

**Camden County Planning Board  
October 16<sup>th</sup>, 2024 at 7:00PM  
Camden County Library - Board Room  
Camden, North Carolina**

**MINUTES**

The regular meeting of the Camden County Planning board was held on October 16th, 2024 at 7:00PM in the boardroom at the Camden County Library in Camden, North Carolina.

**ITEM 1. CALL TO ORDER & WELCOME**

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The meeting was called to order by Chairman Steven Bradshaw at 7:00PM. Also Present, Board Members: David Bundy, Wayne “Roger” Lambertson, George “Tom” White, and Ray Albertson.

Administration Staff Present: Planning Director Amber Curling, Clerk to the Board Lauren Lee.

**ITEM II. CONSIDERATION OF AGENDA**

Motion to approve the Agenda as presented.

**RESULT: [5-0] PASSED**

**MOVER: Ray Albertson**

**SECONDER: George “Tom” White**

**AYES:** Steven Bradshaw, David Bundy, Ray Albertson, Wayne “Roger” Lambertson, George “Tom” White

**ABSENT:** Nathan Lilley, Lee Powell

**ITEM III. CONSIDERATION OF MINUTES**

Motion to approve minutes from July 17<sup>th</sup>, 2024 and August 21<sup>st</sup>, 2024 as written.

**RESULT: [5-0] PASSED**

**MOVER: David Bundy**

**SECONDER: Ray Albertson**

**AYES:** Steven Bradshaw, David Bundy, Ray Albertson, Wayne “Roger” Lambertson, George “Tom” White

**ABSENT:** Nathan Lilley, Lee Powell

**ITEM IV. OLD BUSINESS**

A. UDO 2024-07-131 *Text Amendment to the Ordinance Article 151.4 Use Regulations, Specifically Event Venue*

Chairman Bradshaw:

“The Chair will recognize Planning Director Amber Curling”

Amber Curling- Planning Director:

“On the agenda for tonight is the proposed Text Amendment to Chapter 151 of the Camden County Code of Ordinances for the inclusion of the Recreation/Entertainment Indoor & Outdoor Use Category to include Event Venue.

Due to the growing interest of establishing privately owned event venues in the county, the request is necessary to accommodate and regulate this use type for public health, safety and welfare. On the screen the Unified Development Ordinance includes a category for Recreation/Entertainment Indoor and a category for Recreation/Entertainment Outdoor. These do not have language for an event venue indoor and/or outdoor. The request would add to the Principal Use Table a Use Category of “Recreation/Entertainment Indoor & Outdoor”. The Indoor and Outdoor Recreation Entertainment Use Category includes use types that are entertainment-oriented activities that take place indoors and outdoors. These activities take place in and around structures. Example use type is an Event Venue for Private Celebratory Gatherings (Wedding, Birthday Party, Retirement Party, Anniversary, and the like) and Other Private Approved Events.

Article 151.4.4.4.M will add specific requirements for the requested Use Category are on the screen and included in the packet. Per some discussions I have added to include as #1 The Purpose and Intent of this Special Use Permit is to regulate new development of an event venue as primary or accessory use for a parcel. This is to provide clarity on the purpose and intent. The text amendment is for regulation and requirement of a use which does not fit into a category.

This text amendment includes Article 151.4.5.4 Accessory Use Table the “Event Venue” Accessory Use Category, and specific requirements in section Z. Section Z the specific requirements refer back to the requirements of the Principal Use Category requirements. Lastly Article 151.10.3 Definition for the term Event Venue. This definition has been updated to include specific language to include new uses. Not to include existing non-profit organizations which are existing and potentially will be legally non-conforming. Motions to recommend approve the Text Amendment to the language of the Camden County Code of Ordinance Chapter 151 for clarification to specific section of Articles 154.4 Use Regulations specifically to include. Recreation/Entertainment Indoor/Outdoor, UDO # 2024-07-131, Ordinance # 2024-11-01.”

