

Camden County Board of Commissioners

**Work Session
March 27, 2006
7:00 P.M.**

**Upstairs Courtroom, Courthouse Complex
Camden, North Carolina**

MINUTES

A work session regarding proposed amendments to Chapter 151 of the Camden County Code of Ordinances was held on Monday, March 27, 2006 at 7:00 p.m. in the Camden County upstairs Courtroom, Courthouse Complex, Camden, North Carolina.

The following members were present:

Chairman Melvin J. Jeralds
Vice Chairman Clayton D. Riggs
Commissioners Jeffrey B. Jennings, Carolyn O. Riggs and Mike Andrews

Also attending was County Manager Randell Woodruff, Clerk to the Board Ava Murgia, Planning Director Dan Porter, and Permit Officer Dave Parks.

Chairman Jeralds called the meeting to order and called upon Planning Director Dan Porter to lead the work session.

The following are proposed changes as reviewed by Dan Porter and Dave Parks:

Article 151.046	Includes Camden GIS as location of official map amendments.
Article 151.063	Grammatical change of <i>does</i> .
Article 151.069	Changed from <i>APPEARANCE TO DESIGN</i> . Delete (A)(2) Eliminates requirement for a porch at each entrance. 2 (c) Requires a 5 x 5 front porch & specifies a 3 x 3 minimum for side and back porch. Delete (E), (E1), (E2)(E3) – Eliminates all reference to requirement for 24" elevation outside floodplains
Article 151.088	Delete (A) – Eliminates encouragement of cul de sac streets
Article 151.094	Eliminates reference to county street sign specifications
Article 151.140	Eliminates references to suggested planting patterns. Change when utility connection fees are due to "prior to submission of final plat".
Article 151.195	Delete (C) - Eliminates the 20 lot threshold for triggering requirement of providing open space in major subdivisions.
Article 151.215	Changes date of allowable class C mobile homes from 1976 to 1995. Eliminates need for special use permit to locate a class B mobile home in R-1 district.
Article 151.230	Conforms with new laws
Article 151.232	Encourages connectivity of collector streets. Adds that county "plans" can be cited as trigger to require donation of "community facilities". Deletes <i>plans</i> . Changes ratio for land donations from 1 acre per 50 to 1 acre per 40 lots. Changes ratio for recreation land requirement from 1 acre per 50 to 1 acre per 30 lots.
Article 151.233	X in Preliminary Plat and X in Final Plat box
Article 151.234	Changes to chairman's certification block to add " <i>or guaranteed to according to 151.243</i> "
Article 151.236 , 237 238	Changes staff review time from 20 to 40 days. Changes technical review function from written comments to a meeting of technical review staff.

	Adds <i>Emergency Management Services (911)</i> .
	Changes hearing to meeting.
	Changes review processes in order to shift vesting of development rights from approval of the sketch plan to approval of the preliminary plat.
	Provides options for dealing with changes to preliminary plats.
Article 151.242	Corrects references – 243.
Article 151.244	Corrects references – 243.
Article 151.245	Change to 30%.
	Allows letters of credit as guarantee per state law.
Article 151.293	Add “of 5%”.
	Clarifying grammar.
Article 151.298	Delete <i>on any land</i> .
	Add <i>to residential areas</i> .
	Specifies that drainage plans need professional seal.
	Adds requirement to provide upstream analysis of drainage plans.
	Changes community facility requirement from 1 acre per 100 lots to 1 acre per 50 lots.
	Changes Chairman’s certification block.
	Changes staff review from 30 to 40 days.
	Changes review processes in order to shift vesting of development rights from approval of the sketch plan to approval of the preliminary plat.
	Adds County Water department or water authority which is to service the proposed subdivision.
	Adds set a formal public hearing date to hear testimony and receive evidence.
	Add (8)
	Add (11) (B)
Article 151.329	Consistent to other wording
Article 151.332	Permits more than one (1) second (2 nd) floor apartment in buildings in the core community.
Article 151.346	Relates to changes in vesting
Article 151.347	Consistent to other wording
	Class B mobile homes are allowed by right in the R-1 district.
	Eliminates application of sludge in General Use District.
	Eliminates shooting ranges in HC and GUD Districts.
	Eliminates home based commercial fishing from specific standards because there are no standards associated.
Article 151.431	Adds elevation certificate requirement at floor joist inspection.
	Adds nailing inspection as a separate inspection.
	Adds elevation certificate requirement at pre final inspection.
Article 151.432	Appropriate language change.
Article 151.463	Changes method of calculating supermajority due to new statute.
Article 151.496	New statute allows presale of lots under certain conditions outlined in state law.
	Add (3).
Article 151.498	Change 15 to 20.
Article 151.499	Delete <i>for a special use permit</i> .
Article 151.509	Change related to vested changes.
Article 151.513	Change related to vested changes.
Article 151.531	Delete (6). Eliminates test of whether variance extends non-conforming situation or creates non-conforming use. Will consult further with County Attorney.
Article 151.536	Delete <i>each of the six required</i> .
	Delete <i>each of</i> .
	Delete <i>for each</i> .
	Change six to five.
Article 151.550	Change strengthens language related to evidentiary nature of hearing.
Article 151.552	Change strengthens language related to evidentiary nature of hearing.

Article 151.585 Add (3) that requires Board of Commissioners to adopt a statement of consistency with land use plan – for every zoning amendment decision including test amendments.

Article 151.600 Change from 1976 to 1995.

Following review of the above proposed changes, Planning Director Dan Porter stated that the changes will be made and presented to the Board on April 17, 2006 for public hearing.

Adjournment

Commissioner Jeffrey Jennings made a motion to adjourn the work session. The motion passed with Commissioners Jeffrey Jennings, Carolyn Riggs, Clayton Riggs, Mike Andrews, and Chairman Melvin Jeralds voting aye; no Commissioner voting no; no Commissioner absent; and no Commissioner not voting.

The meeting adjourned at 9:17 p.m.



Melvin J. Jeralds, Chairman
Camden County Board of Commissioners

ATTEST:



Ava Murgia
Clerk to the Board