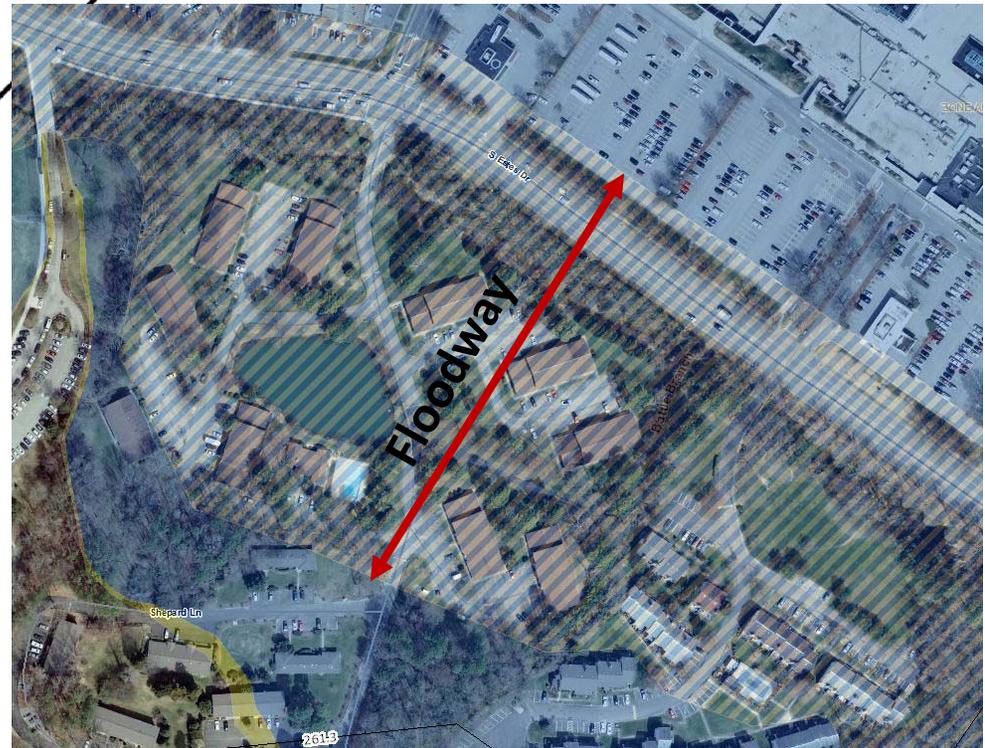
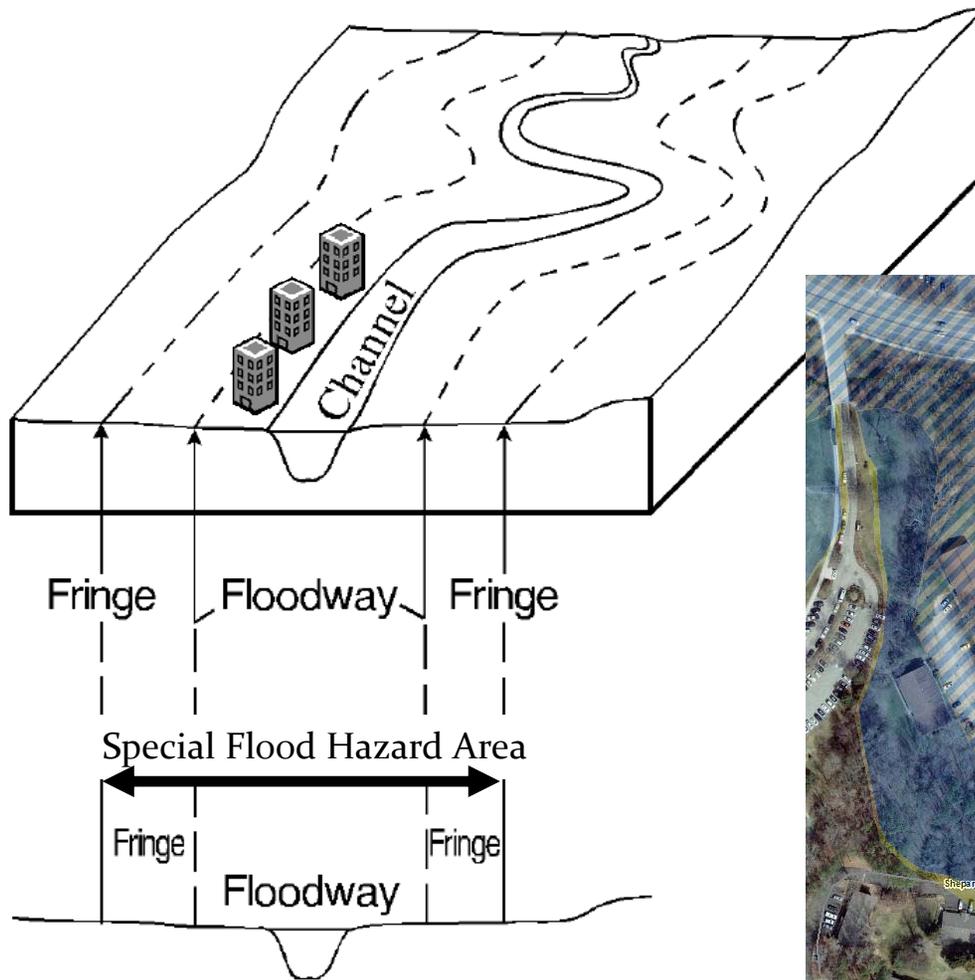
In high-risk areas, there is at least a **1 in 4 chance of flooding during a 30-year mortgage.**

What is a Floodway?

