

**Camden County Planning Board
Minutes
September 18, 2013, 7:00pm
Historic Courtroom
Camden County Courthouse Complex**

Members Present:	Absent:
Chairman Rodney Needham	David Bundy
Vice Chairman Calvin Leary	
Fletcher Harris	
Ray Albertson	
Patricia Delano	
Michael Etheridge	

Call to Order & Welcome

Chairman Rodney Needham called to order the September 18, 2013 meeting at 7:00 PM.

Others Present at Meeting

STAFF PRESENT

Name:	Title:
Dave Parks	Permit Officer
Amy Barnett	Clerk to the Planning Board

OTHERS PRESENT

Name/Residence:	Title:	Purpose / Representing:	Meeting Section:
Leo C. Royer	Property Owner	Request for Amendment to Camden County Code of Ordinances	New Business, Item #1
April Montgomery	Agent for Applicant	Invenergy, LLC	New Business Item #2
Hollis Ellis	Engineer for Applicant	Green Meadows, LLC	New Business Item #3
Warren Riggs	Adjacent Property Owner	Express Concerns regarding Green Meadows, LLC	New Business Item #3
Gary Brahn	Adjacent Property Owner	Express Concerns regarding Green Meadows, LLC	New Business Item #3

Consideration of Agenda

Chairman Rodney Needham called for consideration of the agenda.

Motion: "Approve the agenda as presented by staff"

Made by: Michael Etheridge.

Seconded by: Ray Albertson.

The motion was approved with Chairman Rodney Needham, Vice Chairman Calvin Leary, Members Fletcher Harris, Ray Albertson, Michael Etheridge, and Patricia Delano voting aye, none voting no, David Bundy absent, and none not voting.

Consideration of Minutes: August 21, 2013

Chairman Rodney Needham called for consideration of the minutes from the August 21, 2013 Planning Board meeting.

Motion: "Approve the minutes from 8-21-13 as written"

Made by: Vice Chairman Calvin Leary.

Seconded by: Michael Etheridge.

The motion was approved with Chairman Rodney Needham, Vice Chairman Calvin Leary, Members Fletcher Harris, Ray Albertson, Michael Etheridge, and Patricia Delano voting aye, none voting no, David Bundy absent, and none not voting.

Comments from the Public

None

Old Business

None

New Business

Item #1: Ordinance # 2013-09-01, Leo C. Royer, Request for Amendment to Camden County Code of Ordinances

Ordinance No. 2013-09-01

**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

§ 151.329 ACCESSORY USES.

(A) (1) The table of § 151.334 classifies different principal uses according to their different impacts. Whenever an activity is conducted in conjunction with another principal use and the former use:

(a) Constitutes only an incidental or insubstantial part of the total activity that takes place on a lot; or

(b) Is commonly associated with the principal use and integrally related to it, then the former use may be regarded as accessory to the principal use and may be carried on underneath the umbrella of the permit issued for the principal use.

(2) For example, a country club is customarily associated with and integrally related to a residential subdivision or multi-family development and would be regarded as accessory to the principal uses, even though the facilities, if developed apart from a residential development, would require a special use permit (use classification 6.210).

(B) For purposes of interpreting division (A) above:

(1) A use may be regarded as incidental or insubstantial if it is incidental or insubstantial in and of itself or in relation to the principal use; and

(2) To be commonly associated with a principal use it is not necessary for an accessory use to be connected with the principal use more times than not, but only that the association of the accessory use with the principal use takes place with sufficient frequency that there is common acceptance of their relatedness.

(C) Without limiting the generality of divisions (A) and (B) above, the following activities are specifically regarded as accessory to residential principal uses so long as they satisfy the general criteria set forth above.

(1) An accessory use home occupation that is conducted by a person on the same lot where the person resides provided that:

(a) The business activity is clearly incidental and subordinate to the residential use of the property;

(b) There is no substantial visible evidence that a business is being conducted on the premises;

(c) No vehicular or pedestrian traffic is generated in excess of that which is reasonable for a private residence;

(d) no open storage is maintained on the property; and

(2) Hobbies or recreational activities of a non-commercial nature;

(3) Yard sales or garage sales, as defined herein, so long as the sales are not conducted on the same lot for more than 3 days, whether consecutive or not, during any 60-day period;