Chairman Bradshaw: “Per our earlier discussion, the verbiage added in Red is suffice.”

Chairman Bradshaw:

“The Chair will open the floor for public comment. Anyone wishing to speak will have 3 minutes as indicated on the podium timer.” Since there are no Public Comments I make a motion.”

“A Motion to recommend approval of Ordinance 2024-11-01, UDO 2024-07-131 the Text Amendment to the language of the Camden County Code of Ordinance Chapter 151 for clarification to specific sections of Article 151.4 Use Regulations to include Recreation/Entertainment Indoor/Outdoor with additional language.

**RESULT:** [5-0] PASSED

**MOVER:** Steven Bradshaw

**SECONDER:** David Bundy

**AYES:** Steven Bradshaw, David Bundy, Ray Albertson, Wayne “Roger” Lambertson, George “Tom” White

**ABSENT:** Nathan Lilley, Lee Powell

### **ITEM V. NEW BUSINESS**

#### ***A. UDO #2024-05-116 Major Site Plan Application for the New Camden County High School***

Chairman:

“The Chair will recognize Planning Director Amber Curling”

Amber Curling: Planning Director:

“On the agenda tonight is the Major Site Plan Application for Camden County High School. The applicant Timmons Group represented by Kim Hamby is here to provide some information answer any questions concerning the application.

The Option not to hold a Neighborhood Meeting due to the exposure of this project for past 10 years. Adjacent property owner notices for Public Hearing were sent out.

The parcel is approximately a 60-acre parcel. Current land use is Vacant. Adjacent Uses include Farmland, woods, residential home, NC Highway 343 North and Sleepy Hollow Rd. The parcel is located in the 1-mile buffer of the Courthouse Township.

The Zoning District for this parcel is Highway Commercial. The Zoning District for adjoining parcels is Working Lands. The majority of the parcel is located in Flood Zone X. Water and sewer lines are located adjacent to property along NC Hwy 343 N.

Parcel is in South Camden Fire District. There should be no impact on schools.

The impact on traffic will be addressed with a traffic analysis by NCDOT.

Planning Staff recommends the approval of the Camden County High School Major Site Plan Application UDO # 2024-05-116 with recommendations in the staff report. Any questions?”

David Bundy- Board Member: “When are they going to start?”

Amber Curling- Planning Director: “As soon as you approve this, it will help?”

Brandon Ratliff- BOE Superintendent: “We hope to break ground in December. We think that’s a realistic timeline.”

Kim Hamby – Timmons Group Representative

“Good evening, I am very happy to be here. We have worked with MSTA, Municipal School Transportation Assistance, out of Raleigh. They approve not only the driveway entrances, but also the staff needed for drop off and pick up. They recommended the widening of the road, with left and right turn lanes. Water lines will be relocated due to the widening, since they can not be located under roadways. There is an eight-inch and twelve-inch pipe that will be moved a few feet. Installation of new loop of water lines to accommodate fire protection and domestic services. Two sewer pumps will be installed on this site to accommodate the athletic fields and school. A small pump station for concession stands and facilities located at the athletic fields will be pumped to main pump station located near the high school, which will then pump to main sewer line on NC Hwy 343 North. Prior bids had the athletic fields as alternates, but I am please to tell you they are all now included. There is an alternate included, pending budget, for artificial-turf fields. We have provided a little more parking, required is 310 space, we are providing 337 spaces for parking. Last I heard, the school is issuing approximately 210 student parking passes. We have provided 225-230 student parking spaces. Initially we were not going to extend a road out the back to Sleepy Hollow Road, but had been added in partially for additional safety. The entrance will stay gated off. There will be a really large detention pond to meet the County Stormwater requirements.”

Ray Albertson- Board Member: How many Students will it be able to hold?”

