

**Camden County Planning Board
Minutes, August 19, 2015
Historic Courtroom
Camden County Courthouse Complex**

Members Present	Absent
Chairman Rodney Needham Fletcher Harris Ray Albertson Michael Etheridge Patricia Delano Rick McCall	Vice Chairman Calvin Leary

Call to Order & Welcome

Chairman Rodney Needham called to order the August 19, 2015 meeting of the Camden County Planning Board at 7:00 PM.

Staff Present at Meeting:

Dan Porter, Director of Planning
Dave Parks, Zoning/Flood Administrator
Amy Barnett, Planning Clerk

Others Present at Meeting:

Name	Title	Purpose/ Representing	Meeting Section
Christy Hall	Property Owner	Oppose Green Meadows Special Use Permit	Public Comments, New Business #1
Hollis Ellis	Engineer	Agent for Applicant, Green Meadows, LLC	New Business #1
Gary Grun	Property Owner	Oppose Green Meadows Special Use Permit	New Business #1
Tony Perry	Sheriff, Camden County	UDO Amendment for Police Shooting Range	New Business #2
Chad Meadows	Codewright	UDO Update Presentation	New Business #3
Jason Epley	Benchmark Planning	UDO Update Presentation	New Business #3

Consideration of the Agenda

Chairman Rodney Needham called for consideration of the agenda.

Motion to approve the agenda as presented made by: Ray Albertson.

Motion seconded by: Michael Etheridge.

The motion was approved with Chairman Rodney Needham, Members Fletcher Harris, Ray Albertson, Michael Etheridge, Patricia Delano, and Rick McCall voting aye; none voting no; 1 absent; none not voting.

Consideration of the Minutes - July 15, 2015

Chairman Rodney Needham called for consideration of the minutes from the July 15, 2015 meeting of the Camden County Planning Board.

Motion to approve the minutes as written made by: Michael Etheridge.

Motion seconded by: Patricia Delano.

The motion was approved with Chairman Rodney Needham, Members Fletcher Harris, Ray Albertson, Michael Etheridge, Patricia Delano, and Rick McCall voting aye; none voting no; 1 absent; none not voting.

Public Comments

Christy Hall, Property Owner, Pudding Ridge Road

Christy Hall, a property owner living on Pudding Ridge Road in the vicinity of the proposed Green Meadows Subdivision, came before the Planning Board to request that the Board not hear or decide upon the Special Use Permit-Preliminary Plat for Green Meadows Major Subdivision due to the notice of hearing not being received within 10 days as the ordinances state. Ms. Hall read from, and also provided copies of, identical letters from 4 other property owners who could not be at the meeting. These letters are on file in the office of the Planning Clerk.

The letter is summarized below:

- Respectfully request the Planning Board not hear or decide upon the application for Special Use Permit Preliminary Plat for Green Meadows Major Subdivision at the August 19, 2015 meeting
- Applicant has not followed Camden County Code of Ordinances regarding notice of hearing.
 - §151.551 Notice of Hearing. (A) In the case of a request for a special use permit, the applicant will provide a mailed notice to all adjacent property owners within 150 feet of the subject property at least ten days prior to the Planning Board meeting at which the request is to be heard. Proof of mailing shall be furnished to the Planning Department.
- Property Owners did not get notices in timely enough manner to prepare for the meeting in order to express their concerns on this matter.

Dan Porter, Director of Planning, responded to Ms. Hall's Comments:

- As a matter of procedure, the notification letters are usually sent from the Planning Office on behalf of the applicant.
- In this case, the letters were prepared, but not mailed until 8 days before the meeting.
- Mr. Porter read §151.551 (B) (6):
 - "The Administrator shall make every reasonable effort to comply with the notice provisions set forth in this section. However, it is not the Board's intention that failure to comply with any of the notice provisions that are not statutorily required shall render any decision invalid."
- This particular requirement is a requirement of the Unified Development Ordinance, it is not a requirement of the General Statutes of the State of North Carolina.
- County Attorney, John Morrison, was consulted on this. Mr. Morrison advised that, based on the validity of Ms. Hall's request, it would be appropriate for the Board to render a decision on her request.

Ms. Hall further commented that she did receive the notification from Planning Department regarding this meeting. The postmark on the envelope was August 12, and she received it on August 14.

