

**Camden County Planning Board  
Camden County Board of Commissioners  
UDO Work Session  
July 25, 2018; 5:00 PM  
Senior Center  
Camden, North Carolina**

**MINUTES**

The Camden County Planning Board and the Camden County Board of Commissioners met jointly for a UDO work session on July 25, 2018 at 5:00 PM at the Camden County Senior Center.

Planning Board Chairman Calvin Leary and Board of Commissioners Vice Chairman Tom White called their respective board meetings to order at 5:05 PM.

Planning Board Members Present: Chairman Calvin Leary, Vice Chairwoman Patricia Delano, Board Members Cathleen Saunders, Rick McCall and Steven Bradshaw.

Board of Commissioners Members Present: Vice Chairman Tom White, Commissioners Garry Meiggs, Randy Krainiak and Ross Munro.

Staff Present: Planning Director Dan Porter, Permit Officer Dave Parks, County Manager Ken Bowman, Clerk to the Board Karen Davis

Dan Porter began the meeting by reviewing with the group the following:

- Comprehensive Plan Vision Statement
- Priority Action Strategies
- Purpose of the Unified Development Ordinance
- Strategic Goals

Chad Meadows of CodeWright Planners, LLC then further expounded on the purpose of the Unified Development Ordinance.

Dan reviewed the comments from the meeting with local sign businesses. During the discussion the following changes were decided upon by consensus:

- Special signage for business grand openings, etc. – 30 days
- Signs in residential districts – up to 20 square feet
- Mixed Use Table max face area for window signs - 50% window coverage
- Monument signage – Up to 6 feet in height

Kenneth Wallace of 136 S. Trotman Road requested an opportunity to address the group. Mr. Wallace expressed his concern in regard to the aesthetics of new business construction and signage. It was his request that county leadership take this into consideration when allowing new business, especially chains and franchises, to develop in the county and ensure that any new construction fits in aesthetically with the existing community. He was particularly concerned with limiting the impact of free-standing pole signs lining the roadside and building signage. He showed examples comparing what he considered good and bad signage.

Chad Meadows reviewed the **Commercial Design Standards** current approach and the following changes were made by consensus of the group:

- Building Orientation – Design standards apply to primary entrance and the side facing a street.
- Fenestration – 25% of the first 10 feet in height; any deviation will require SUP.

Chad Meadows reviewed the **Limitations on Accessory Structures** current approach and the following changes were made by consensus:

- Size – No limit on accessory structure size other than what is already limited by setbacks and impervious surfaces.
- Location – Limiting location on accessory structures to no farther forward than the front façade on lots smaller than 2 acres; 2 acres and larger – no limitation on location.

Chad Meadows reviewed **Open Space** current approach and proposed key changes. The following decision was made by consensus:

- Reduce residential requirement from 15% to 5% of development area.

Chad Meadows began the discussion concerning **HOA and Escrows** current approach and proposed key changes.

As part of the HOA and Escrows discussion, Steven Bradshaw presented the following:

## Camden Storm Water Management

Purpose: To provide a more effective and efficient Storm Water Management (SWM) process.

Proposal: The county performs inspections and recertifications requirements for Developments and inspects home owners for culvert maintenance issues that impend the flow of storm water from their or other's properties. Any repairs or maintenance issues are turned over to the HOA or home owner which has 90 days to repair or the county performs repairs and assesses the home owners for all cost! Recertifications fees are paid by the HOA on an annual basis. Note: Only the HOA portion will be addresses in the UDO, but wanted to expand the SWM concept while on the subject. The SWM discussions must be coordinated with the HOA section.

Justification for change:

1. HOAs are weak when it comes to assessments.
2. HOAs have failed/gone out of existence. If HOAs can't or won't perform, what does the county do then?
3. What prevents HOAs from depleting SWM funds provide by the developer under 6.4.8? Section 6.3.10 is a much better
4. Each HOA will need to learn the requirements, contact an Engineering firm to certify, and contract contractors to perform the repairs.
5. The county SWM person will be the expert and with an ongoing relationship with and Engineering firm (lowest bidder) can reduce cost of certifications.
6. The county does not require a current homeowner to clear/replace a culvert blocking the ditching along the roads. I have been working with Brian to develop a dumping/fill ordinance.
7. The county will be required to keep track of recertification requirements anyway per the new UDO section 7.1.5.B, D and E.
8. Having a county wide Storm Water Management plan will insure funds are spent in the most productive manner.
9. County taxes are tax deductible; HOA fees are not.
10. IT WOULD SAVE THE HOME OWNERS MONEY and the system will be maintained.

Discussion: I want to start by saying that I fully support developments being designed to incorporate storm water issues. The requirement to maintain the first 5 inches of rainfall will significantly improve what we have now. I do object to what I see as two classes of homeowners; one with thousands of dollars of up front cost and large potential cost for maintenance and those that pay next to nothing!

Ways the County Control method is simpler and much more efficient:

1. Having repeat business, the county could bid out certifications to several firms.
2. The county will have to track all developments anyway and go after the ones that don't comply.
3. Contractors like repeat business and will be much more responsive to an ongoing business relationship.
4. If you have a neighborhood system it is an island; without a good drainage plan outside the development, you will still have storm water issues. A coordinated county wide system would work much better. I have been working with Brian to develop an any dumping/fill ordinance.

Dan Porter explained that a Special Assessment Taxing District would be required to be set up for each subdivision if the county were to adopt Mr. Bradshaw's plan. Concerns from the group were expressed in regard to county resources (staff, funds, etc.), liability and the legality of the plan.

After discussion, it was decided by the majority of the group to proceed with the HOA and Escrows key changes as proposed by staff.

Chad Meadows reviewed **Stormwater Maintenance Details** current approach and proposed key changes.

After discussion, it was decided by a majority of the group to proceed with the key changes as proposed by staff.

Chad Meadows reviewed **Mandatory Potable Water Hookup** current approach. The following was decided by a majority of the group:

- New major subdivisions - must connect to public water supply.
- New minor subdivisions with water line availability – must connect to public water supply.
- New minor subdivisions without availability would not require connection to public water supply.

Chad Meadows reviewed **Fire Hydrants** current approach and proposed key changes from previous discussion with the Board of Commissioners which was that all new major subdivisions would be required to install 6-inch lines and fire hydrants, even if fire hydrants were just flushing hydrants. No changes were decided upon by the group.

Chad Meadows reviewed the issue of **Minor Subdivisions** current approach of up to five lots – four tracts and a residual. Waiting period is five years before additional development is allowed on the same parent tract to be considered a minor subdivision. It was decided upon by a majority to keep the current approach.

It was decided by consensus of the group to allow staff to complete the issues of Parking and Landscaping and send the proposed changes to the group for feedback.

The public hearing will be set on September 10, 2018 and will be held on October 1, 2018.

The joint meeting of the Board of Commissioners and Planning Board adjourned at 8:55 PM.

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Calvin Leary, Chairman  
Camden County Planning Board

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Tom White, Acting Chairman  
Camden County Board of Commissioners

ATTEST:

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Karen M. Davis  
Clerk to the Board of Commissioners