

# CAMDEN COUNTY PLANNING BOARD

Regular Meeting - February 15, 2017

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## Camden County Planning Board Regular Meeting February 15, 2017, 7:00 PM Historic Courtroom, Courthouse Complex Camden, North Carolina

### MINUTES

*The regular meeting of the Camden County Planning Board was held on February 15, 2017 in the Historic Courtroom, Camden, North Carolina. The following members were present:*

#### CALL TO ORDER & WELCOME

Planning Board Members Present:

Attendee Name	Title	Status	Arrived
Calvin Leary	Chairman	Present	6:50 PM
Fletcher Harris	Board Member	Present	6:50 PM
Patricia Delano	Vice Chairman	Present	6:50 PM
Michael Etheridge	Board Member	Present	6:50 PM
Rick McCall	Board Member	Present	6:50 PM
Ray Albertson	Board Member	Present	6:50 PM

Staff Members Present:

Attendee Name	Title	Status	Arrived
Dan Porter	Planning Director	Present	6:50 PM
Dave Parks	Permit Officer	Present	6:45 PM
Angela Wooten	BOC Clerk	Present	6:35 PM

Planning Clerk Amy Barnett was absent due to a prior engagement. Clerk to the Board Angie Wooten clerked the meeting in her stead.

Others Present:

Attendee Name	Company	Title	Purpose	Meeting Section
Gary Dunstan	Harbinger Land & Timber LLC & Assorted Development Corp	Owner/ Developer/ Applicant	Applicant for Special Use Permit	NB Item A
Mark Bissell	Bissell Professional Group	Engineer	Represent Applicant	NB Item A

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**I. CONSIDERATION OF AGENDA**

**Motion to Approve Agenda: As Presented**

<b>RESULT:</b>	<b>PASSED [UNANIMOUS]</b>
<b>MOVER:</b>	Michael Etheridge, Board Member
<b>SECONDER:</b>	Ray Albertson, Board Member
<b>AYES:</b>	Leary, Harris, Delano, Etheridge, McCall, Albertson

**II. CONSIDERATION OF MINUTES**

November 16, 2016 Minutes

<b>RESULT:</b>	<b>APPROVED AS WRITTEN [UNANIMOUS]</b>
<b>MOVER:</b>	Fletcher Harris, Board Member
<b>SECONDER:</b>	Rick McCall, Board Member
<b>AYES:</b>	Leary, Harris, Delano, Etheridge, McCall, Albertson

**III. PUBLIC COMMENTS**

None.

**IV. OLD BUSINESS**

None.

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**V. NEW BUSINESS**

**A. UDO 2015-06-07 Special Use Permit Preliminary Plat Mill Run - Common Open Space Major Subdivision**

Dan Porter described this item and read through the Staff Report as incorporated herein below:

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**STAFF REPORT**  
**UDO 2015-06-07, Special Use Permit**  
**Preliminary Plat Mill Run - Common Open**  
**Space Major Subdivision**

**PROJECT INFORMATION**

**File Reference:** UDO 2015-06-07  
**Project Name:** Mill Run  
**PIN:** 01-7090-00-07-6888-0000 and  
01-7090-00-17-0117-0000  
**Applicant:** Harbinger Land & Timber LLC &  
Assorted Development Corp - Gary Dunstan  
**Address:** PO Box 4  
Harbinger, NC 27941  
**Phone:** (252) 202-1100  
**Email:**

**Agent for Applicant:** Bissell Professional Group  
Mark Bissell  
**Address:** 3512 N. Croatan Hwy  
**Phone:** (252) 261-1760  
**Email:**

**Current Owner of Record:** Same as applicant

**Application Received:** 12/21/16  
**By:** David Parks, Permit Officer

**Application Fee Paid:** \$9,000 Check#1243

**Completeness of Application:** Application is generally complete

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## Documents received upon filing of application or otherwise included:

- A. Land Use Application
- B. Preliminary Plat (7 copies)
- C. Construction Drawings (2 copies)
- D. Perc Tests (45) from Albemarle Regional Health Services
- E. Army COE Wetland Determination
- F. DENR Stormwater Permit SW7170101
- G. DENR E&S Control Plan No. Camde-2017-001
- H. Approval letter for Drainage Plan
- I. Technical Review Committee inputs

## Meeting Dates:

**Technical Review:** February 1, 2017  
**Planning Board:** February 15, 2017

## PROJECT LOCATION:

**Street Address:** Property fronted by Sandy Lane, Keeter Barn and Sharon Church Roads  
**Location Description:** South Mills Township

## REQUEST:

Special Use Permit Preliminary Plat Mill Run Common Open Space Major Subdivision - 45 lots (smallest proposed lot size 22,880 sf or approximately .5 acres) Article 151.290 of the Code of Ordinances.

## SITE DATA

**Lot size:** Two parcels approximately 54 acres total.  
**Flood Zone:** Zone X (Located outside the 100 year flood)  
**Zoning District(s):** Base Zoning; Basic Residential (R3-1 & R3-2 (wooded areas))  
**Adjacent property uses:** Predominantly agriculture with some residential.  
**Streets:** Shall be dedicated to public under control of NCDOT  
**Street Name:** Mill Run Loop  
**Open Space:** 23.68 acres  
**Landscaping:** Landscaping Plan required at Preliminary Plat  
**Buffering:** Per Article 151.232(N), a 50' landscaped vegetative buffer required along all property lines that abut non-residential uses.  
**Recreational Land:** Per Article 151.294(B)(4) A minimum of 2,000 square feet of open space per dwelling must be designated and improved for active recreation. 45 lots x 2,000 = 95,000 sf or 2.1 acres. Per Article 151.232(I)(3) Recreational Land: The developer shall at the County's option make a payment to the county of the amount of money equal to the value of the 2.1 acres as it would be appraised following its subdivision. Applicant has provided a pedestrian trail around his development with exercise stations located at various spots.

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### ENVIRONMENTAL ASSESSMENT

**Streams, Creeks, Major Ditches:** Mill Run Ditch.

**Distance & description of nearest outfall:** Mill Run Ditch is located to the east of the wooded portion of the property and will probably be utilized as the outfall.

### TECHNICAL REVIEW STAFF (SKETCH PLAN) COMMENTS

1. **South Mills Water:** Approved.
2. **Albemarle Regional Health Department:** Perc test completed on all 45 lots.
3. **South Mills Fire Department:** Disapproved (see attached)
4. **Postmaster Elizabeth City:** Community Mail Box location on plans
5. **Army Corps of Engineers:** Delineation complete. No wetlands on site.
6. **Superintendent Camden County Schools:** Did not attend.
7. **Superintendent/Transportation Director of Schools:** Approved. No bus stop shelter required.
8. **Sheriff's Office:** Approved.
9. **Camden Soil & Water Conservationist:** Did not attend TRC meeting.
10. **NCDOT:** Approved.
11. **Parks & Recreation:** Did not attend TRC meeting.
12. **Mediacom:** Did not attend TRC meeting.
13. **Albemarle EMC:** Approved.
14. **Century Link:** Did not attend TRC meeting.
15. **Pasquotank EMS:** Approved.

### PLANS CONSISTENCY

**CAMA Land Use Plan Policies & Objectives:** *Consistent.* Land Suitability Maps (below) reflect Very High Suitability for the portion of the property proposed to be subdivided.

**2035 Comprehensive Plan:** *Consistent.* Property zoned R3-1 (farmland) is consistent with Comprehensive Plan as area to be subdivided is designated as Rural Residential One Acre.

**Comprehensive Transportation Plan:** *Consistent.* Property abuts Sandy Lane (SR 1227) (unpaved), Keeter Barn (SR 1226) and Sharon Church (SR 1231) Roads.

