

**Camden County Planning Board
Minutes**

January 17, 2007

7:00pm

Upstairs Courtroom
Camden County Courthouse

Chairman James Burnham
Vice Chairman Rodney Needham
Members Terri Griffin, Ray Albertson,
Michael Etheridge, Calvin Leary, and John Aydlett

Also Attending: County Manager Randell Woodruff, Floodplain Administrator Dave Parks, and Planning Secretary Lori Tuss

Planning Board Member Terri Griffin was unable to attend the meeting. In Addition, Planning Director Dan Porter was not in attendance as well.

Call to Order & Welcome

At 7:05 PM Chairman James Burnham called the January 17, 2007 Planning Board meeting to order.

Consideration of Agenda

Chairman Burnham asked for consideration of the agenda. Staff recommended that Item #2, a handout entitled *Subdivisions Proposed & Approved in Camden County*, be added to the agenda. Hearing no further comments, Michael Etheridge made a motion to approve the agenda with the amendment. Rodney Needham seconded the motion. The motion was passed with Chairman James Burnham, Vice Chairman Rodney Needham, members, Ray Albertson, Calvin Leary, Michael Etheridge and John Aydlett voting aye; none voting no; none absent; and none not voting.

Consideration of the December 20, 2006 Regular Meeting Minutes

Chairman Burnham called for the consideration of the December 20, 2006 Regular meeting minutes. Calvin Leary made a motion to approve the minutes as recorded. John Aydlett seconded the motion. The motion was passed with Chairman James Burnham, Vice Chairman Rodney Needham, members, Ray Albertson, Calvin Leary, Michael Etheridge and John Aydlett voting aye; none voting no; none absent; and none not voting.

Comments from the Public.

At this time, Chairman Burnham, Board members, and staff wished to extend their appreciation to Robert Woodrow for the years of dedicated service that he gave serving on the Planning Board on behalf of the citizens of Camden County. Chairman Burnham stated that Mr. Woodrow helped shape the progress made within the County.

Mr. Woodrow addressed the Board and stated that the current Planning Board is the most talented Board he has ever worked with. Mr. Burnham announced that a Plaque will be presented on February 21, 2007 in a more formal setting to honor Mr. Woodrow, and that the Board requests Mr. Woodrow's presence at that meeting.

New Business:

Ordinance No. 2006-06-01- A Proposed Ordinance Amending the Camden County Code of Ordinances was presented for approval by the Planning Board. If approved, the ordinance will be heard by the Board of Commissioners on February 5, 2007.

The following Ordinance was reviewed by the Planning Board in preparation for the Board of Commission:

Ordinance No. 2006-06-01

**A Proposed 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 the Article 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 Section 151 as amended of the Camden County Code
which shall read as follows:**

CHAPTER 151: UNIFIED DEVELOPMENT

ZONING DISTRICTS

§ 151.030 RESIDENTIAL DISTRICTS ESTABLISHED.

(A) The following residential districts are hereby established: R-1, R-2, R-3, R-4X and GUD. Each of these districts is designed and intended to secure for the persons who reside there a comfortable, healthy, safe and pleasant environment in which to live and be sheltered from incompatible and disruptive activities.

(B) Other objectives of some of these districts are explained in the remainder of this section.

(1) The R-1, ~~mixed-village~~ residential district is designed to provide for moderate density residential development in areas that do not intrude into areas ~~primarily devoted to agriculture in or~~ near the three core villages of Camden, Shiloh and South Mills, as appropriate. *This district is intended to provide low cost housing options for residents and to restrict the encroachment of mixed residential types in other districts.*

(2) The R-2, ~~mixed single-family~~ residential district is designed to control the development of moderate density residential neighborhoods characterized by a mixture of single-family dwelling types ~~in relatively close proximity to the three core villages of Camden, Shiloh and South Mills, as appropriate.~~ This district is intended to provide moderate cost housing options for residents and to restrict the encroachment of mixed residential types in other districts, ~~and to restrict the encroachment of incompatible~~

business uses (farm related or other) in established residential areas.