Patricia Delano asked Ms. Hall if she was a new resident. Ms. Hall responded that she purchased her home in 2014 and that she is a new resident.

Fletcher Harris commented that the Green Meadows project has been in process for over 2 years and that in his opinion the Board should proceed with it. *Fletcher Harris made a motion to proceed with UDO 2013-08-04, Special Use Permit-Preliminary Plat Green Meadows.*

Ms. Hall added that there were 2 other property owners present at the meeting, that the letters she submitted were from those property owners who could not be at the meeting.

Ray Albertson asked Ms. Hall if she knew about the proposed development prior to receiving the letter on August 14. Ms. Hall responded that when she purchased her house, she thought there was going to be one more house built. Ray Albertson further asked Ms. Hall if any of the other property owners had spoken to her about this development. Ms. Hall responded that the other property owners had mentioned that there might be a development, but that she didn't know any of the specifics until she obtained information from the Planning Department prior to the meeting.

Chairman Rodney Needham made the following comments with regard to Ms. Hall's request:

- Preliminary Plat is the stage at which public input is sought on a project
- Planning Board is a recommending Board that makes recommendations to the Board of Commissioners
 - Recommendation will be either:
 - Send to Board of Commissioners for their review; or
 - Recommend changes be made by the applicant, and bring back to the Planning Board at a later date.
- There will be ample time for public input as the project progresses. There will be several public meetings.

Ms. Hall reiterated that her request was because the notifications were not delivered in a timely enough manner to allow the other property owners to arrange their schedules to be able to be present at the meeting.

Chairman Rodney Needham added that any property owner would be welcome to speak at the Board of Commissioners meeting wherein this is heard.

At this time, Dan Porter reminded the Board that a motion had been made but had not yet been seconded.

Rick McCall seconded the motion which Fletcher Harris had made, to proceed with hearing UDO 2013-08-04, Special Use Permit-Preliminary Plat Green Meadows.

Michael Etheridge asked if the Board was within the law to proceed with hearing this matter.

Dan Porter responded that the notification provisions in the UDO relating to Planning Board meetings are not required by the NC General Statutes, but that there are notification provisions in the NC General Statutes that pertain to public hearings that the Board of Commissioners hold. In the Camden County Ordinances, there is a loophole in §151.551(B)(6) that says "shall make every reasonable effort to comply". County Attorney John Morrison has advised that it is the decision of the Board whether or not to proceed with hearing this matter. Mr. Porter stated that he feels the decision should be on record one way or the other.

Michael Etheridge asked if this matter was included in advertisements for the meeting. Mr. Porter responded that the advertisements did not address specific agenda items, but that the meeting had been advertised.

Patricia Delano asked if the property had been posted (signage and notifications placed at the property). Mr. Porter replied that the property does not get posted until a public hearing has been scheduled by the Board of Commissioners. At that time, an advertisement is placed in the legal section of the newspaper, and letters go out again to the surrounding property owners, and the property gets posted.

Mr. Porter stated that Ms. Hall was not on the original mailing list, that the list used was that of the surrounding property owners at the time of the sketch plan. Ms. Hall's address was obtained when she came seeking information and is why her letter was postmarked on the 12th. Mr. Porter added that in this case, due to circumstances within the office, the letters did not get mailed on time and that property owners did not get 10 days notice. Mr. Porter reminded the Board that it is their decision whether or not to hear the matter.

At this time, Chairman Rodney Needham called for a vote regarding whether or not to hear UDO 2013-08-04, Special Use Permit-Preliminary Plat Green Meadows.

By a vote of 6-0, with Chairman Rodney Needham, Members Fletcher Harris, Ray Albertson, Michael Etheridge, Patricia Delano, and Rick McCall voting aye; none voting no; one member absent; and none not voting, the Planning Board voted to proceed with hearing UDO 2013-08-04, Special Use Permit-Preliminary Plat Green Meadows.