### FINDINGS REGARDING ADDITIONAL REQUIREMENTS:

**Endangering the public health and safety?** *Yes AND No.* Staff's opinion is that application does not appear to endanger the public health and safety. Although the project will not have officially fire rated fire hydrants, the Fire Chief stated he will use flushing hydrants if they have 4 inch connections. Otherwise water can be hauled from nearby natural water sources.

**Injure the value of adjoining or abutting property?** *No.* Without any evidence to the contrary - staffs opinion is that application does not appear to injure the value of adjoining or abutting property.

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**Harmony with the area in which it is located?** *Yes.* 2035 Comprehensive Plan has land designated as Rural Residential and CAMA Land Suitability Maps has land designated as High Suitability. Joyce Landing subdivision adjacent to property.

### **EXCEED PUBLIC FACILITIES**

**Schools?** *Yes.* Proposed development will generate 20 students (.44 per household x 45 households). High School over capacity: 2016/2017 capacity: 570 Enrollment: 607.

**Fire and Rescue:** *Yes.* Hydrants will be installed, however according to South Mills Water, they are flushing hydrants which are not considered by name adequate for the required flow of 500 PSI. This will affect insurance premiums for owners as their fire ratings will be a 9 vice a 6 with fire hydrants.

**Law Enforcement:** *No.* Approved.

### **PLANNING STAFF RECOMMENDATION:**

**Planning Staff recommends approval of Preliminary Plat for Mill Run Common Open Space Subdivision with the caveat that the developer and future owners understand that the installed hydrants are inadequate public facilities since they cannot be certified as fire rated with the South Mills Fire Department.**

**If the Planning Board recommendation is for approval of Preliminary Plat Mill Run Common Open Space Major Subdivision recommend approve with the following conditions:**

1. The applicant must strictly abide by all requirements of the Unified Development Ordinance of Camden County, North Carolina, and must also strictly comply with all other local, state, and federal ordinances, laws, rules and regulations as one or more ordinances, laws, rules and regulations may apply to this development.
2. The applicant shall complete the development strictly in accordance with the approved Preliminary Plat and specifications submitted to the Planning Office of Camden County, North Carolina, and contained in the file titled (UDO 2015-06-07).
3. All lots shall be crowned to where the dwelling is located to an elevation at or above the 100 year flood as indicated in the Construction drawings. These elevations shall be verified by a Surveyor or Engineer licensed to do business in North Carolina prior to final inspection for the dwelling.
4. Developer shall install exercise stations (minimum 8) along pedestrian path.
5. Developer and or Home Owners Association shall provide Camden County certification by a licensed North Carolina Engineer of compliance with approved Drainage Plan for Mill Run every five years starting from recording of Final Plat in the Camden County Registry of Deeds.

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6. Home Owners Restrictive Covenants shall include the following information:
    - a. All requirements (to include Maintenance and allowable built upon area) listed under NCDENR Stormwater Permit No. SW7170101 dated January 17, 2017
    - b. Maintenance requirements of the outfall ditch leading into Mill Run Ditch
    - c. The re-certification to the County of the approved drainage plan every five years.
    - d. Maintenance of all open space and improvements throughout the subdivision.
  7. If any of the conditions affixed hereto or any part thereof shall be held invalid or void, then this approval in its entirety shall be void and have no effect.
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### Items to note from Staff Report:

- Applicant is Gary Dunstan, the owner, and is represented by Engineer Mark Bissell of Bissell Professional Group
- Approval letter for drainage plan - drainage plan has been generally approved with some changes that had to be made and the applicant is in the process of making those changes at present, so what ever action is taken by the Planning Board at this meeting will be pending final approval of the drainage plan by the County's engineer.
- Common Open Space Subdivision - 50% of land must be set aside as open space and for the benefit of doing that the applicant is allowed reduced lot sizes which size will depend on the requirements set by the Health Department as far as how much land is required per lot for septic systems

Dan Porter introduced Mark Bissell of Bissell Professional Group who spoke about this project.