(4) The sale of agricultural products, either in a roadside stand or on a pick your own basis, from property where such products were grown or from land that is all part of the same farm or farming operation as the land where the products were grown shall be regarded as accessory to an agricultural operation (use classification 14.100);

(5) A mobile home storage site may be permitted as an accessory use within a mobile home park under the conditions set forth in § 151.215;

(6) Storage of up to four boats with a valid state permit or license (if applicable for the boat) for personal use; storage of more than four boats with a valid state permit or license (if applicable for the boat) for personal use is permitted when there is at least one acre of land per each additional boat stored over four and the storage is completely screened from adjacent residential dwellings. Nothing in this subsection shall be deemed to permit uses that could be classified as junkyards;

(7) The placement of an accessory building on a lot where no residential dwelling is located, but where one is intended to be built, for the storage of equipment related to the upkeep of that lot; or

(8) (a) Horse stables, provided that, when located in an R-1, R-2 or R-3 zoning district, the following standards shall be met.

1. All horses boarded on that premises shall belong to or be leased by the individual who owns and/or leases the land on which the stable is located. Mares under breeding contract are exempt.

2. The land on which the stable is located is at least two acres in size.

3. No stable is within 200 feet of any existing adjoining residential dwelling and 100 feet from any adjoining water source (well) being used for human consumption.

4. A dwelling is not required on the property where the stable is located.

5. Stables must be operated and maintained in a healthy and safe manner.

(b) For the purpose of this section, the following definition shall apply unless the context clearly indicates or requires a different meaning.

HEALTHY AND SAFE. Fences kept in good repair; potable water available on demand; protection from wind or rain; a sign posted indicating the name and phone number of the person to be contacted in case of emergency.

(9) Piers located on lots where no residential dwelling is located when used for the recreational enjoyment of the property owner shall be considered as an accessory use to the lot; and

(10) Fences, provided they do not exceed six feet in height for residential uses. Fences exceeding six feet in height for residential uses shall be prohibited. Barbed wire and electric fences are prohibited in residentially platted subdivisions and not intended to accommodate livestock (such as residential farmettes whose restrictive covenants allow livestock and that conform to county zoning requirements shall not be subject to the barbed wire and electric fence provisions).

(D) The following activities shall not be regarded as accessory to a residential principal use and are prohibited in residential districts.

(1) No motor vehicle, which does not have a current license plate and inspection sticker, shall be stored outside of an enclosed structure, unless the same is raised up on blocks or stands to a distance of one foot above the ground and is completely covered by a waterproof covering material.

(2) The provisions and definitions of G.S. §153A-132 is adopted as a part of this chapter by reference and by adoption abandonment of motor vehicles is hereby prohibited.

(E) The placement of an accessory building on lots that meet the following criteria is permitted for Camden Point properties located East/South East of the intersections of Broad Creek and Texas Roads:

(1) Lots that are proven unsuitable for the placement of a dwelling by providing a copy of a perc test from Albemarle Regional Health Department stating land is unbuildable.

(2) Provide wetland delineation from Army Corps of Engineers showing all wetlands on the property.

(3) Lot shall be vehicular accessible by ways of a state maintained road, private road, or easement.

(4) Maximum lot coverage shall be 24% of land outside jurisdictional wetlands.

(5) Accessory building shall only be utilized for the storage of equipment (recreational or maintenance) related to the use by the owner.

(6) Accessory building shall observe all (i.e. County and CAMA) setback requirements.

Adopted by the Board of Commissioners for the County of Camden this ____ day of ____, 2013.

County of Camden

Garry Meiggs, Chairman
Board of Commissioners

ATTEST:

Ashley Honaker
Clerk to the Board

Dave Parks described this request for amendment to the Camden County Code of Ordinances.

- Regards accessory dwellings on properties without a principal use present
- Specific location referenced: Camden Point
- Prior to 1997, was ok to build at Camden Point, after 1997 became very hard to obtain a septic permit because not many lots perked, therefore many properties can not be used as dwellings
- Properties in the area include both residential and commercial (fishing)
- Ordinance amendment is geared towards the Camden Point area
- (Mr. Parks handed out a map detailing the location where this amendment would apply) Referencing the map, east of Broad Creek Road is Camden Point and is the location where this request applies
- Item E in the amendment pertains to placement of accessory buildings.
- Entire area is accessible to water
- Wetlands in this area comprise about 80% of those properties that won't perk

- If amendment is approved, it would be up to the Health Department to determine if the property perks or not
- If property perks, then a principal dwelling would need to be present, or building permit applied for, on the property prior to any accessory structure.
- If property does not perk, then no principal dwelling would be needed to place an accessory structure.
- Mr. Leo C. Royer (party requesting the amendment) is present
- Mr. Parks then read through Section (E) (1-6) of the amendment (see previous page)

Vice Chairman Calvin Leary observed that Camden Point is a unique situation in that not much of the land in that area is currently buildable due to the inability to obtain a septic permit.

