

Camden County Planning Board
Minutes
December 17, 2008, 7:00pm
Historic Courtroom
Camden County Courthouse Complex

Members Present: Chairman Rodney Needham, Absent: None
Vice Chairman Terri Griffin,
Fletcher Harris, Ray Albertson,
Calvin Leary, Michael Etheridge,
John Aydlett

Call to Order & Welcome

Chairman Rodney Needham called to order the December 17, 2008 meeting at 7:00 PM.

Others Present at Meeting

Present were staff members Dan Porter, Director of Planning, Dave Parks, Permit Officer/Flood Administrator, Tommy Burk, GIS Technician, and Amy Barnett, Clerk to the Board. Present for purposes of presenting information relevant to their request to be able to prepare storm water drainage plans within Camden County were surveyors Gloria Rogers, Robert Moore, Henry Cunningham, and Steven Cardwell.

Consideration of Agenda

Chairman Rodney Needham called for the consideration of the agenda. Dan Porter suggested amending the agenda by adding an item under New Business to include comments from the surveyors present regarding their request to be able to prepare storm water drainage plans by themselves, without the need of obtaining an engineer to perform this task, as they are licensed by the state to do this. Said New Business to be handled prior to discussion of Old Business. Michael Etheridge made a motion to approve the amended agenda. Vice Chairman Terri Griffin seconded the motion. The motion was approved with Chairman Rodney Needham, Vice Chairman Terri Griffin, members Fletcher Harris, Ray Albertson, Calvin Leary, Michael Etheridge, and John Aydlett voting aye; none voting no; none absent; none not voting.

Consideration of the Minutes- November 19, 2008

Chairman Rodney Needham called for the consideration of the minutes from the November 19, 2008 meeting. Prior to the meeting, staff noticed an error in the copy of the minutes that was delivered to the members of the Planning Board in their board packets. Said error was on page 8, lines 323-328, having to do with the minimum lot size of an R4X. Lot size was quoted as a maximum lot size instead of minimum. Error was corrected, and corrected copies provided to the board members at the meeting. Ray Albertson made a motion to approve the minutes from the November 19, 2008 meeting as corrected. John Aydlett seconded the motion. The motion was approved with Chairman Rodney Needham, Vice Chairman Terri Griffin, members Fletcher Harris, Ray Albertson, Calvin Leary, Michael Etheridge, and John Aydlett voting aye; none voting no; none absent; none not voting.

Comments from the Public.

None.

New Business

Surveyors Vs. County regarding Stormwater Drainage Plans

Dan Porter gave a brief description of the matter at hand. This matter is in regard to the stormwater drainage plan requirements, and the changes made by the Planning Board about a year ago. An engineering firm was selected and hired to do 3rd party reviews of any stormwater drainage plans submitted to the planning department. Following approval of this by the Board of Commissioners, Planning Staff began receiving feedback from several surveyors that this 3rd party review was causing undue cost for minor subdivisions (5 lots or less). At that time, the board decided to accept the stormwater drainage plans with a seal from a professional engineer. Since that time, there have been some surveyors who have come before Planning Staff and also the Board of Commissioners, saying that surveyors are licensed, just like professional engineers. There is a split of responsibilities as to what a surveyor can do and what an engineer can do. There is some overlap in this, surveyors are in fact able to do storm drainage plans. Staff has done a little bit of research into this matter. Dan Porter suggested to the board to hear what the surveyors have to say.

Surveyors in attendance who spoke at this meeting were: Gloria Rogers, Robert Moore, Henry Cunningham, and Steven Cardwell.

Each of the above surveyors spoke regarding this issue. Their consensus is as follows:

- Surveyors are licensed by the state of NC and the NC General Statutes grant them the right/ability to perform/prepare Stormwater Drainage Plans.
- Surveyors must take a 16 hour licensing exam and attend 15 hours of Continuing Education to maintain their licenses.
- Surveyors must stamp, seal, and sign off on their surveys and all other documentation they prepare. This makes them liable to the state for everything they stamp/seal/sign.

- State requires a surveyor to pass a project on to another professional if the surveyor can not complete the project or does not feel comfortable with it. Does not have to pass on to an engineer, can be another surveyor.
- The State of NC grants the surveyor the right to judge for themselves if a project is or is not too complex for the surveyor to prepare the Stormwater Drainage Plan.
- Surveyors are allowed to prepare and design "On Site" Stormwater Drainage Plans. Engineers are required for design of "Off Site" plans. The surveyors in attendance want the County to allow them to prepare the "On Site" plans as the state allows them to do.
- The surveyors in attendance feel that the Counties requirement for an engineers seal is redundant work and un-necessary cost to their clients.
- Drainage plans are not an exact science, measurements differ from surveyor to surveyor, even though the concepts and mathematical functions are the same.
- 3rd Party Review, although still costly, is not as costly as having 2 professionals do the same work and billing by the hour.
- Thinks 3rd Party Review, which is in place now for major subdivisions but not minor, should be applied across the board for all subdivisions.