(3) The R-3, basic residential districts are ~~is~~ designed to provide for low density residential development in areas that are adjacent to those areas primarily devoted to agriculture the three core villages of Camden, Shiloh and South Mills, as appropriate. In addition, it is not intended for the placement of any mobile homes within this district. ~~Except as otherwise stated or if the context of the use indicates otherwise, when the term "R-3 district" is used in this chapter, it shall refer to both the R-3-1 district and the R-3-2 district.~~

~~_____ (a) The R-3-1 district is an R-3 district having lots of one or more acres in size.~~

~~_____ (b) The R-3-2 district is an R-3 district having lots of two or more acres in size.~~

~~_____ (4) R4X (Residential Mixed Use) District is intended to provide for areas of higher density residential development in close proximity (within 1/2 - 1/4 mile) to the Community Core District. The intent is to create higher density residential areas that compliment commercial districts with physical proximity and pedestrian connectivity. Different housing types (less manufactured) and lot styles along with a limited mix of neighborhood-friendly uses are encouraged. Specific district provisions:~~

- ~~a. Maximum development density (on a project by project basis): 5 Units/Acre.~~
- ~~b. Storm water runoff - Utilization of the lands natural contours or the creation of constructive wetlands required for storm water runoff.~~
- ~~c. Open Space: Refer to Article 151.195 for Open Space requirements.~~
- ~~d. Sidewalks shall be provided on both sides of residential streets with a minimum 5-foot wide section.~~
- ~~e. Front loaded garages, where constructed, shall be at least 10-feet behind the primary plane of the front façade of the residential structure. Rear and side are encouraged.~~
- ~~f. The use of decorative elements such as fountains, outdoor seating and benches, works of art, and statues are encouraged in pedestrian and open space areas.~~
- ~~g. Interior streets shall be curbed.~~
- ~~h. 3-5 foot landscaped stripe between the curb and sidewalk.~~
- ~~i. A 5-foot wide sidewalk on both sides of street for mixed use development.~~
- ~~j. Developments must provide for the installation of a median-type entranceway at all entrances on major or minor thoroughfares. The medium shall be grassed and landscaped with shrubbery and small decorative trees.~~

(4 5) The GUD, general use district is established to allow opportunities for very low density residential development and bona fide farms, along with agricultural and related agricultural uses (e.g., timber, horticulture, silviculture and aquaculture.)

§ 151.031 COMMERCIAL DISTRICTS ESTABLISHED.

(A) The following commercial districts are hereby established: CCD, NCD, HC and MC.

(B) These districts are created to accomplish the purposes listed below.

~~(1) The CCD, community core, district is designed to provide the core commercial use in the county's three villages, Camden, Shiloh and South Mills, to help meet social, shopping, employment and some housing needs of the county's rural residents in a village-type environment. Areas with this designation have historically been considered the towns of the county, or have the potential to fall into this category in the future and contain a unique mix of uses in close proximity of each other. The goals of this district are:~~

~~(a) To preserve this special mix while minimizing conflicts between uses; and~~

~~(b) To allow only development which can adequately be served with public amenities.~~

(1) The CCD, community core district is coded to provide the core commercial/residential uses in the three villages of Courthouse, Shiloh and South Mills and to encourage vitality by excluding certain activities which have a negative effect on the public realm through auto-dominated or non-pedestrian oriented design or uses. Individual buildings are encouraged to be multi-story with uses mixed vertically, street level commercial and upper level office and residential. Multi-Family residential uses permitted. Areas with this designation have historically been considered the town centers of the county, or have the potential to fall into this category in the future. Specific district provisions:

Commercial District

- a. Parking requirements: (See Article 151.111) off street/rear parking strongly encouraged.
- b. There shall be a minimum of two accesses to a public road (on a project by project basis).
- c. Stub-outs to adjacent properties required if deemed necessary by the County.
- d. Sidewalks, curb and gutter required.
- e. Open Space Requirements: Refer to Article 151.195 for Open Space requirements.
- f. Storm water runoff - Utilization of the lands natural contours or the creation of constructive wetlands required for storm water runoff.
- g. All on-site utilities shall be located underground unless technical restrictions exist for doing so. Provisions shall be made to significantly reduce the visual blight of any aboveground utilities.
- h. No outside display or storage of inorganic product is permitted.
- i. Building Design Standards:
 1. Manufactured, mobile, and metal units shall be prohibited except as may be allowed for temporary office management or storage uses during the construction phase. The use of smooth vinyl, unpainted cinder-block walls, or metal paneling is prohibited, but the use of decorative, split-faced masonry products is permissible. Examples of permissible building materials include masonry, wood, hardiboard, textured vinyl or stucco.
 2. Facades of non-residential buildings shall have a minimum of 25% fenestration. Architectural elements like windows and doors, bulkheads, masonry piers, transoms, cornice lines, window hoods, awnings, canopies, and other similar details shall be used on all facades facing public or private street rights-of-way.
 3. Roof pitches less than 3/12 and flat roofs will require a parapet wall. A pitched roof shall be profiled by eaves a minimum of 6-inches from the building face or with a gutter.
 4. Loading and service areas should be designed out of view from public roads and shall be designed to ensure the safety of pedestrians and private property.