Chairman Rodney Needham asked for clarification on (E) (5) pertaining to storage of items by the landowner only. Dave Parks replied that the intent is to prevent the storage of items other than what is owned by the landowner. This is to prevent commercial storage (storage for fees) which would have the effect of producing a commercial use in an area that is zoned residential.

Vice Chairman Calvin Leary asked if items belonging to family members would be allowable. Dave Parks replied that would be acceptable.

Mr. Leo Royer (party who requested the ordinance amendment) made the following comments:

- Has property at 497 Sailboat Road, also has a mailing address in Shawboro NC
- His primary residence is in Georgia
- Has owned land at Camden Point for 30 years
- When his land was purchased, septic permits were possible to obtain
- After 1997, septic permits became very hard to obtain
- Camden Point is a beautiful place, and is not un-inhabitable as the inability to obtain a septic permit would lead one to believe
- It is in a flood zone area, and is at risk from major storms
- Has lots of animals and nature, and is a very nice place to live.
- There is a mix of residential and commercial (fishing) in the area
- There is infrastructure present (electricity, county water, etc.)
- Wants to build a “kwanza” hut type storage building for use by the Camden Point Association to store the Association’s equipment that is used to maintain the lands in that area.
- Doesn’t agree with sections (E)(1) and (5):
 - (1) - does not see why he has to obtain a perk test to build a storage building
 - (5) - does not agree with only the land owner being able to store items in any accessory structure placed on the property.

Dave Parks addressed Mr. Royer's last comment saying that the reason for the perk test is to verify the buildable status of the property. If the perk test comes back stating that the land is suitable to build a primary residence there upon, that a building permit for a primary residence would be required (and intent to build) prior to permit and placement for an accessory structure. Mr. Parks added that the two permits could be applied for at the same time. Mr. Parks continued saying that if the perk test comes back stating that the land is *not* suitable to build a primary residence there upon, then an accessory structure would be allowed, if this amendment were to be approved.

Mr. Parks added that the current ordinance requires that to place an accessory structure on a property, that the principal use must be present. This is to prevent accessory uses without principal use present from 'popping up all around the county'.

Mr. Royer asked for clarification of the terms Principal Use and Accessory Use. Mr. Parks stated the definitions as follows:

- The land in question is in a Residential zoning district
- Principal Use in a residential zoning district is a dwelling
- Accessory Use would be any building placed after the Principal Use is already in place, i.e. a storage building for example.

Mr. Parks also added that the reason for the perk test is 2 fold, and could have a tax benefit to the land owner should the perk test come back as unsuitable. Any such landowner could then take the report stating unsuitability to the tax office and taxes on the property might go down as a result (the land may be reclassified as unbuildable).

Mr. Parks further commented that should a perk test come back as suitable, and if Mr. Royer were to not want to build a principal dwelling, that there are others in the area that could apply for and place an accessory structure on their property for use by the Association.

Vice Chairman Calvin Leary restated his earlier observation that Camden Point is a unique situation due to the inability to obtain septic permits on the majority of the properties in that area.

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

Motion Made: “Approve Ordinance 2013-09-01, Request for Amendment to Camden County Code of Ordinances”

Made By: Vice Chairman Calvin Leary

Seconded By: Ray Albertson

The motion was approved with Chairman Rodney Needham, Vice Chairman Calvin Leary, Members Fletcher Harris, Ray Albertson, Michael Etheridge, and Patricia Delano voting aye, none voting no, David Bundy absent, and none not voting.