Following the surveyors' comments, Dan Porter gave the board some additional information:

- A copy of an email from Katy Marchello with an attachment from the NC State Board of Examiners for Professional Engineers and Surveyors entitled "Guidelines for Interpretation of Incidental Streets and Storm Sewer Systems Design".
 - Excerpt: "For clarification of incidental streets and drainage, items which are not permitted to be designed under the term "incidental streets and drainage" include but are not limited to the following:
 1. Structural sub-base, base, paving surface of the streets, super elevation, traffic control, etc., necessary for street design; hydraulics for drainage systems, and hydrology for storm conditions; trench safety conditions; pipe bedding, structure backfill, and all structural load conditions from traffic on trenches, catch basins, manholes, grates and frames; except, that the level of hydrology and hydraulics necessary in the performance of "incidental drainage" may be performed within a subdivision."
- The county is allowed to have stricter regulations than the state.
- The state is concerned with water quality, where the county is concerned with both water quality and water quantity.
- The county is concerned with the peak flow of a 10 year storm, specifically with water retention during a 10 year storm event.
- Ability to retain water in a flood zone area also a concern.
- Reminded the board that there is a fine line between what engineers and surveyors can do with regard to Stormwater Drainage Plans, specifically where hydraulic calculations come into play.
- Suggested that perhaps surveyors could 'educate' the Planning Staff as far as how to read these plans, as staff are not familiar enough with what goes into these plans to be able to review them. This is the reason for the 3rd party review process and engineers seal.

- Suggested possible compromise:
 - Include calculation methodology on Stormwater Drainage Plan to show how calculations were derived and then seal and sign the plan.
 - Require plan to be recorded at Register of Deeds.
 - Show the soil type, impervious surfaces, etc., on plans.

Chairman Rodney Needham said he would like to hear this matter from the engineers side. Mr. Porter said he is waiting for some answers from the State Board of Examiners regarding a few gray areas, but would also like to have input from both sides.

Vice Chairman Terri Griffin made a motion to table this issue till the next meeting pending further information and more input from all sides. Calvin Leary seconded the motion. The motion was approved with Chairman Rodney Needham, Vice Chairman Terri Griffin, members Fletcher Harris, Ray Albertson, Calvin Leary, Michael Etheridge, and John Aydlett voting aye; none voting no; none absent; none not voting.

Old Business

Design Standards

Dave Parks passed out an example of a concept plan. Mr. Tommy Burk brought up an aerial of Hwy 343 and Hwy 158 on the computer screen. On this view, he showed a corridor view of what it could look like after development. Due to computer issues, a virtual tour was not possible at this time. Hopefully these issues will be resolved in time for February's meeting.

Dan Porter asked the board for their ideas and input of what they want along the 158 corridor for Mr. Burk to include in the virtual tour. Chairman Rodney Needham suggested that the board members carry a camera with them at all times so that they can take photos of areas / items that might look like what they want to see along the 158 corridor.

Information from Board and Staff

Rezoning of Intersection of South 343 and Wharf Road: Board of Commissioners voted to rezone only 1423 and 1425 South 343 to R-2 (mixed single family residential), and left the rest of the properties as Neighborhood Commercial District zoning.

The Board of Commissioners had some discussion to bring back the recommendation of the Planning Board for rezoning all of the properties involved in the above mentioned rezoning to R4X, which would allow both residential and commercial uses in the same zoning district. That recommendation will be back on the Board of Commissioners' agenda on January 5th, where we will be asking them to reconsider the R4X ordinance amendment.

Next Golden Leaf meeting: January 7th, at the Camden County Middle School, 6:30 PM.

Consider Date of Next Meeting – January 21, 2009

Adjournment

At 8:25 PM, Calvin Leary made a motion to adjourn the meeting. John Aydlett seconded the motion. The motion was approved with Chairman Rodney Needham, Vice Chairman Terri Griffin, members Fletcher Harris, Ray Albertson, Calvin Leary, Michael Etheridge, and John Aydlett voting aye; none voting no; none absent; none not voting.

Date: _____

Approved: _____
Chairman Rodney Needham

Attested: _____
Amy Barnett, Planning Clerk