Multi-family use and design standards

- a. Multi-family development is allowed to the extent that it is a portion of a mixed-use development and that it does not comprise the majority of the development. Multi-family development can include townhomes, apartments, or duplexes.
- b. Open Space Requirements: Refer to Article 151.195 for Open Space requirements.
- c. Multi-family development shall be connected by vehicular and pedestrian ways to the commercial and/or office uses.
- d. Sidewalks shall be provided on both sides of residential streets with a minimum 5-foot wide section.

- e. The use of decorative elements such as fountains, outdoor seating and benches, works of art, and statues are encouraged in pedestrian and open space areas.
- f. On street parking is allowed and is encouraged to be located adjacent to public open spaces and parks.
- g. Landscaping for parking areas shall include one shade tree for every ten parking spaces. The shade tree shall be at least 10 feet tall at planting. Planting areas shall be at least 8-feet wide, a minimum of 200 square feet in area, edged with a curb at least 6 inches in height.
- h. Storm water runoff - Utilization of the lands natural contours or the creation of constructive wetlands required for storm water runoff.

(2) The NCD, neighborhood commercial, district is designed primarily to encourage the concentration of commercial facilities, as necessary, outside the core villages but still in clusters and to provide readily accessible shopping facilities for rural residents. The district differs from the community core district in that uses are limited to small commercial and service businesses whose market is primarily those residents within the immediate vicinity. These districts shall be limited to between two and four acres in size and typically located near intersections. This district is also designed to include very limited kinds of water-related commercial activities to serve a waterfront neighborhood. Specific district provisions are as follows:

- a. Manufactured, mobile, and metal units shall be prohibited except as may be allowed for temporary office management or storage uses during the construction phase. The use of smooth vinyl, unpainted cinder-block walls, or metal paneling is prohibited, but the use of decorative, split-faced masonry products is permissible. Examples of permissible building materials include masonry, wood, hardiboard, textured vinyl or stucco.
- b. Facades of non-residential buildings shall have a minimum of 25% fenestration. Architectural elements like windows and doors, bulkheads, masonry piers, transoms, cornice lines, window hoods, awnings, canopies, and other similar details shall be used on all facades facing public or private street rights-of-way.
- c. Roof pitches less than 3/12 and flat roofs will require a parapet wall. A pitched roof shall be profiled by eaves a minimum of 6-inches from the building face or with a gutter.

DENSITY AND DIMENSION REGULATIONS

§ 151.060 MINIMUM LOT SIZE.

(A) Subject to the provisions of §§ 151.061, 151.066 and 151.290 through 151.297, the following minimum lot sizes shall be: every lot in every zoning district, except the R-3 district and general use district and community core district, shall have or contain at least 40,000 square feet. The minimum lot size in the R-3-1 district shall be one acre and the minimum lot size in the R-3-2 district shall be two acres. The minimum lot size in the general use district shall be five acres. The community core and light industrial district minimum lot size shall be 20,000 square feet with connection to a public water system and 10,000 square feet with connection to a public water system and to a public sewer system.

- (1) In the R-1, R-2 and R-3 district the minimum lot size shall be 30,000 square feet with connection to public water system and 20,000 square feet with connection to a public water system and public/private sewer system.
- (2) In the R4X district the minimum lot size shall be 20,000 square feet with connection to a public water system and 8,500 square feet with connection to a public water system and public/private sewer system.
- (3) In the GUD district the minimum lot size shall be ten (10) acres.
- (4) In the I-2, I-2, and HC district the minimum lot size shall be 40,000 square feet.
- (5) In the CC and NC district the minimum lot size shall be 20,000 square feet with connection to a public water system and 5,000 square feet with connection to a public water system and public/private sewer system.

Minimum lot sizes shall not apply to areas designated as open space. The minimum lot size for a parcel created pursuant to division (e) of the definition of subdivision as provided in §151.230(A) shall be either: (1) one acre; or (2) the minimum lot size applicable for

the zoning district where the lot is created, whichever is smaller.