Mr. Bissell reminded the board about previous actions with regard to this project

- Obtained rezoning a couple of years ago
- Came before board with sketch plan about one and a half years ago

Mr. Bissell added the following:

- The plan before the board is practically identical to the sketch plan
- All the state permits are in place including approval from the NCDOT for the two roads, and the encroachment agreement for the installation of the water line.
- Stormwater modeling & Stormwater Retention
- Project as presented, believe to meet all requirements of UDO
- Wooded area has been cleaned up and thinned out for future possible uses

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At this time, Dan Porter added the following:

- Property is located at the corner of Sharon Church, Lilly, and Keeter Barn Roads
- Adjacent to a recent approval of an 18 lot subdivision along Keeter Barn Road, driveways along which enter and exit off of Keeter Barn Road
- Mill Run, the proposed subdivision before the Board tonight, has an interior road such that all driveways enter and exit from the interior roadway inside the subdivision
- Proposed subdivision is composed of 2 parcels of land, both of which split Sharon Church Road. The portion of land on the east side of Sharon Church Road is wooded with a canal at the eastern property boundary. The same portion described above is set aside as open space. The wooded area has been cleaned up and thinned out.

Dave Parks asked about the berm on the west side of the Joyce Creek tributary which runs along the eastern border of the property. Mr. Parks asked if the berm was going to stay in place or if it was going to be removed. Mr. Bissell stated he had been in contact with the Army Corps of Engineers and they said they had no jurisdiction over that. Mr. Bissell further stated his opinion that it would look better if the embankment were leveled out. Mr. Porter commented that the berm was probably left over dirt from when the canal / tributary were dug out. Mr. Bissell also commented that the Joyce Creek Advisory Commission was fine with leveling it out.

Mr. Porter continued reading through the staff report as shown herein above on previous pages, and noted the following:

- Mill Run Ditch is the outfall for this project
- Staff has asked for a letter from the school system confirming that no bus stop shelter is required. That letter is still forthcoming as of the date of this meeting.

Additional information provided by Mr. Porter regarding findings:

- Endangering Public Health & Safety: Yes AND No
  - Will not have officially rated fire hydrants
  - Will have flushing fire hydrants
  - Fire chief stated Fire Department can use the flushing hydrants if they have 4" lines / connections, otherwise Fire Department will have to haul water from nearby water sources.
- Exceed Public Facilities
  - Schools
    - High School is over capacity, facility capacity is 570 and the 2016/2017 enrollment is 607; however the school system did not disapprove during Technical Review, so staff feels that the schools can accommodate the students

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- Fire & Rescue
  - Staff feels project will exceed public facilities with regard to Fire & Rescue.
    - Due to South Mills Water Association policies, project can only install flushing hydrants.
    - The requirement for fire flow is that a hydrant must be able to provide a flow of 500 gallons per minute with a residual line pressure of 20 psi in order to be a fire rated fire hydrant.
    - Hydrants adjacent to the project property were tested and had flows of 600 on one and a little over 700 on another
    - South Mills Water Association will not let the developer put rated fire hydrants in the project because their interpretation of the law is that the state requires the whole system to be fire rated, and the whole system is not fire rated. No rural fire protection system is fully rated because rural systems always have dead end lines in their systems.
    - South Mills Water Association will allow flushing hydrants

County Ordinance §151.182(A) FIRE HYDRANTS: "Every major subdivision that is served by a county-owned water system or a private /public central water system with at least 6" lines shall include a system of fire hydrants sufficient to provide adequate fire protection for the buildings located or intended to be located within the development."

- In the case of this development, the hydrants are flushing hydrants, not fire hydrants, but they do / will have a flow as indicated by the tests run on the adjacent fire hydrants which established the amount of flow in the lines adjacent to the project, and to which the flushing hydrants will be connected.
- Difference between rated fire hydrant and a flushing hydrant is, even though a flushing hydrant will flow at 600-700 gallons per minute, insurance companies will not give home owners credit for being within 500 feet of a fire hydrant. Instead of an ISO rating of 6, homeowners in a subdivision equipped with flushing hydrants will have a 9 on their ISO rating meaning their insurance costs will be higher than if they were within 500 feet of a fire rated fire hydrant.