Floodways include the main channel and portions of the overbank area. These are hazardous areas due to the velocity of floodwaters that have erosion potential and carry debris and potential projectiles.



Camelot Village



Flood Mitigation - Previous Efforts

2004 – Town submits grant application for the acquisition and demolition of three buildings in Camelot Village

2005 – Grant is approved and contract signed

Project is challenging

- 100% participation by the unit owners in a building is required.
- Land has to be acquired separately from the Camelot Village Owners Association, requiring 75% approval of all owners.
- A condition of the grant is that owner participation is voluntary; a local government cannot use its powers of eminent domain.

2009 – Town cancelled project because unable to get the necessary participation by the owners.



Flood Mitigation – Previous Efforts (cont.)

After June 2013 flooding, Camelot Village owners were contacted by the Town's Fire Dept. staff about any renewed interest in a buy-out.

Town staff was informed that the owners were not interested in selling their units.



Flood Mitigation - Constraints

- Avoid increased flooding of other properties, both upstream and downstream of actions taken
- Avoid negatively impacting natural features
- Comply with all Federal, State and local regulations
- Cost and funding sources for proposed options
- Benefit-Cost Analysis (do benefits justify cost?)



Flood Mitigation - Options

- Floodproofing structures in the floodplain
- Flood wall or levee system (berm) around a portion of Camelot property
- Backflow prevention device on stormwater conveyance system
- Increase conveyance through Fordham Bridge
- Local Drainage Modification, Increase Conveyance



Flood Mitigation - Options

- Acquisition of flood-prone structures
- Elevating Structures
- Increase Floodplain Storage
- Upstream stormwater control measures such as retention ponds
- Onsite stormwater control measures such as retention ponds
- Bolin Creek channel modifications



NC Emergency Management





AMERICA'S
PrepareAthon!SM
BE SMART. TAKE PART. PREPARE.

Emergency Preparedness

Chapel Hill, NC

2016 | Orange County Emergency Services

Community Hazards

Hazard	Alamance	Orange	Durham
Riverine Flood	HIGH	HIGH	HIGH
Winter Storm	HIGH	HIGH	HIGH
Tropical/ Extratropical Wind (Hurricane)	HIGH	HIGH	HIGH
Drought	MODERATE	MODERATE	MODERATE
Thunderstorm Wind	MODERATE	MODERATE	MODERATE
Dam Failure	MODERATE	MODERATE	MODERATE
Tornado	MODERATE	MODERATE	MODERATE
Wildfire	LOW	LOW	LOW
Earthquake	LOW	LOW	LOW
Extreme Heat	LOW	LOW	LOW
Landslide	LOW	LOW	LOW
Hail	LOW	LOW	LOW
Lightning	LOW	LOW	LOW



3 Steps to Preparedness

1. Get a Kit!

➤ 72 hour supply of essentials

Minimums:

- Water (1 gal. per person/per day)
- Non-perishable Foods
- Essential Medications
- First Aid Kit
- Essential Documents
- Flashlight & Batteries
- Cash
- Battery Powered Radio
- Gloves, Glasses, and
Mask

Other useful Items:

- Basic Tools
- Maps
- Tarp & Duct Tape
- Change of Clothes
- Pillow & Bedding Items
- Stress Relievers (toys, coloring books)
- Poncho
- Pet Supplies



3 Steps to Preparedness

2. Make a Plan!

- **Where will you meet family members?**
- **Who is your out-of-State “check-in” contact?**
- **Will you have an extended stay? Shelter in place? Evacuate?**
- **How will you escape your home? Workplace? School? Place of worship?**
- **What route (and several alternates) will you use to evacuate your neighborhood?**
- **Do you have transportation?**
- **Did you practice your plan?**



3 Steps to Preparedness

3. Stay Informed!

Take Training:

- Community Emergency Response Team (CERT)
- First Aid/CPR

Participate:

- Participate in Drills, PrepareAthon!, and workplace exercises.
- Local Emergency Planning Committee (LEPC)

Stay Connected:

- Join neighborhood listserv
- Have multiple ways to stay informed
- Register for community alerts
- Report suspicious activities
- Stay current on trending threats
- Be an advocate for preparedness





Most communities have a mass notification system in place to alert residents and visitors of emergencies.
OC Alerts registration can be found at www.readyorange.org



FLOOD WARNING

Flooding is happening
or will happen soon.

Move to high ground
immediately.

FLOOD WATCH

Flooding is possible.

Stay tuned to radio/TV
for info and be ready to
move to higher ground.



Town of Chapel Hill

Stay Safe During Flooding

- Do not walk, swim, or drive through flood waters
- Stay off bridges over fast-moving water
- Keep away from waterways
- Pay attention to barricades
- Avoid storm drains and irrigation ditches
- Keep family together



After a Flood

- Stay out of flooded areas
- Reserve telephone for emergencies
- Avoid driving, except in emergencies
- Wait for authorities to issue message that it is safe to return
- Be aware that snakes and other animals may be in your house





Contacts:

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Kirby Saunders, Orange County Emergency
Management Coordinator – (919) 245-6100, x 6135

Chris Crew, NC State Hazard Mitigation Officer –
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