(B) For purposes of this and the following sections, land that is submerged or regularly under water or intended in the future to be in such condition in canals, sounds, streams, oceans, CAMA wetlands and the like shall not be included in the area of any lot for the purpose of meeting minimum square footage requirements, except where the area is designated as open space, in which case the provisions of §§ 151.066, 151.195 *et seq.* and 151.290 *et seq.* shall apply.

(C) Condominium units are exempted from minimum lot size requirements provided the lot on which they are located is legally created and documents establishing an association of owners for the purpose of maintaining, administering and operating common areas and facilities are recorded with the County Register of Deeds. Creation of condominium lots shall be subject to the subdivision requirements of this chapter.

(D) The minimum lot size for utility facilities (Article 151.334 Use #17.000) shall be determined by the Administrator based on all facts provided by the developer for the proposed use.

§ 151.062 MINIMUM LOT WIDTHS.

(A) No lot may be created that is so narrow or otherwise so irregularly shaped that it would be impracticable to construct on it a building that:

- (1) Could be used for purposes that are permissible in that zoning district; and
- (2) Could satisfy any applicable setback requirements for that district.

(B) The following lot widths shall be deemed presumptively to satisfy the standard set forth in division (A) above:

(1) ~~In all zoning districts, except planned unit developments and general use districts: 125 feet. This provision shall not apply to lots in common open space subdivisions and as provided in § 151.014, every lot must abut a street or road. In the R-1, R-2, R-3, I-1, I-2, and HC zoning districts, the minimum lot width shall be 125 feet.~~

(2) In the R4X, NC and CC zoning districts, the minimum lot width shall be 125 feet and reduced to 50 feet with connection to public water and public/private sewer system.

~~(2) Lots in open space subdivisions shall comply with these provisions or § 151.014, every lot must abut a street or road and division (A) above.~~

~~(3) In the general use district, the minimum lot width shall be 300 feet as measured from the front structural setback.~~

~~(4) In planned unit developments, 75 feet if the lot is served by a public water supply system or 50 feet if the lot is served by both a public water supply system and a public waste water collection system.~~

(C) Lots fronting on cul-de-sacs shall have at least 80% of the minimum lot width required when measured to a point 50 feet back from the street right-of-way. Further, cul-de-sac lots shall have a minimum of 35 feet of frontage along the street right-of-way.

(D) Flag lots may be permitted subject to the following:

- (1) No more than 5% of the lots within a subdivision may be flag lots; however, all major subdivisions shall be entitled to at least one flag lot; (no limit restriction shall apply in common open space subdivisions).
- (2) The area within the arm shall not be included in determining the minimum lot area.
- (3) Flag lots are prohibited whenever their effect would be an increase in the number of lots accessing major arterial roads.

(4) The minimum width of the “arm” or “pole” portion of a flag lot shall be 45 feet.

§ 151.063 SETBACK REQUIREMENTS.

(A) Subject to §§ 151.064 and 151.065 and other provisions of this chapter, no portion of any structure may be located on any lot closer to any lot line or to a street than is authorized in the tables set forth below:

<i>Table of Setback Requirements for lots recorded prior to February 17, 2003</i>	
<i>Street Setbacks</i>	<i>Lot Boundary Setbacks</i>

<i>Zoning District</i>	<i>Vehicular and Structural Setback</i>	<i>Structural Side Setback</i>	<i>Structural Rear Line Setback</i>	<i>Vehicular Area Side and Rear Setbacks</i>
CCD	25 feet	10 feet	10 feet	10 feet
HC, NCD, I-1, I-2	25	10	10	0
R-1	25	10	10	10
R-2	50	10	10	10
R-3	50	10	10	10
GUD	100	25	25	25

<i>Table of Setback Requirements for lots recorded after February 17, 2003</i>				
<i>Street Setbacks</i>		<i>Lot Boundary Setbacks</i>		
<i>Zoning District</i>	<i>Vehicular and Structural <u>Front</u> Setback</i>	<i>Structural Side Setback</i>	<i>Structural Rear Line Setback</i>	<i>Vehicular Area Side and Rear Setbacks</i>
CCD	25 <u>0</u> feet	10 <u>0</u> feet	10 <u>0</u> feet	10 <u>0</u> feet

HC, NCD, I-1, I-2	25	10	10	0
R-1	25	10	10	10
R-2	50	10	10	10
R-3	50	<i>25-10</i>	<i>25-10</i>	<i>25-10</i>
<i>R4X</i>	<i>10</i>	<i>10</i>	<i>10</i>	<i>10</i>
GUD	100	25	25	25

§ 151.066 MULTI-FAMILY AND TWO-FAMILY RESIDENCES.

