

**Camden County Planning Board  
Minutes**

**March 19, 2014, 7:00pm**

Historic Courtroom

Camden County Courthouse Complex

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

**Call to Order & Welcome**

Chairman Rodney Needham called to order the March 19, 2014 meeting at 7:00 PM.

**Others Present at Meeting**

STAFF PRESENT

<b>Name:</b>	<b>Title:</b>
Dan Porter	Planning Director
Amy Barnett	Clerk to the Planning Board

OTHERS PRESENT

<b>Name/Residence:</b>	<b>Title:</b>	<b>Purpose / Representing:</b>	<b>Meeting Section:</b>
None.			

**Consideration of Agenda**

*Proposed Meeting Agenda:*

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I. Call to Order; II. Consideration of Agenda; III. Consideration of Minutes;  
IV. Comments from Public; V. Old Business (none); VI.1. New Business Item#1  
Ordinance No. 2014-03-01 Amendments to County Code of Ordinances; VII. Info from  
Board and Staff; VIII. Consider date of next meeting; IX. Adjourn

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Mr. Porter noted that there were no additions to or deletions from the Agenda.

Motion: "Approve agenda as presented by staff".  
Made by: Calvin Leary; Seconded by: David Bundy  
Vote: Approved by all board members present.

## **Consideration of Prior Meeting Minutes**

Motion: "Approve minutes from December 18, 2013 and January 15, 2014 meetings as written".

Made by: Calvin Leary; Seconded by: Michael Etheridge

Vote: Approved by all board members present.

## **Public Comments**

None.

## **Old Business**

None

## **New Business**

*Item # 1: Ordinance No. 2014-03-01; Amendments to Camden County Code of Ordinances*

Mr. Porter described this agenda item.

- This ordinance contains 2 text amendments to the Camden County Code of Ordinances
- First amendment is regarding height limitations on buildings
  - Currently there is a 35 foot maximum height on construction of any building in the county
    - 35 feet is maximum that Fire Department can reach
    - Height restriction can be waived for Special Use Permits wherein the building has an adequate fire suppression system
  - Amendment seeks to allow buildings to be built exceeding 35 feet
    - Would be allowed only through a Special Use Permit provided that there shall be installed in any such building a fire suppression system that would provide fire protection for the building allowing for the safe exit of all occupants of the building.
    - South Camden Fire Chief is ok with this
    - Special Use Permit application would have to show a fire suppression system as proposed for any proposed building exceeding 35 feet in height
- Second amendment is regarding stormwater drainage, specifically as it relates to utility and drainage easements along lead ditches
  - This amendment comes from the Stormwater Committee
  - In the past there have been issues between land owners where clearing of lead ditches is concerned
    - Problem is: When too much vegetation grows in and/or around lead ditches, it creates difficulties in mowing grass and clearing the ditch so that stormwater will drain properly

- Changes include:
  - In § 151.232 Design Standards and Criteria:
    - (E) Utility and drainage easements. Each subdivision ~~must~~ shall provide 10-foot easements for utilities and drainage,...
      - Word 'must' is replaced with 'shall'
    - 'There shall be a 30 foot drainage/maintenance easement on all lead ditches that carry water from upstream through the development to the outfall.'
      - This sentence is added into this section as the second sentence, and also added to § 151.400(A)(9) for consistency sake between these two sections.
      - Previous § 151.400(A)(9) and (10) have been renumbered as § 151.400(A)(10) and (11)

Chairman Rodney Needham asked if there were any questions for Mr. Porter.

Patricia Delano asked how the height of a building would be monitored. Mr. Porter responded that the fire suppression systems would be inspected each year by the Fire Marshall to ensure they are in proper working order. Mr. Porter added that during the construction of any such building that there are a number of inspections performed by the building inspector, so every aspect would be inspected as the building is built, then yearly inspection by the Fire Marshall. The fire suppression system is not intended to put out a fire, but rather to allow safe exit of the building by the occupants.

At this time, Chairman Rodney Needham asked if there were any further questions regarding this agenda item. Hearing none, he called for a motion:

Motion: "Ordinance No. 2014-03-01; Amendments to Camden County Code of Ordinances".

Made by: Ray Albertson; Seconded by: Calvin Leary

Vote: Approved by all board members present.

### **Information From Board and Staff**

Dan Porter gave the following information:

- On May 9, 2014, there will be a Ribbon Cutting Ceremony for the Camden County Eco Industrial Park. The ceremony will be at 2PM. Light refreshments will be served afterwards.

### **Consideration of Next Meeting Date**

Next meeting will be April 16, 2014, if there are any items to come before the Planning Board.

**Adjournment**

Motion: "Adjourn the meeting"

Time of Motion: 7:20 PM

Motion made by: Ray Albertson; Seconded by: David Bundy

Vote: Approved by all board members present.

Date: \_\_\_\_\_

Approved: \_\_\_\_\_  
Chairman Rodney Needham

Attested: \_\_\_\_\_  
Amy Barnett, Planning Clerk