Old Business

NONE

New Business

Item #1

Special Use Permit-Preliminary Plat Green Meadows Major Subdivision

STAFF REPORT

**UDO 2013-08-04
Special Use Permit – Preliminary Plat
Green Meadows**

PROJECT INFORMATION

File Reference: UDO 2013-08-04
Project Name; Green Meadows
PIN: 01-7999-03-34-7305
Applicant: Green Meadows, LLC
Keith Nowell
Address: 987 Swamp Road
Hertford, NC 27944
Phone:
Email:

Agent for Applicant: CAE Inc., Hollis D. Ellis
Address: 321 Office Square Lane
Suite 101 A
Virginia Beach, VA 23462
Phone: (252) 562-0430
Email:

Current Owner of Record: Keith Nowell

Meeting Dates: TRC – June 4, 2014

Planning Board

Board of Commissioners

Application Received: 5/2/2014
By: David Parks, Permit Officer

Application Fee paid: \$1,800 Check #14920

Completeness of Application: Application is generally complete

Documents received upon filing of application or otherwise included:

- A.** Applicant acting as agent letter
- B.** 10 copies Preliminary Plat Green Meadows Major Subdivision – 9 lots
- C.** 1 copy of Construction Plans for Green Meadows Major Subdivision
- D.** DENR Erosion and Sedimentation Control Plan No. CAMDE-2009-007
- E.** DENR Stormwater Permit NO SW7131108
- F.** ARHS Perc tests on lots 1-9

PROJECT LOCATION:

Street Address: Adjacent to 137 Pudding Ridge Road

Location Description: South Mills Township

REQUEST:

Preliminary Plat approval Green Meadows Major Residential Subdivision – 9 lots

SITE DATA:

Lot size: Approximately 11 acres.
Flood Zone: X/AE
Zoning District(s): Basic Residential (R3-1)
Existing Land Uses: Vacant Land

Adjacent Zoning & Uses:

	North	South	East	West
Zoning	Basic Residential (R3-2)	Basic Residential (R3-2)	Basic Residential (R3-2)	Basic Residential (R3-2)
Use & size	House – 4 Acres	House – 4.3 acres	Farm land 45 acres House – 1.5 acres;	McPherson Estates 21 - .9 acres lots

Proposed Use(s): Single Family Dwellings

Description of property:

Property is located off Pudding Ridge Road in South Mills Township. Developer received an administrative approval for a 4 lot minor subdivision on lots that abut Pudding Ridge Road. Current zoning at the time required two acre lots. Remaining land (11 acres) was approved for rezoning to one acre lots on March 18, 2013.

ENVIRONMENTAL ASSESSMENT

Streams, Creeks, Major Ditches:

There is a lead ditch to the north of the property that drains to the north of McPherson Estates and on out to Joyce Creek.

Distance & description of nearest outfall:

Nearest outfall is Joyce Creek approximately 4,000 feet away

Soils:

Predominant: Tomotley (ToA) Severe: wetness, percs slowly

Other: Perquimans (PeA) Severe wetness; percs slowly

INFRASTRUCTURE

Water: South Mills Water – will require watermain extension approval by DENR

Sewer: Septic tank – perc tests attached

Traffic: Minimal increase of traffic flow on Pudding Ridge Road

Technical Review Staff at Preliminary Plat

Approve	Approve With Comments	Dis-Approve	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(a) South Mills Water District
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(b) Albemarle Regional Health Department (attached)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(c) South Mills Fire Department
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(d) Sheriff's Office (approved)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	(e) South Mills Post Office (See attached)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(f) Camden Soil & Water Technician (See attached)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(g) Central Communications (911) (attached)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	(h) Superintendent of Camden County Schools (See attached)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(i) Transportation Director of Camden County Schools (See attached)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(j) NCDOT
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(k) Albemarle EMC
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(l) Century Link – Info only.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(m) Pasquotank EMS – No response

- **Streets:**

- A. Are all streets designed to be place under State system? Yes
- B. Proposed street name? Atkinson Court
- C. Are any street names already being used elsewhere in the County? No.

- **Open Space:**

- A. Is open space proposed? Yes. $11 \times .05 = .55$ acres required. Proposed +/-
- B. Recreational Land: N/A
- C. Will property owner restrictive covenants be needed? Yes.

- **Utilities:**

- A. Does the application include a letter or certificate from the District Health Department regarding septic tanks? Yes.
- B. Does the applicant propose the use of public sewage systems? No. Septic
- C. Does the applicant propose the use of public water systems? Yes, with South Mills Water Association.
- D. Distance from existing public water supply system: Adjacent to property.
- E. Is the area within a five-year proposal for the provision of public sewage? No.

