

Ordinance No. 2014-03-01

**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

§ 151.065 HEIGHT LIMITATIONS.

(A) No building or structure may exceed a height of 35 feet, as measured from the lowest adjacent grade to the highest eave. *This requirement may be waived and set as a condition through application and approval of a Special Use Permit if the proposed building has a fire suppression system that would provide fire protection for the building allowing for the safe exit of all occupants of the building.* Any applicant for a structure (such as a wireless telecommunications facility) with a height of 50 feet or more shall obtain written documentation from the manager of any airport which regularly handles commercial or military air traffic and is located within 15 miles of the proposed site that the structure will not interfere with air traffic or otherwise pose a risk to air traffic. The applicant may appeal to the Board of Adjustment if the manager of the airport does not provide the applicant with a statement as required by this section, and the Board may grant the permit if it makes written findings of fact that all other requirements under this chapter are met and if the proposed structure will not interfere or otherwise pose a risk to air traffic.

§ 151.232 DESIGN STANDARDS AND CRITERIA.

All major subdivisions shall be designed to meet the following requirements:

(E) *Utility and drainage easements.* Each subdivision must *shall* provide 10-foot easements for utilities and drainage, including but not limited to water and sewer mains along rear and side lot lines and 15 feet along front lines for service to all lots within the subdivision. *There shall be a 30 foot drainage/maintenance easement on all lead ditches that carry water from upstream through the development to the outfall.* Additional easements may be required due to topography or other physical features. Where a development concept is approved which requires zero lot line development, alternative easement locations may be considered.

§ 151.400 DRAINAGE.

(A) *Stormwater drainage.* Each residential/non-residential subdivision or commercial site plan shall provide adequate storm drainage certified by a North Carolina registered engineer or a North Carolina Licensed Surveyor, (with proven experience in stormwater drainage) for all areas in the subdivision. A combination of storage and controlled release of stormwater run-off is required. The release rate of stormwater from all developments shall not exceed the ten-year stormwater run-off from the area in its natural state (post-development vs. pre-development). All free-flowing storm drainage systems shall be designed to accommodate the run-off generated by a ten-year design storm or North Carolina Department of Transportation (NCDOT) standards if more restrictive. The following information must be provided:

- (1) Elevation survey of entire tract with topo lines at one-foot intervals;
- (2) All culvert inverts (including driveway culverts);
- (3) Direction of flows;
- (4) Downstream analysis (cross-sections) of drainage way to outlet (creek, stream, river and the like);
- (5) Stormwater storage analysis (storing the differential between the outlet ditch capacity at bank full and the 100-year storm event throughout the proposed development area) and show minimum lot elevations;
- (6) Drainage calculations for drainway design within boundaries of proposed subdivision and off-site, if appropriate;
- (7) Show total pre-development and post-development run-off in CFS (cubic feet per second) volume leaving development area;
- (8) Along all existing drainage ways within proposed development areas, swales

(minimum 6:1 side slopes) are preferred over traditional ditches. Maintenance easements the width of the swale shall be centered over the swale;

(9) There shall be a 30 foot drainage/maintenance easement on all lead ditches that carry water from upstream through the development to the outfall.

(9 10) If swales are not utilized, then all ditches and canals will require minimum of 30 feet of open space from the top of bank on one side or the other (maintenance area); and

(10 11) Developer will be responsible for upgrading drainage system to outlet subject to obtaining permission from all property owners adjacent to the watercourse outlet.

(B) Plans must address maintenance of the drainage system and who will be the responsible party to ensure proper maintenance is performed on the drainage system. The plan will be reviewed and inspected by County Technical Staff members.

§ 151.600 DEFINITION OF BASIC TERMS.

LEAD DITCH – A ditch of any size that carries water from upstream through the property to the outfall.

Adopted by the Board of Commissioners for the County of Camden this 21st^{day} of April, 2014.



County of Camden

Garry W. Meiggs

Garry Meiggs, Chairman
Board of Commissioners

ATTEST:

Amy Barnett

Amy Barnett
Acting Clerk to the Board
ASSISTANT