Kim Hamby- Timmons Group: “I believe 800 with potential to 920 students”

Chairman Bradshaw: “What is the current size”

Kim Hamby- Timmons Group: “I’ll be honest, I’m not sure, this all happened prior.”

Chairman Bradshaw:

“Due to no public comments I make a motion, A motion to approve the Camden County High School Major Site Plan application UDO# 2024-05-116.”

**RESULT: [5-0] PASSED**

**MOVER:** Chairman Steven Bradshaw

**SECONDER:** Ray Albertson

**AYES:** Steven Bradshaw, David Bundy, Ray Albertson, Wayne “Roger” Lambertson, George “Tom” White

**Absent:** Nathan Lilley, Lee Powell

*B. UDO #2023-07-064 Major Site Plan Application for the Wharfs Landing Phase 2*

Chairman Bradshaw: “The Chair will recognize Planning Director Amber Curling”

Amber Curling – Planning Director:

“Allied Properties LLC represented by Bissell Professional Group has submitted a Preliminary Plat Land Use Application for the Major Conservation Subdivision of Wharfs Landing Phase 2. The Neighborhood Meeting was held on August 31, 2021. The summary is included with Staff Report. Technical Review Committee meeting held May 7, 2024

Vicinity Map the approximate 190 acre site is located in the Wharf Landing Subdivision. Access to the proposed Conservation Subdivision is through the existing commercial and residential subdivision to the east off US Hwy 17 or Culpepper Rd in the South Mills Township. Currently the property is vacant. The adjacent property uses are Agricultural, Vacant lots, Residential Homes, Commercial Shops, and Railroad tracks.

Zoning District-The proposed parcels are in the Suburban and Rural Residential zoning districts. The surrounding area zoning districts are Highway Commercial, Rural Residential, Light Industrial and Working Lands. The parcels of Land are Very High, Moderate and Very Low on the Land Suitability Map. The property is not located within the Watershed. The one parcel is located in the Wetlands per National Wetlands Inventory. The proposed development is not located in the flood plain. Drainage and Environmental Assessment- appears the property drains to Joyce Creek. An Approved Stormwater Management Plan will be submitted with Construction Development Phase. The proposed preliminary plat application is consistent with the CAMA Future Land Use Map which identifies the property as Low Density Residential and Conservation. Comprehensive Future Land Use Map which shows the property as Village Residential and Rural Residential. Water and sewer are available per capacity agreement with Camden County Public Works. The property is served by the South Mills Fire District. Sheriff’s Office is concerned about the public health and safety. In the Technical Review Meeting the Sheriff’s office disapproved the subdivision due to lack of resources to support additional call volume. Prior to Construction Approval, additional conditions are to be met and are included in recommendations: Staff recommends approval of Wharf Landing Conservation Subdivision Phase 2 based on current by right zoning with the recommendations in the staff report. Are there any questions from the Board for me? *(See Attachment A for Presentation)*

Wayne “Roger” Lambertson – Board Member: “The Technical Review Committee that met back in May, 5 of the 7 recommended Disapproval. How do we handle that?”

Amber Curling – Planning Director: “I will say, there is, the water and sewer had some capacity issues, but I believe there is an agreement to work it out. Now for the Fire Department and Sheriff, I do believe, possibly, by the time they start building a house. What is it, like a year or two?”

Justin Old – Allied Properties LLC: “Eighteen Months is the plan”

Amber Curling- Planning Director: “By that time, the Sheriff has awarded deputies that may be trained and ready to work. I know Chief Banks had some, Ill have to look back at the TRC, had some plans that will help with time response times. I am hoping that in 18 months, when this starts to go, we will be better equipped with Emergency Services. We now have an EMS Director, so hopefully there will be no issues with response times. I was only given current situations, and as of now they do not have it the personnel.”

Wayne “Roger” Lambertson – Board Member: “Well that’s a problem for me, because they recommend disapproval, but you are saying we hope there will be no issues. Why do we even have these boards if we are not going to listen to them?”