Item #2: UDO 2013-09-02, Special Use Permit, Invenergy LLC

**Findings of Facts
Special Use Permit
UDO 2013-09-02**

Name of Applicant: Invenergy, LLC

1. **Agent for Applicant:** April Montgomery
2. **Address of Applicant:** P. O. Box 1806, Sanford, NC 27331
3. **Owner of record:** Geraldean Sawyer
4. **File Reference:** UDO 2013-09-02
5. **PIN:** 02-8918-00-76-9766-0000
6. **Street Address of Property:** Off Cowpen Road (Hales Lake area)
7. **Location of Property:** Courthouse Township
8. **Flood Zone:** X
9. **Zoning District(s):** General Use District (GUD)
10. **Is a Zoning Change required for the Proposed Use?** No
11. **General Description of the Proposal:** Meteorological Tower over 35'
12. **Use Classification:** Article 151.334 (Use # 18.200) towers over 35'
13. **Date Application Received by County:** September 4, 2013
14. **Received by:** Dave Parks, Permit Officer
15. **Application Fee Paid:** \$400.00 (Check # 947573)
16. **Completeness of Application:** Application appears to be complete.
 - A. **Items Needed:** None
17. **Documents Received Upon Filing Application or otherwise included:**
 - A. Land Use Application
 - B. Sight Plan
 - C. Lease
 - D. Installation Manual for tower
 - E. Bond for the dismantling of the tower if abandoned
18. **Adjacent Property Use:** Agriculture
19. **Existing Land Use:** Farmland
20. **Lot Size:** Approximately 155 acres
21. **Utilities:**
 - A. **Does the application include a letter or certificate from the District Health Department regarding septic tanks?** N/A
 - B. **Does the applicant propose the use of public sewage systems?** N/A
 - C. **Does the applicant propose the use of public water systems?** N/A
 - D. **Distance from existing public water supply system:** N/A
 - E. **Is the area within a five-year proposal for the provision of public water?** N/A
 - F. **Is the area within a five-year proposal for the provision of public sewage?** N/A
22. **Landscaping**
 - A. **Is any buffer required?** No.
 - B. **Is any landscaping described in application?** No.
23. **Findings Regarding Additional Requirements**
 - A. Endangering the public health and safety: Staff feels that there is no danger to the public health and safety.
 - B. Injure the value of adjoining or abutting property: Staff feels that the development will not injure the values of adjoining or abutting property.
 - C. Harmony with the area in which it is located: Yes.
 - D. Conformity with the Plans
 - (1) Land Use Plan - Project is in conformity with Land Use Plan. Yes.
 - (2) Thoroughfare Plan - N/A
 - (3) Other Plans officially adopted by the Board of Commissioners - N/A

- E. Will not exceed the county's ability to provide public facilities
 - (1) Schools - N/A
 - (2) Fire and rescue - N/A
 - (3) Law Enforcement - N/A
- F. Other County Facilities - N/A

Staff recommends approval with the following conditions:

1. The applicant must strictly abide by all requirements of the Unified Development ordinance of Camden County, North Carolina, and must also strictly comply with all other local, state, and federal ordinances, laws, rules and regulations as one or more ordinances, laws, rules and regulations may apply to this development.
 2. The applicant shall complete the development strictly in accordance with the plans contained in the file titled UDO 2013-09-02.
 3. Bond for the dismantling of the structure if abandoned shall be renewed annually 30 days prior to the expiration date.
 4. If any of the conditions affixed hereto or any part thereof shall be held invalid or void, then this special use permit shall be voided and have no effect.
-

Dave Parks described this application for Special Use Permit.

- Invenergy LLC has been working with land owners in the Hales Lake area on the establishment of a possible wind farm
- A temporary tower was placed in that area to gauge wind speed and collect other relevant data
- The permit for the temporary tower has expired and Invenergy is now applying for a Special Use Permit for a permanent tower
- April Montgomery is here representing Invenergy

Ray Albertson asked if the data collected is available to the public. Ms. Montgomery replied that the data for the Hales Lake tower is not available to the public, but that data from the tower at the Camden Eco Industrial Park is available.

Vice Chairman Calvin Leary asked if there were any naval considerations. Ms. Montgomery stated that she is going to Washington DC to speak with Navy representatives regarding this.

Chairman Rodney Needham asked if there were any further questions or comments from board. Hearing none, he entertained a motion.

Motion Made: “Approve UDO 2013-09-02, Special Use Permit, Invenergy LLC”

Made By: Vice Chairman Calvin Leary

Seconded By: Fletcher Harris

The motion was approved with Chairman Rodney Needham, Vice Chairman Calvin Leary, Members Fletcher Harris, Ray Albertson, Michael Etheridge, and Patricia Delano voting aye, none voting no, David Bundy absent, and none not voting.