(A) Multi-family and two-family residences are permissible in accordance with the table of § 151.334.

(B) Subject to division (H) below, every lot developed for multi-family dwelling purposes must contain at least the following square footage:

(1) For two dwelling units (duplex): ~~60,000~~ 30,000 square feet *with connection to public water system and 15,000 square feet with connection to public water and public/private sewer system.*

(2) For three dwelling units (triplex): ~~80,000~~ 40,000 square feet *with connection to public water system and 25,000 square feet with connection to public water and public/private sewer system,* plus ~~40,000~~ 5,000 square feet for every unit over three units up to seven units; and

(3) For eight dwelling units: ~~130,000~~ 65,000 square feet *with connection to public water system and 40,000 square feet with connection to public water and public sewer system,* plus ~~45,000~~ 5,000 square feet for every unit over eight units.

§ 151.171 MAJOR ALL SUBDIVISIONS TO INSTALL WATER LINES.

(A) ~~Whenever it is legally possible and practicable in terms of topography to connect to a county water line by running a connecting line not more than the distance set forth below, then the subdivider shall install water lines in the major subdivision so that all lots to be developed will be able to connect to the county water system. All major Subdivisions shall install water lines. The developer shall provide all the necessary pipes and accessories for installation of the water lines as set forth herein and all materials and pipes so provided must meet or exceed the requirements established for the county water system. Individual lots within a subdivision having been given a minimum of preliminary plan approval prior to November 4, 1996, which remains valid, shall not be required to connect to the county water system. Individual lots within a subdivision given initial sketch plan approval after November 4, 1996, shall be required to connect to the county water system.~~

~~(1) Major subdivision applications submitted after November 4, 1996, shall be required to install water lines in accordance with this section.~~

~~(a) If the tract in question is proposed to be developed for residential purpose, then the distance within which connection must be made shall be as follows: 100 feet per unit for the first ten units, plus 20 feet for each unit in excess of ten units within the development. If the tract in question is proposed to be developed for non-residential purposes, then the distance within which connection must be made shall be determined by transposing the projected demand of the proposed non-residential use into the demand created by an equivalent number of average residential units and using the foregoing formula.~~

~~(b) In determining units in a development, tracts proposed to be subdivided and not using multi-family subdivisions shall have their total unit potential determined by calculating the maximum number of units allowable for each proposed lot. The total number of units proposed on other developments shall be as shown on the proposed site plan.~~

~~(c) In determining the number of dwelling units proposed for a tract, the relevant inquiry relates to the number proposed for the entire tract rather than a single phase of the proposed project.~~

~~(2) If a public water supply system is to be provided to the area within a five-year period, as indicated in the county's long range water extension plan, official map or other official document, the county may require installation of a capped system or dry lines (mains only), within the road right-of-way; or the county may require a payment in lieu of the improvement. This provision shall apply to all major subdivision initial sketch plans submitted after November 4, 1996, when the subdivision is within a distance of proposed water lines as follows: 100 feet per unit for the first ten units, plus 20 feet for each unit in excess of ten units.~~

~~(B) Connection to such water line is not legally possible if, in order to make connection with the line by a connecting line that does not exceed the distance prescribed above, it is necessary to run the connecting line over property not owned by the owner of the property to be served by the connection, and, after diligent effort, the easement necessary to run the connecting line cannot reasonably be obtained.~~

~~(C) All water systems installed having 15 or more connections must meet the standards of the State Commission for Health Services, Division of Environmental Management.~~

~~(D) If the public water system is available or is to be available and the subdivider is developing new lots under the standards set forth hereinabove, the subdividers shall construct a water system that complies with the standards and specifications of the public water system with jurisdiction where the subdivision is located and connect it to the system serving the area in which the subdivision is located.~~

~~(E) If the developer is developing new lots within any area served by a public water system in the county, the subdivider shall construct a water system and connect it to the system owned and operated by the water system that serves the area where the subdivision is located, subject to the following conditions.~~

~~(1) Construction plans for the proposed system shall be prepared by a registered engineer, materials and construction to be in accordance with the specifications for the public water system, as prepared by the water system's engineer, that serves the area where the subdivision is located and submitted with the preliminary plat to the Planning Board and public water system that serves the area where the subdivision is located and all appropriate state agencies.~~

~~(2) The cost of the construction, connection and approval of the subdivision water system shall be paid by the subdivider.~~

~~(3) All water mains, laterals, meter boxes and easements shall be dedicated to the public water system. Water lines shall be installed within street rights-of-way, where possible.~~

~~(F) (1) The water system where the subdivision is being developed may require installation of certain oversized facilities, such as water mains in excess of eight inches in diameter, when it is in the interest of future development.~~

~~(2) When this is required, the water system where the subdivision is located shall pay for that portion of the improvement that exceeds the standards set forth in this chapter.~~

~~(G) For Major Subdivisions, all connection fees shall be paid by the developer for each lot required to be connected to the county water system prior to submission of final plat approval.~~

§ 151.174 WATER SUPPLY SYSTEM REQUIRED.