County Ordinance §151.183 - WATER SUPPLY FOR FIRE PROTECTION IN DEVELOPMENTS NOT SERVED BY THE PUBLIC WATER SUPPLY SYSTEM: "Every residential development containing 20 or more lots and every non-residential subdivision containing 10 or more lots shall provide a supply of water that is sufficient to provide adequate fire fighting capability with respect to every building that is reasonably expected to be constructed within the development.

(A) The Administrator shall determine the types, sizes, dimensions and spatial relationships of buildings anticipated within the development by using the best information available, including, without limitation, market experience, the developer's plans and the list of permissible uses in § 151.334 and other requirements set forth in this chapter.

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(B) The developer may provide the required water supply by resort to ponds, wells, cisterns, above ground storage tanks, water lines, where a community water supply system is installed, any combination of the foregoing, or any other means, so long as the facilities satisfy the requirements of this section.

(C) The water supply facilities may be located on or off the site of the development. However, off-site facilities shall be acceptable only if the developer has a sufficient legal interest in the facilities to ensure that the facilities will be available to serve the development as long as they are needed.

(D) The water supply facilities must be of the size and so located that within 2,500 feet of every anticipated building in the development a sufficient volume of water is available at all times of the year to supply the water flow needed to suppress a fire on each building

(E) In determining needed water flow for anticipated buildings, the Administrator shall be guided by the standards promulgated by the Insurance Service Office, which standards shall be available in the office of the Administrator. However, the Administrator may modify these standards warranted upon the advice of the Chief of the applicable Volunteer Fire Department to the end that the basic objective of this section set forth above might most reasonably be satisfied.

(F) Water supply sources shall be so located so that fire-fighting vehicles will have ready access to the sources at all times. A hard surfaced roadway shall be provided to the water source as well as a hard surfaced, turnaround area of sufficient dimensions to facilitate access by fire-fighting vehicles to and from the water source.

(G) Water supply sources shall be provided with the necessary equipment and connections (such as, dry hydrants in ponds) to ensure that fire-fighting equipment can draw water from the sources in the most efficient manner reasonably possible.

(H) The developer or his or her successor shall be responsible for ensuring that all water supply sources, access roadways and other facilities or equipment required under this section are maintained."

- Sections (A) through (H) of this ordinance give the administrator (Camden Staff) the ability to consider alternate methods as long as the Fire Chief in the local area approves.
  - Flushing hydrants are considered an alternate method
  - Fire Chief Tommy Banks met with developer, looked at plans and locations of 3 hydrants, and what is being proposed for use and is ok with it. Chief Banks indicated to Mr. Porter that as long as he can hook a fire hose to it, he can use the hydrants to start putting a fire out while the Fire Department waits for tankers to arrive.

Patricia Delano asked if there was a risk of freezing to the flushing hydrants. Mr. Bissell responded to this saying that flushing hydrants work the same way that a fire hydrant does, and they also look the same. Flushing hydrants can handle 700 gallons per minute of flow, but just can't be called fire hydrants on the state approved plans.

Mr. Porter added that there are such things as "pencil" hydrants, which are slender hydrants with no connections for fire hoses. Those types are for flushing the system to keep water clean. The type of flushing hydrant proposed for this development has connections for fire hoses.

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Rick McCall asked why the board is being asked to approve a plan that doesn't necessarily meet the requirements regarding fire protection. Mr. Bissell responded saying that the system shown on the plans is providing the same amount of fire protection that every other development in the South Mills area has. The reason this is an issue and will be an issue going forward is that the state changed their application last year and they added a question which asks: "Is the system that is providing water rated for fire protection?  Yes  No"

Mr. Porter amended what Mr. Bissell stated regarding the question on the application saying that it also asks "Are the water mains *and* the system that is providing water rated for fire protection?"