Amber Curling- Planning Director: “I am just trying to give you the information I have, but I do understand your point. I did include their comments.”

Chairman Bradshaw: “My comment on this, we have already started to address the over-extension on our water and sewer with the moratorium. My issue with it was, these are grandfathered in since they so far along in their development strategy, but they are tapping on the water and sewer. To me the county has already made a commitment to increase those facilities and asked for a moratorium on further building.

Wayne “Roger” Lambertson – Board Member: “Is any of that in writing?”

Chairman Bradshaw: “That has to do with the moratorium.”

Wayne “Roger” Lambertson – Board Member: “I understand the moratorium, and agree it is one small step towards making this doable.”

Amber Curling- Planning Director: “One of the other issues, was the schools. But hopefully we solved that for some of the future.”

Wayne “Roger” Lambertson – Board Member: “I have said my peace, but I just don’t think it is reasonable to approve something betting on a comp.”

George “Tom” White- Board Member: “I know you said start up time would be approximately 18 months. Build out of Phase 2, that will stagger over time, what do you estimate the total build out of phase 2.

Amber Curling- Planning Director: “Jamie Schwedler will be able to address your question better.”

Jamie Schwedler- Attorney for Allied Properties LLC:

“My name is Jamie Schwelder, I am attorney with Parker Co., I am here on behalf of the Applicant, Allied Properties LLC. This is a request for Administrative Approval of Wharfs Landing Phase 2 Preliminary Plat. Amber did a great job going over the details of this proposal. This subdivision is exempt from the Moratorium because of the time of the filing,

which was determined at the Moratorium hearing. This is an administrative review, which means under North Carolina law and your own code. Decisions on approval or denial can only be made on the standards in your ordinance. I will go over and show how the Plat complies. I am going to run through those requirements now and answer your question Mr. Lambertson. Those preliminary plat requirements are listed and some are applicable and I will demonstrate how the plat complies. There are also requirements that are not applicable in section 2.3.20 of your UDO. Mark Bissell, our engineer, has prepared this plat under his field, and is prepared to answer details moving forward. The technical requirements are section 2.3.20 – D Standard 1:A- Mark Bissell meets all of those requirements. Standard 1:B- The preliminary plat complies with the applicable standards in Section 47-30 of the North Carolina General Statutes mapping requirements, as well as all of the certifications required on sheet one. Standard 1:H- The name of the subdivision shall not duplicate or be similar to the name of an existing subdivision in County, staff has confirmed that it complies. The Preliminary Plat is required to connect to public water supply and wastewater, it has a statement, and that statement appears on Sheet 1. So all of those technical requirements are in place or on sheet 1. Standards 1:E and 1:J The preliminary plat is in substantial conformance with all subdivision requirements. As you see it went through the technical review standards, and I will circle back to your comment Mr. Lambertson. It does pertain to some things we have done since the TRC review came back in May. Standard 1:J the plat complies with all other applicable requirements in this Ordinance and the County Code of Ordinances. 1:G All lots shall be served by a NCDOT-maintained roadway or a right-of-way constructed to and maintained in accordance with NCDOT standards. It is served by Landing Way shown there in yellow. Going down to Dock Landing Loop and Pier Landing Loop and each of the will be NCDOT maintained roadways and right of ways constructed internally from the highway into the development. These requirements shown on your screen 1:D, 1:F, 1:I, 2 are not applicable to this type of development. We do not need the septic certification since we are tapping into the wastewater system, we are grandfathered and worked out an agreement that it is sufficient capacity. The plat complies with standards of any applicable development approvals, there weren't primary approvals this is a Preliminary Plat. It's not applicable in cases where there are areas of environmental concerns and we do not have issues with Special Flood Issues. So we have met the all of those standards of review, by review of the items in your agenda. The TRC comments that were mentioned by you Mr. Lambertston were made in May of 2024, earlier the case before the moratorium had gone through. We had a lot of other discussions and before we were able to speak in length with staff, including Amber and Chuck, about the utility issues. As a product of that, we came up with a phasing schedule that we have offered as a part of this case, that breaks our Phase 2 into three different phases. That was submitted in August of 2024. Based on that phasing schedule, Amber was make her recommendation for approval, since it did meet several concerns that were raised. That phasing schedule means that in Phase 1 we are only recording 60 lots, we will not record that plat until January of 2026, and won't request our first CO before July 2026. We are delaying ourselves for the first sixty lots. The second phase will be 66 lots, and will not record the plat until August of 2026. The first CO wouldn't be requested until February of 2027. So essential we would be 18 months out from now before we even get to that July timeframe for the end of phase 1, then an additional 6 months before we close