~~Every principal use and every lot within a subdivision shall connect to a county-owned water system or a private/public central water system, be served by a means of a water supply that is adequate to accommodate the reasonable needs of the use or subdivision lot and that complies with all applicable health regulations.~~

§ 151.182 FIRE HYDRANTS.

(A) Every major subdivision that is served by a county-owned water system or a private/public central water system with at least six-inch 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.

(B) The presumption established by this chapter is that to satisfy the standard set forth in division (A) above, fire hydrants must be located so that not more than 500 linear feet, measured along the centerline of the street right-of-way, separates a property within the development and a fire hydrant. However, the permit issuing authority may authorize or require a deviation from this standard if another arrangement more satisfactorily complies with the standard set forth in division (A) above.

(C) The permit issuing authority, after consultation with local fire officials, shall determine the precise location of all fire hydrants. Preferably, fire hydrants shall be placed six feet behind the curb line of publicly dedicated streets that have curb and gutter

and must be placed within ten feet of a public or private road or street.

(D) The permit issuing authority shall, after consultation with local fire officials, determine the design standards of all hydrants based on fire flow needs. Unless otherwise specified, all hydrants shall have two 2½-inch hose connections and one 4½-inch hose connection. The 2½-inch hose connections shall be located at least 21½ inches from the ground level. All hydrant threads shall be national standard threads.

(E) Water lines that serve hydrants shall be at least six-inch lines and, unless no other practicable alternative is available, no lines shall be dead-end lines and they shall be looped where practical.

(F) When served by a county-owned or a private/public central water system, all conversions of existing structures to non-residential uses and all new construction projects, excluding single-family and two-family dwellings, that are less than 1,000 feet from an existing fire hydrant shall be required to extend the line and install a new fire hydrant within 500 feet of their parcel.

(G) Fire hydrants shall flow a minimum five hundred (500) gallons per minute with a residual of twenty (20) PSI (pounds per square inch).

(G H) Subdivisions of five lots or less shall be exempt from this requirement, provided all five lots are within one parcel/tract of land. Additional lots subdivided from the one parcel/tract of land shall comply with the fire hydrant requirement.

§ 151.183 WATER SUPPLY FOR FIRE PROTECTION IN DEVELOPMENTS NOT SERVED BY THE PUBLIC WATER SUPPLY SYSTEM.

Every *major* residential development ~~containing 20 or more lots~~ and every non-residential subdivision ~~containing ten 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.~~

After a brief discussion and overview of the ordinance, Calvin Leary made a motion to approve the Ordinance changes as presented by the staff. Michael Etheridge seconded the motion. The motion was passed with Chairman James Burnham, Vice Chairman Rodney Needham, members Ray Albertson, Calvin Leary, Michael Etheridge and John Aydlett voting aye; none voting no; none absent; and none not voting.

Information from the Board and Staff

Two printed newspaper articles addressing Camden County's current zoning practices (pros and cons) were provided to the Board for their information by County Manager Randell Woodruff. An additional article was handed out at the meeting by the staff.

County Manager Randall Woodruff, staff and Planning board discussed zoning issues throughout the county for informative purposes, as well as a means to better prepare for the issues facing the Board regarding future land development. For future issues, Mr. Woodruff suggested that the Planning Board meet at their convenience to visit the subdivision sites in order to gain better knowledge of the issues affecting each proposal.

Consideration Date of the next Regular Meeting – February 21, 2007

Adjournment:

With no further comments or business, Ray Albertson made a motion to adjourn the meeting at 8:21 PM. Michael Etheridge seconded the motion. The motion was passed with Chairman James Burnham, Vice Chairman Rodney Needham, members Ray Albertson, Calvin Leary, Michael Etheridge and John Aydlett voting aye; none voting no; none absent; and none not voting.

Approved: February 21, 2007

Planning Board Chairman
James Burnham

Attest: _____
Planning Board Secretary
Lori Tuss