Mr. Bissell stated that the water mains are rated, but the system as a whole is not. The question requires the owner of the water system to make a finding as to whether or not they are a fire rated system and South Mills Water Association has not done that. Having not done that, they cannot check the box saying that the system providing water is fire rated throughout the entire system. This is the reason that the hydrants cannot be called fire hydrants on the construction plans. They can be called Flushing Hydrants but not Fire Hydrants, even though that is what they are.

The hydrant around the corner from Mill Run tested at 650 gallons per minute not including the residual psi. Mr. Bissell stated they had modeled through the system and it has the same flow and pressure available to every house in Mill Run because of the 6" loop water line which will provide between 600-700 gallons per minute of flow to each house in the subdivision.

Mr. Bissell stated that he and Gary Dunstan, the owner/developer, met with Fire Chief Tommy Banks during the 2<sup>nd</sup> week of February to further discuss this issue. Chief Banks did not initially understand that what is in effect the same as any other hydrant is what is proposed. At that meeting, Chief Banks indicated to Mr. Bissell that the Fire Department has a written agreement with South Mills Water Association that allows them to use the hydrants. Chief Banks also indicated that the Fire Department meets periodically with ISO to test hydrants and evaluate the facilities and they then do a rating. Each time they do this, they review the agreement for the use of those hydrants. Chief Banks further stated to Mr. Bissell at that meeting that because the development is less than 6 miles from the fire station and because there are hydrants there with greater than 250 gallons per minute flow capacity that ISO would give a class 6 rating for the development.

Mr. Bissell explained that South Mills Water Association is the applicant for the state permit.

Mr. Porter added that the way the process works is:

- The developer submits water main plans to South Mills Water Association
- South Mills Water Association reviews the plans and then sends an application and the plans to the state for their review.

So, the water supplier is the actual applicant for the state permit.

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Rick McCall asked why was the County being asked to take the responsibility of approving what type of hydrant a development should use. Mr. Bissell responded saying that the type of hydrant being used is the same type as any other hydrant in the county, just that they can't be called "fire" hydrants unless the water supplier has the ability to check the "yes" box on the aforementioned application question regarding the system's fire rating status.

Mr. Porter observed that it is a matter of semantics. South Mills Water Association interprets the state rules & requirements as that their entire system must be fire rated with the ability to provide 500 gallons per minute with 20 psi system wide, and that is not possible in rural water systems. Mr. Porter added that South Mills Water Association and South Camden Water District handle this question differently. South Camden Water District looks at the site and evaluates the water mains at the site to determine if they can provide adequate flow for fire protection. South Mills Water Association looks at the entire system, so while South Camden will check yes based on site specificity, South Mills will not.

Dave Parks mentioned that Joyce Landing was required to install 3 hydrants in their development as a condition by South Mills Water. They were able to install "fire" hydrants without going to NCDENR as the water lines already existed.

Michael Etheridge asked for clarification about the ISO rating, whether it would be a 9 or a 6. Mr. Bissell stated that Fire Chief Tommy Banks had told him that he believed the rating would be a 6 just like all the other subdivisions. Dan Porter commented that his impression was that if the hydrants were not formal "fire" hydrants that the ISO rating would be negatively affected.

Dan Porter stated that this became an issue due to a change in administration this past January (2017) of the ISO. The new administration tightened up on many requirements and this was one of them. Due to this, Camden County will likely see this situation come up again as more development takes place in the South Mills area.

Patricia Delano asked if the size of the water lines would remain the same. Dan Porter confirmed that they would and that the only difference was what the hydrants were being called on the plans.

Staff is recommending approval of the Preliminary Plat for Mill Run Common Open Space Major Subdivision as long as the developer and future owners understand that the hydrants are considered inadequate public facilities since they cannot be certified as fire rated with the South Mills Fire Department. Mr. Porter added that the proposed system is adequate in the real world but not adequate in the theoretical world (on paper).

At this time, Chairman Calvin Leary asked if there were any further questions or comments.