- **Landscaping:**

- A. Is any buffer required? No.
- B. Will trees be required along dedicated streets UDO Article 151.156? Yes.

- **Findings Regarding Additional Requirements:**
 - A. Endangering the public health and safety:** The application doesn't appear to endanger the public health and safety.
 - B. Injure the value of adjoining or abutting property:** The application does not appear to injure the value of adjoining or abutting property.
 - C. Harmony with the area in which it is located:** Proposed use is in Harmony with the area that it is located as there are Single Family Dwellings adjacent to the property.
 - D. Conformity with the Plans:**
 - 1. Comprehensive Plan**
 - Future Land Use Maps has land identified as Rural Residential with densities up to 1 dwelling unit per acre.
 - 2. Land Use Plan:**
 - Property located outside Core Village of South Mills.
 - Policy 9 states the county supports greater residential densities in areas that are accessible to water and/or sewer services. Water lines exist adjacent to property.
 - 3. Thoroughfare Plan:** Access is off Pudding Ridge Road
 - 4. Other plans officially adopted by the Board of Commissioners:**
 - E. Will not exceed the county's ability to provide public facilities:**
 - 1. Schools:** Development will create approximately 4 students (.44 X 9 lots). High School over capacity: **2014/2015 capacity: 570 Enrollment: 628**
 - 2. Fire and Rescue:** No response.
 - 3. Law Enforcement:** Approved by Sherriff's Office.

STAFF COMMENTARY/RECOMMENDATIONS:

Staff recommends approval of the Special Use Permit for Preliminary Plat Green Meadows Major Subdivision with the following conditions and modifications:

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 2013-08-04).
3. Prior to any land disturbing activity, developer shall provide approved waterline extension letter from NCDENR Public Water Supply Section.
4. All lots shall be crowned to where the dwelling is located to an elevation at or above the 100 year flood. Those elevations shall be indicated on each lot on the final plat for each phase. No building permit shall be issued until such elevations are verified by a Surveyor or Engineer licensed to do business in North Carolina.
5. Landscaping in accordance with Article 151.156 shall be planted prior to submission of final plat for that phase.

6. Developer and or Home Owners Association shall provide Camden County certification by a licensed North Carolina Engineer of compliance with approved Drainage Plan for Green Meadows every five years starting from recording of Final Plat in the Camden County Registry of Deeds.
 7. Per Camden County Schools a School Bus Stop shelter required. Minimum specifications are listed in Camden County's Unified Development Ordinance Article 151.232(M).
 8. Per South Mills Post office/Area Post Master Community Mail Boxes shall be installed with Master Keys going to Post Office. HOA shall distribute keys to home owners.
 9. 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. SW7131108.
 - (b) Maintenance requirements of the outfall ditch located on the most northern property line behind lots 1-4.
 - (c) The re-certification to the County of the approved drainage plan every five years.
 - (d) Property owners shall be responsible for the maintenance/upkeep of the School Bus Shelter and Community Mail Boxes.
 10. 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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Dave Parks described this agenda item:

- Applicant is Keith Knowell, he is being represented by Hollis Ellis
- Green Meadows is a 9 lot subdivision located off Pudding Ridge Rd in South Mills
- Property is 11 acres
- Was rezoned a couple of years ago to allow for 1 acre lots
- Sketch Plan was approved after re-zoning
- Original development consisted of 18-19 acres, there was a minor subdivision at the front of the property which was built out, and lots/houses sold
- CAMA Land Use Plan and 2035 Comprehensive Plan both call for mixed residential low density 1 acre lots
- Technical Review Committee:
 - South Mills Water - Approved
 - Albemarle Regional Health Department - Approved
 - Perc tests have been done on every lot
 - South Mills Fire Department - has been sent information, however have received no comments from them. Hearing nothing back from them, will consider that approval.
 - Sheriff's Office - Approved
 - South Mills Post Office - Approved with comments: Community mailboxes will be required.
 - Camden Soil and Water - Approved
 - Central Communications (911) - approved