Item #3 UDO 2009-06-29, Sketch Plan, Green Meadows

Staff Findings
UDO 2009-06-29
Sketch Plan
Green Meadows

1. **Name of Applicant:** Green Meadows, LLC
2. **Agent for Applicant:** Keith Nowell
3. **Address of Agent:** 987 Swamp Road, Hertford, NC, 27944
4. **PIN:** 01-7999-00-34-9303-0000
5. **Name(s) of Current Owner(s) of Record:** Green Meadows LLC
6. **Street Address of Property:** Not Addressed.
7. **Location of Property:** Off Pudding Ridge Road, South Mills Township
8. **Flood Zone:** X/AE
9. **Zoning District(s):** Basic Residential (R3-1)
10. **Is a Zoning Change Required for the Proposed Use?** No
11. **General Description of the Proposal:** Sketch Plan for 9 lot Major Residential Subdivision
12. **Date Application Received by County:** August 6, 2013
13. **Did the Applicant participate in a pre-application Conference?** Yes
14. **Received by:** Dave Parks, Zoning Administrator
15. **Application fee paid:** \$1,350 by check # 14081
16. **Completeness of Application:** Application is generally complete.
17. **Proposal to be completed in Phases:** Yes. Plans are to have a Phase I and II at final plat.
 - A. If yes, are phases shown on Sketch Plat? No.
18. **Was the Applicant given a list of agencies constituting the Technical Review Staff?** Yes
 - A. Technical Review Staff (Sketch Plan Approval)
 - (a) South Mills Water District
 - (b) Camden County Health Dept
 - (c) South Mills Fire Dept
 - (d) Sheriff's Office
 - (e) South Mills Post Office
 - (f) Superintendent of Camden County Schools
 - (g) NC DOT
 - (h) Cable Company
19. **Documents received upon filing application or otherwise included:**
 - A. Land Use/Development Application
 - B. Agency agreement letter with CAE, Inc.
 - C. Deed
 - D. Tax Card
 - E. Perc test from ARHS on lot 4
 - F. Sketch Plan
20. **Soil Classifications:**

Predominant: Tomotley (ToA) Severe wetness; percs slowly
Other: Perquimans (PeA) Severe wetness; percs slowly
21. **Adjacent Property Uses:**
 - A. **Predominant:** Residential
 - B. **Other:** Farm land/Agriculture
22. **Existing Land Uses:** None
23. **Lots:**
 - A. **Total Proposed:** 9 lots
 - B. **Average size:** 1 acre
24. **Streets:**
 - A. **Are all streets designed to be placed under state system?** Yes
 - B. **Are proposed streets named?** Yes.

- C. **Street names:** Atkinson Court
- D. **Are any street names already being used elsewhere in the County?** No.
- 25. **Open Space:**
 - A. **Is open space proposed?** No
 - B. **Will property owner restrictive covenants be needed?** Yes
- 26. **Utilities:**
 - A. **Does the application include a letter or certificate from the District Health Department regarding septic tanks?** Perk Test on Lot 4.
 - 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:** Bunker Hill Road
 - E. **Is the area within a five-year proposal for the provision of public water?** Exists.
 - F. **Is the area within a five-year proposal for the provision of public sewage?** No.
- 27. **Landscaping:**
 - A. **Is any buffer required?** No.
 - B. **Will trees be required along dedicated streets UDO Article 151.156?**
Landscaping Plan required at Preliminary Plat.
- 28. **Findings Regarding Additional Requirements:**
 - A. **Endangering the public health and safety:** Staff feels the proposed use will not 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:** Yes as other residential houses are in the immediate area.
 - D. **Conformity with the Plans:**
 - 1. **Land Use Plan:** Yes
 - 2. **Thoroughfare Plan:** Abuts Pudding Ridge Road
 - 3. **Other plans officially adopted by the Board of Commissioners:** None
 - E. **Will not exceed the county's ability to provide public facilities:**
 - 1. **Schools:** Approved.
 - 2. **Fire and Rescue:** Approved.
 - 3. **Law Enforcement:** Approved by Sheriff Perry
Other County Facilities: None.
 - F. **Other:**

Recommendations

- A. **Technical Review Staff Comments:**
 - (1) South Mills Water. No response.
 - (2) Camden County Health Department. See perc test.
 - (3) Camden County Schools. Approved.
 - (4) South Mills Fire Department. Approved.
 - (5) Sheriff's Office. Approved.
 - (6) South Mills Post Office. No response.
 - (7) Cable Company. No response.
 - (8) Central Communications (911): Approved street name.
 - (9) NCDOT. No input at this stage.