Mr. Bissell stated that he and the developer/owner had a concern with condition # 4 in the staff's recommendations having to do with exercise stations. He stated that once installed, it is difficult to get people to maintain them.

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Mr. Gary Dunstan, the developer/owner/applicant, mentioned an exercise station that is located on city property in Kill Devil Hills NC. He stated that it is not kept up and is subject to being vandalized. Mr. Dunstan suggested instead of putting exercise stations around the trail, to build a centrally located park area in the open wooded area. He added that it could be utilized by both residents of the subdivision and the county as a whole. He proposed a play ground area as well as parking and so on. He added that the wooded area has already been cleared enough to do something like this.

Michael Etheridge asked whose responsibility would it be to maintain such an area. Mr. Dunstan replied that the Home Owners Association would maintain it, or it could be donated to the County and they could do the work. His main concern is that it is easier to maintain facilities if they are not spread out all over a development and are instead in one centralized location.

Rick McCall voiced his opinion that exercise stations at various points along a walking / jogging path are more desirable because it gives walkers / joggers a place to stop along the way and do various types of exercises as they go along.

Mr. Parks suggested changing condition # 4 to the following: "Developer shall submit a recreational plan to be approved by the Planning Board at Final Plat."

Mr. Porter observed that the recreational plan would need to be approved and improvements in place prior to final plat.

Mr. Parks added to his suggestion that the developer could submit a bond to the County for the recreational improvements and stipulate that the improvements be in place by 25% build out of the development.

Mr. Porter clarified Mr. Park's suggestion as follows: "Developer shall submit a recreational plan to be approved by the Planning Board prior to the Final Plat and submit a bond for the recreational improvements which shall be completed by 25% build out." Chairman Calvin Leary asked if a motion was needed. Mr. Porter stated that the conditions affixed to the Special Use Permit could be amended to reflect this.

Rick McCall asked if a combination of recreational options could be provided on the plan. Mr. Dunstan stated he could do that.

Hearing no further questions or comments, Chairman Calvin Leary called for a motion.

Motion to Approve UDO 2015-06-07 Special Use Permit Preliminary Plat Mill Run - Common Open Space Major Subdivision with amended conditions as stated by staff.

<b>RESULT:</b>	<b>PASSED [UNANIMOUS]</b>
<b>MOVER:</b>	Rick McCall, Board Member
<b>SECONDER:</b>	Michael Etheridge, Board Member
<b>AYES:</b>	Leary, Harris, Delano, Etheridge, McCall, Albertson

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**VI. INFORMATION FROM BOARD AND STAFF**

Dan Porter provided the following information:

- The Board of Commissioners will likely ask staff to revise the Solar Farm Ordinance at the 3-6-17 BOC meeting. Those revisions once made will be brought before the Planning Board first then to the BOC. Time frame on this is probably about 3-4 months. A moratorium on solar farms may be proposed in order to have time to revise the ordinance and get it in place
- The first module of the UDO re-write is expected to be completed soon. A joint session with the Planning Board and Board of Commissioners will be called at that time to review it.
- Staff is in the process of reviewing for administrative approval 109 units for Camden Plantation. Recall that Camden Plantation's master plan was approved and all further approvals of units to be built are administrative in nature.
  - Their stormwater plan makes use of water features of their golf course so they will be putting part of that in place with the first phase of their build.

**VII. CONSIDER DATE OF NEXT MEETING - MARCH 15, 2017**

**VIII. ADJOURN**

**Motion to Adjourn**

<b>RESULT:</b>	<b>PASSED [UNANIMOUS]</b>
<b>MOVER:</b>	Ray Albertson, Board Member
<b>SECONDER:</b>	Fletcher Harris, Board Member
<b>AYES:</b>	Leary, Harris, Delano, Etheridge, McCall, Albertson

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*Chairman Calvin Leary  
Camden County Planning Board*

*ATTEST:*

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*Dave Parks, Permit Officer  
Camden County Planning Department*