- Superintendent of Camden County Schools - Approved with condition that a bus stop shelter be constructed
 - Both the bus stop and community mailboxes are located in the curve
 - Home owners association will be responsible for the upkeep and maintenance of both
- Transportation Director of Camden County Schools - Approved
- NCDOT - Approved
- Albemarle EMC (Electric Company) - Approved
- Century Link (Telephone Company) - Approved
- Pasquotank Emergency Management (EMS) - Approved
- Streets are to be placed under state system once they meet minimum requirements
 - Letter of maintenance / bond to be submitted by developer for maintenance of the road until accepted by NCDOT
- Open Space - areas around bus stop and community mailbox, and also at back of Lot # 4 where there is an area set aside for the sedimentation pond which is required for their drainage
- Drainage plan has been submitted by their engineer, reviewed by the County's engineer, and has been approved
- Fire hydrants will be installed at various locations within the development, to meet all requirements set forth by the Fire Department
- Landscaping plan is required at final plat, which will reflect where trees are to be planted
- Student generation for this development is approximately 4 students total
 - .44 students per household
 - .2 for high school
 - .12 for middle school(s)
 - .12 for primary school
- Staff recommends approval with the conditions and modifications listed in the staff report.
- Agent for the applicant, Hollis Ellis, is present to answer any questions

At this point, Dave Parks opened the floor for questions and comments from the Board.

Chairman Rodney Needham commented that the location of the mailboxes and school bus shelter as shown on the plans might block the view of children or pedestrians from vehicular traffic. Mr. Ellis stated he would take a look at this.

Fletcher Harris commented that the biggest thing left to do on this was upgrading the water line to support the subdivision. Mr. Ellis stated that this was correct, and that the site plan for the water lines was in the process of being updated for submittal to South Mills Water.

Rick McCall asked who was responsible for the maintenance on the storm ditches between the lots and the existing homes. Dave Parks replied that the Home Owners Association would be responsible for that.

At this point, Dave Parks opened the floor for comments from the public.

Gary Grun, Property Owner, Pudding Ridge Road

- On the north side of the property there is an existing ditch which runs along the northwest corner towards the back and drains into Warren Riggs' property.
- Nothing on Mr. Riggs' property is maintained
- Everything runs through Mr. Riggs' property through what looks like a hand dug ditch all the way around McPherson Estates where it ties into the drainage for McPherson Estates.
- What provisions are being made to take care of these drainage ways?

Dan Porter replied that all the run-off drains into a retention pond at the back corner of the property. Water in the retention pond is then released at a rate appropriate to the storm water regulations, and it does release into the outfall ditch that runs along Mr. Riggs' property among others, and then to Bunker Hill Road.

Mr. Porter further stated that Mr. Riggs visited the Planning Department office the day before the Planning Board meeting to ask about that ditch and to ask if a secondary ditch was to be dug on his property (which it is not). Mr. Porter stated that he believes the developer should try to obtain an easement from the property owners so that they can maintain that ditch. Mr. Porter stated that Mr. Riggs has expressed his approval for someone to come on his property for the purpose of cleaning and clearing the ditch. There are other land owners between the outfall and Bunker Hill Road from whom easements will also be needed. Mr. Porter stated that maintenance easements should not be a requirement of the special use permit, that any one land owner who did not give an easement would hold up the project were it a requirement.

Chairman Rodney Needham asked if this was something the Army Corps of Engineers needs to look at. Mr. Porter responded that it might need to be looked at, but not necessarily by the Army Corps of Engineers. The watershed committee for that area can look at it and make any necessary recommendations for improvements or repairs. This particular ditch is on the list of watershed areas of improvement / maintenance, just not for this years budget.

At this time, Chairman Rodney Needham asked if there were any further public comments.

Christy Hall, Property Owner, Pudding Ridge Road

- Ms. Hall read a letter she composed for the purpose of opposing the Special Use Permit for Green Meadows Major Subdivision. A copy of that letter is maintained in the office of the Planning Clerk and summarized herein below along with other comments from Ms. Hall:
 - Opposing the Special Use Permit for Green Meadows Major Subdivision
 - Believes it will endanger the public safety
 - Believes addition of 9 new homes will increase area population by 70%
 - Believes an average of 2 vehicles per home will increase the number of vehicles in the area by 18
 - Believes the increase in vehicles is a safety hazard to children playing in their own front yards