out phase 2. Even though we are approving the lots to be delivered over time, so those 126 lots wouldn't actually come online and need those services until February 1<sup>st</sup> of 2027. So when you see those comments about the sheriff and fire services, those were made in the moment as they stood as of May of 2024, but the actual demand will be over almost 2, or 3 years after those comments were made. So the budgeting and hiring he mentioned in his comments, the additional staff will be in place for these emergency services. The additional comment and one of the reasons for this approval about the fire was due to the placement of an island and how we configured some of the parking. We have since fixed and corrected that issue. We went back through Amber's staff and the determination was made that it met all of those requirements and satisfied them with this phasing schedule. That is where she was able to make her recommendation for approval. Our commitment here is to make sure we are not over burdening the system. Both the fire and sheriff, water and sewer have already been resolved by agreement. For those reasons we meet the objective standards in your UDO and by state law we are entitled to the Plat approval. We welcome any questions, and Mark is here to answer any technical questions. Perhaps you may want to hear from the homeowner present to speak and share their thoughts before you ask those questions. (*See attachment B for Presentation*)

Chairman Bradshaw: "Anyone else from your group wish to speak?"

Jamie Schwedler- Attorney for Allied Properties LLC: "Not at this time, thank you."

Chairman Bradshaw: "We will now open the floor for public comments. When you are called please step to the podium, state your name and relevant information. You will have 3 minutes to speak as indicated on the podium timer. Comments must be addressed from the podium and directed to the Board and not the applicant or other members of the audience."

Albert C. Venn – HOA Treasurer: "My name is Albert Venn, I am part of the Wharf landing HOA association. I have been at it since 2016. I have talked to Justin and Mr. Bissell throughout this process, and I have voiced my concerns at the original meeting in 2001 in August. The three things were the stormwater, ingress and egress, and the 148 homes they plan on putting back there. The plat the attorney, they are using the existing roads we have, that's normal, but they are all feeding into one road. They are coming out Landing Way, then they show the highlighted the loop to Landing Way to Hwy 17. We have Pier Landing, it's a big "U", and I read the thing about the analysis, traffic analysis, what is the difference between an analysis and survey, I haven't figured that out yet. We are worried about that. We have installed a 60-70k playground on landing way. When people get out on landing way, they are going to floor it, they do it now! Not particularly on Landing but on Pier. We handle ourselves through the police and shaming on Facebook. The other thing I brought up, I read, in Camden County subdivision requirements. More than 100 homes there must be 3 entrances. Why do we not have 3? There are only 2. There use to be 3 when Camden Square Associates, there on Keeter Barn they had property. They decided to build on it instead, that could have been a third entrance, and they didn't do it. Unfortunately, it land-locked this property. I'm not against this, it benefits the existing Wharf Landing neighborhood if they build back there. We all as one unity, then that drops our fees down. More money, more revenue, better things. Our next goal is a community center for the neighborhood. However, we



also had to invest 12k into our existing stormwater management, that came out of our pockets. There is a great amount of water that is coming from that property onto our stormwater. The stormwater is another issue, and we spent money on issues Camden Square Associates left us. We are afraid this is going to be even more intrusive. Mr. Bissell has assured me that is not going to be the case.

