

When property owners submit to the ARC a plan for construction or modification of their property, they are asked to complete a form which includes existing impervious square footage, any additional square footage that will be included in the project, and the total. For some modifications, there is no change in the impervious number; however, for many, there is a change. When that is the case, the ARC cannot accept the submittal for review until the impervious numbers are supplied by the property owner. Based upon questions we receive, we believe there are many people who do not understand this requirement. The following information is provided in an attempt to clarify what is and is not impervious and why it matters.

The State of North Carolina controls stormwater runoff in development projects. Any commercial or residential project (such as Meadowlands) must submit and have approved by the state a stormwater plan. The stormwater plan carries with it a maximum allowable impervious building square footage number that binds the project and the individual retail property owner. In brief, the state assigns a maximum allowable impervious square footage to the lot which the property owner purchases. The impervious built-upon area of the lot/unit can never exceed the square footage allowed by the state. In the area of Meadowlands known by the state as Savannah Lakes, that impervious # is 4000 square feet. That means that the house, driveways, walkways, curbing, garbage can platform, etc. can never exceed 4000 sf. The custom section of Meadowlands has varying numbers dependent upon the section; those numbers are kept in the development office and can be obtained by contacting Teresa McLamb at 910-520-9035.

Examples of items that affect the impervious square footage are concrete, gravel, roofing, patio pavers, etc. Examples of items which are considered pervious are decking made of boards that have gaps between them, pervious pavers, etc. Pervious concrete and pervious pavers will always be much more expensive than impervious, so if you have a question about which is which, look at the numbers. Contractors must be able to provide you with a certification from the county and the state for materials to be considered pervious when they are normally impervious (concrete, pavers, etc.).

This requirement is by the State of North Carolina. It is not a POA or county requirement and neither the POA nor the county can exempt you from these requirements. The state will not exempt you from them.

When applying for permission to modify your property footprint in Meadowlands, you are required to include the current impervious numbers as well as the proposed addition on the ARC form. This requirement is to protect all of our community from state sanctions. Please be careful in your calculations and truthful in your submissions.