- Believes it will injure the value of adjoining or abutting property
 - At the time Ms. Hall and her husband purchased their house, they were led to believe that there was only going to be one more house built, which at the time seemed acceptable to them
 - The road for the new development will run alongside her property on the right hand side and all the way around the back of her lot
 - The roadway will surround her property on 3 sides with 2 busy roads
 - Believes the additional noise from the added homes and vehicles will reduce the value of her home.
- Believes it is not in harmony with the area in which it is located
 - Pudding Ridge Road area currently has 13 houses, on 2 acre lots, which is what the 2035 Comprehensive Plan calls for
 - The proposed 9 additional houses are proposed to be on 1 acre lots which goes against the 2035 Comprehensive Plan
 - The proposed 9 additional homes will increase the population in the immediate area by 70%
 - Increase in population will affect the harmony of the area in that it will double the traffic in the area and noise and will alter the quiet, peaceful nature of the area
- Believes it will exceed the County's ability to provide adequate public facilities
 - The current 4 homes at the front of the property have a total of 9 children living in those homes. That is an average of 2.25 children per household.
 - County says that the development will create approximately 4 children for the school system
 - According to the 2010 census, the average number of children per NC household is 3, therefore the development will create a minimum of 20 students for the school systems
 - Ms. Hall is concerned about crowding at the bus stops, on school busses, and over crowding at the schools
 - Ms. Hall is concerned that the over crowding at the schools will affect the quality of education each child receives
- Believes the Drainage Plan for the project is not being implemented properly'
 - Referring to the 9-18-13 meeting of the Planning Board, wherein the sketch plan for Green Meadows was approved, staff stated "With regard to drainage considerations, staff is asking that the 4 lots to the front of the property (along Pudding Ridge Road) which have already been sold, be considered in the drainage plan for the project."
 - No drainage improvements have been made to the 4 lots fronting the property
 - Front 4 lots currently experience drainage problems, severe at times
 - Ms. Hall is concerned that additional development will cause the drainage problems to worsen
- Respectfully requested that the Camden County Planning Board reject the Special Use Permit for Green Meadows Major Subdivision.

Chairman Rodney Needham asked Mr. Porter if the projected number of students generated has ever caused a development to not be approved. Mr. Porter responded that to his knowledge it has not. Mr. Porter added that the county tracks projected school student membership based on building permits. There is a provision that insufficient public facilities (schools) could cause an application to be denied. The schools superintendent, during TRC, could disapprove based on the school membership numbers if they are over capacity, which they are at the high school, but he has not done that.

Ray Albertson asked if the ditch that goes around this property has been calculated to handle the stormwater flow.

Dan Porter replied:

- They performed, for this stormwater plan, a set of calculations, the hydrolic grades, what the rate of outflow would be, and all that information was reviewed by Greg Johnson, the review engineer for the county.
- One of the things Mr. Johnson required is the area that flows into the subdivision, all the way down to where the road curves to the east, which covered 100 acres to the north, there is water that flows to that area from the north so it had to be included in the stormwater plan.
- Also the four lots up front were included in the calculations.
- The above were included in calculations for pre and post development of the property

Mr. Hollis Ellis added that the way the stormwater plan was designed originally, the four lots had to be included due to the way the property drains.

Mr. Porter asked Mr. Ellis which way the lots upfront drained. Mr. Ellis responded that it is a split drainage, part to the roadside and part toward the back of the property, and eventually will drain into the retention pond.

Mr. Porter stated that Greg Johnson and the developer had gone through several versions of the stormwater plan to get it to what it is now. At one time, it included cleaning and clearing of the swales, but since that required permission from the land owners, that was removed from the plan.

Mr. Ellis stated that the stormwater flow is out to the road then to the retention pond behind lot number four, then there is an overflow and a restrictor that flows from the retention pond out into the ditch on the north side that flows into the Riggs property. The remainder of the drainage from the original four lots that are up front flow underneath Atkinson Court and then go out into the ditch between lots 2 and 3, and that also drains out to the Riggs property ditch. So everything was calculated to work together with one another, taking into account the drainage from the original four lots and with this subdivision. And off site drainage going downstream from this point all the way to Bunker Hill.

Ray Albertson asked if the Riggs ditch was on schedule for maintenance for next year. He commented that it needs to get done. Mr. Porter agreed with him.

At this time, Christy Hall came back to the podium with additional questions / concerns:

- Ms. Hall asked if the student generation information was the only information that the school superintendent has to base his decision of whether or not to approve the development at the TRC.

Mr. Porter responded that is the only information the Planning Department gives him, but he has many other sources of information to base his decision on.