Staff recommends approval with the following comments/recommendations:

- 1. If approved, include the four lots in front of lots 5-9 when designing the drainage plan for the subdivision.
 - 2. Follow Health Department's requirements on elevating the house pad high than finished septic grade.
-

Dave Parks described this sketch plan.

- Keith Nowell is the developer / applicant
- Hollis Ellis is the engineer for the applicant and is present at tonight's meeting, and will speak on Mr. Nowell's behalf
- The land that this sketch plan represents is land that was rezoned a few months ago from residential 2 acre lots down to 1 acre lots
- A sketch plan is a conceptual design, looking at the number of lots, layout of the property as far as the roads and so forth are concerned.
- A neighborhood meeting was held at the South Mills Fire Department, where about 7 to 8 people showed up.
- Technical Review comments are in the board packet
- South Mills Water – Green Meadows had to be placed on their agenda to present the development to them, so they could verify water availability for the initial phase.

Vice Chairman Calvin Leary asked about the comments from the school system regarding turnarounds for school buses. Mr. Parks responded that cul-de-sacs would need to be big enough to allow the school buses enough room to turn around. He added that it would be addressed at preliminary plat.

Mr. Parks continued describing the sketch plan:

- 9 lots, 1 acre each
- 1st concern at the neighborhood meeting was drainage
- County requirements regarding drainage are more strict than state standards
- Drainage concerns would be addressed at preliminary plat
- Staff is recommending approval with the recommendations in the findings of facts
- 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
- Health Department requires that the house pad be elevated higher than final septic grade to allow for proper function of septic tank

Mr. Hollis Ellis, of Virginia Beach, VA, is the engineer for the applicant and spoke on behalf of Mr. Nowell.

- With regard to drainage issues, they are working on it and will submit to the county engineer for review
- Project is in 2 phases, lots 1-4 are in phase 1, lots 5-9 are in phase 2
- The drainage plans for both phases will be submitted at the same time
- The preliminary plat will show everything
- Final plat also in phases, with 1-4 recorded at that time
- Lots are 1 acre lots

Fletcher Harris made a motion to approve the Sketch Plan.

Dave Parks interjected, and opened the floor to public comments before the board votes on this.

Mr. Warren Riggs, an adjacent property owner, had the following comments / concerns:

- Wants to know where the stormwater will drain to
- Concerned about the culverts in the area – wants to make them bigger and wants to drain to Joys Creek

Dave Parks commented on Mr. Riggs concerns saying that the NCDOT will have to look at it. A brief discussion about the ditches took place. Mr. Parks pointed out that the ditch is on the map for maintenance.

Mr. Gary Brahn, an adjacent property owner, had the following comments / concerns:

- Concerned about what is and is not being maintained
- Concerned about what will be put in place to ensure maintenance

At this time, Chairman Rodney Needham asked if there were any further questions or comments. Hearing none, he stated that there was a motion on the floor by Fletcher Harris to approve the sketch plan.

Motion Made: “Approve UDO 2009-06-29, Sketch Plan, Green Meadows”

Made By: Fletcher Harris

Seconded By: Vice Chairman Calvin Leary

The motion was approved with Chairman Rodney Needham, Vice Chairman Calvin Leary, Members Fletcher Harris, Ray Albertson, Michael Etheridge, and Patricia Delano voting aye, none voting no, David Bundy absent, and none not voting.

Information from Board and Staff

- Dan Porter is at a Planning Conference this week
- Stormwater Committees are being set up for the 4 stormwater districts
 - Brian Lannon is spear-heading this effort

Consider Date of Next Meeting – October 16, 2013

Adjournment - 7:48 PM

Motion to adjourn by: Ray Albertson
Seconded by: Fletcher Harris

The motion was approved with Chairman Rodney Needham, Vice Chairman Calvin Leary, Members Fletcher Harris, Ray Albertson, Michael Etheridge, and Patricia Delano voting aye, none voting no, David Bundy absent, and none not voting.

Date: _____

Approved: _____
Chairman Rodney Needham

Attested: _____
Amy Barnett, Planning Clerk