Ms. Hall spoke again about the number of students the subdivision will produce for the school system and that four students is not a realistic number since there are already 9 students in the 4 houses at the front of the property.

Ms. Hall also spoke about the ditch on her property and that the property lines run down the middle of the ditch. She stated that the portion of the ditch on her property would be her responsibility and asked if the Home Owners Association would be responsible for the other side.

Mr. Ellis confirmed this was correct.

Ms. Hall added that she would like to give her permission for the developer to come on her property to make drainage improvements.

At this time, Chairman Rodney Needham called for a motion.

Fletcher Harris made a motion to approve UDO 2013-08-04 Special Use Permit Preliminary Plat Green Meadows, with the condition that the water line improvements be completed per South Mills Water requirements.

Chairman Needham called for a second to the motion.

After a brief pause, Rick McCall asked about what the vote would be for, and procedures thereto.

Dan Porter stated that the vote would be to do one of 3 things:

- Recommend approval;
- Recommend denial; or
- Recommend approval with certain conditions.

Mr. Porter added that the recommendation would go to the Board of Commissioners, who would then set a date for a public hearing at their next meeting, and hold that public hearing on the date set for it. The public hearing would be a quasi-judicial hearing, and it would be an evidentiary proceeding hearing information and evidence both in favor of and in opposition to the special use permit. If it is approved by the Board of Commissioners, the developer can move forward.

Michael Etheridge asked to amend the motion to include the language that the applicant make every reasonable effort to obtain easements for the maintenance of the outfall ditch all the way to Bunker Hill Road.

Fletcher Harris amended his motion to include the amendment requested above. The motion now is to "Approve UDO 2013-08-04 Special Use Permit Preliminary Plat Green Meadows, with the condition that the water line improvements be completed per South Mills Water requirements, and that the applicant make every reasonable effort to obtain easements for the maintenance of the outfall ditch all the way to Bunker Hill Road."

Rick McCall seconded the motion.

The motion was approved with Chairman Rodney Needham, Members Fletcher Harris, Ray Albertson, Michael Etheridge, Patricia Delano, and Rick McCall voting aye; none voting no; 1 absent; and none not voting.

Item # 2
Amendment to Camden County Code of Ordinances
Add Law Enforcement Shooting Ranges to the Table of Permissible Uses

Ordinance No. 2015-08-01

An Ordinance
Amending the Camden County
Code of Ordinances

Camden County, North Carolina

BE IT ORDAINED BY THE CAMDEN COUNTY BOARD OF COMMISSIONERS as follows:

Article I: Purpose

The purpose of this Ordinance is to amend Chapter 151 of the Camden County Code of Ordinances of Camden County, North Carolina, which was originally adopted by the County Commissioners on December 15, 1997, and subsequently amended and as otherwise incorporated into the Camden County Code.

Article II. Construction

For purposes of this Ordinance, underlined words (underline) shall be considered as additions to existing Ordinance language and ~~strikethrough words~~ (~~strikethrough~~) shall be considered deletions to existing language. New language of proposed ordinance shall be shown in italics (*italics*) and underlined.

Article III. Amend Chapter 151 as amended of the Camden County Code which shall read as follows:

CHAPTER 151: UNIFIED DEVELOPMENT

§ 151.334 TABLE OF PERMISSIBLE USES.

USE#	DESCRIPTION	R-1	R-2	R-3	CCD	NCD	HC	MC	GUD	I-1	I-2
6.310	<i>Private Outdoor Firing Range - Law Enforcement Only</i> <i>Subject to §151.347(S)</i>								S	S	S

Adopted by the Board of Commissioners for the County of Camden this day of September, 2015.

County of Camden

P. Michael McLain, Chairman
Board of Commissioners

ATTEST:

Angie Wooten
Clerk to the Board

Dan Porter described this agenda item:

- Sheriff Tony Perry has made application for a change to the UDO, Table of Permissible Uses, to allow shooting ranges for law enforcement personnel only in the General Use District
- Currently such ranges are only allowed in Industrial 1 & 2 zoning districts
- Such a range would be subject to County Ordinance §151.347(S) which sets buffers, setbacks, and incorporates the military handbook for range facilities and miscellaneous training facilities by reference
- Sheriff Perry was present at the meeting to speak about his request

Sheriff Perry provided the following information:

- The county needs a shooting range for training and certification of law enforcement personnel
- Has been looking for an appropriate location for a range for sometime
- Found an area in Shiloh, 200 acres, that will work
 - Closest home is 2000 feet
- UDO doesn't allow private ranges, and it does not address law enforcement ranges
- There is not much I-1 or I-2 zoning in the county
- Such a range, will still require a special use permit, which he will be applying for if this is approved.

Rick McCall asked if this would help meet training requirements. Sheriff Perry stated it would, and also allow for certification / re-certification for firearm use.

Fletcher Harris asked if other counties would be allowed to use such a range. Sheriff Perry stated that it would be for law enforcement only.

Chairman Rodney Needham commented that where the land is being leased to the County for a small amount by one of the Camden County Commissioners, he would like to see the land deeded to the county with a provision that if the county ever stopped using it, the land would be deeded back to the Commissioner who is leasing it to the County.

Dan Porter stated that the text amendment does not concern the specific land and details of the land to be used for that purpose. It only concerns the Table of Permissible Uses and allowing Law Enforcement Ranges in the General Use Zone. Mr. Porter stated that any such range would still require a special use permit and details can be worked out at that point as to where it is to be located, any leasing details, etc.

At this time, Chairman Rodney Needham asked if there were any more questions or comments. Hearing none, he called for a motion.

Rick McCall made a motion to approve Ordinance Number 2015-08-01, Amendment to the Camden County Code of Ordinances. Michael Etheridge seconded the motion. The motion was approved with Chairman Rodney Needham, Members Fletcher Harris, Ray Albertson, Michael Etheridge, Patricia Delano, and Rick McCall voting aye; none voting no; 1 absent; and none not voting.

Item #3

UDO Update Presentation - Codewright Consultants

Chad Meadows of Codewright Consultants and Jason Epley of Benchmark Planners gave a presentation outlining the process of updating the Camden County Code of Ordinances, Unified Development Ordinance.

The presentation included a timeline that will take approximately 17 months, and will accomplish 7 tasks:

1. Project Initiation
2. Evaluation Report
3. Annotated Outline - will be presented to Planning Board and Board of Commissioners
4. Drafting
5. Testing - will include an element of community involvement
6. Consolidated Version - will be published online
7. Adoption - will include 3 hearings, 1 or 2 at Planning Board, possible joint Planning Board / Board of Commissioners

Issues to be addressed:

- Stormwater
- Wastewater - onsite (septic) and central (county sewer)
- Community development
- Rural character - real desire to protect
- Procedure efficiency
- User friendliness - ease to read and understand

Community development is needed but residential development must come before that. Stormwater and wastewater will likely be an issue to any residential development.

Mr. Meadows asked the Board to be thinking about things they would like to see changed and things they would like to see stay as they are.

Rick McCall commented that there needs to be a divide between grandfathered and new regulations. Mr. Meadows stated that non-conforming properties need to be handled fairly but with incentives to improve properties.

Mr. Meadows said that they would be back in 6 or 7 weeks for a work session to go over the Evaluation Report.

Dan Porter encouraged the Board to read the UDO and comment on any areas of concern.

Patricia Delano asked if this would be available in a database. Dan Porter responded stating that updates are currently codified and sent to American Legal for publishing.

Rick McCall asked if there would be a definitions section with explanations. Mr. Meadows said that the short answer to that is 'yes'. He also said that there are some definitions and explanations that are statutory and cannot be changed.

Mr. Meadows spoke of the possibility of in-house codification.

Mr. Porter mentioned the website program for this project... Basecamp. This is a central location for all information for the project.

Chairman Rodney Needham asked if the Board had any further questions for Mr. Meadows. Hearing none, he thanked him for the presentation.

Information from Board and Staff

None.

Consider Date of Next Meeting - September 16, 2015 (unless no matters for board)

Adjournment

At 8:45 PM, Chairman Rodney Needham called for a motion to adjourn. Ray Albertson made a motion to adjourn. Rick McCall seconded the motion. The motion was approved with Chairman Rodney Needham, Members Fletcher Harris, Ray Albertson, Michael Etheridge, Patricia Delano, and Rick McCall voting aye; none voting no; 1 absent; and none not voting.

Date: _____

Approved: _____
Chairman Rodney Needham

Attested: _____
Amy Barnett, Planning Clerk