Wayne “Roger” Lambertson- Board Member: “Well you sure had me convinced you were against it.”

Albert C. Venn – HOA Treasurer: “We welcome it, we really do, we just want it to be right. We want it to be safe and right”

Chairman Bradshaw: I have a question for the attorney now. This gentleman made a statement that there is a requirement per the UDO, you had to have on projects with over 100 homes you have to have 3 entrances you only have 2.

Jamie Schwedler- Attorney for Allied Properties LLC: I think this is best explained by Mark and he can walk you through the plan.

Chairman Bradshaw: Well, what is the UDO statement on entrances for housing developments over 100.

Mark Bissell- Engineer: Well, the UDO has an exception for Conservation Subdivisions and doesn’t apply. Secondly, if you have topographic or land ownership issues it doesn’t apply. Those are the exception. Even so, you get credit for future connectivity roads, and we provide two, so we are actually getting credit for four connections.

Chairman Bradshaw: “Where are your future connectivity roads, I don’t see it.

Mark Bissell- Engineer: “There is one here that could connect to Culpepper Road and the second is here to connect to the south.”

Chairman Bradshaw: “The idea of having three entrances seems like a good idea for a development this size, and if the UDO requires three and you say its exempt.”

Mark Bissell- Engineer: “We actually spoke with the County Attorney and he agreed to it.”

Chairman Bradshaw: “Amber can you confirm?”

Amber Curling- Planning Director: “If he had a conversation with the Attorney, then that discussion was kept between them. All I did was mention the entrances in my TRC comments. I do not believe the UDO states they are exempt, but there are some exceptions. Down in the exception it pertains to environmental and situational because it’s land locked.”

Chairman Bradshaw: “However, the second part of that gentleman’s statement, they had a back exit but they decided to build more homes.”

Justin Old – Allied Properties LLC: “He’s talking about the previous owner.”

Chairman Bradshaw: “Well I understand that, but if you land locked it by your own design. I kind of have an issue with that.”

Justin Old – Allied Properties LLC: “Regardless, the ordinance is exempt in this zoning.”

Amber Curling-Planning Director: “Would you like for me to pull the Ordinance up?”

Chairman Bradshaw: “We have two different comments, one saying exempt and another saying it is not.”

Jamie Schwedler- Attorney for Allied Properties LLC: “It’s section 6.2.3.J – its inapplicable when 3 access points are not required when it’s a conservation subdivision.”

Justin Old- Allied Properties LLC: We sat with Erin, the County Manager, and the County Attorney. They all agreed after the TRC meeting that it was not applicable.

Jamie Schwedler- Attorney for Allied Properties LLC: “Section 5.7.3 D 1, and I quote, Development configured as a conservation subdivision shall be exempted from the following standards: 1. Section 6.2.3.J, Development Entry Points.” It’s two different parts of the code, one requires it and the other exempts it.”

Wayne “Roger” Lambertson- Board Member: “See that’s a major concern of mine too. The only two entrances and exits. In an emergency, say there is a massive fire, you will have people flying out there on one road.”

Mark Bissell- Engineer: “Let me just say one thing about the roads, all these roads are maintained by NCDOT, a part of the state system. The are well under their design capacity, and the majority of the traffic will come down Landing Way, and it doesn’t have any existing any lots fronting it. There is no safety issue there.

Chairman Bradshaw: “The next question I had was the stormwater. It seems like the stormwater plan from the first part from a previous developer. Does this new stormwater plan address the current issues of your water draining onto their property?”

Mark Bissell- Engineer: “It does. Let me explain how. First of all this a conservation subdivision, so it has fifty percent open space, 95 acres of open space. One of the beauties of that is you can have the ability to oversize stormwater facilities. We have this lake, that is serving as on oversized stormwater retention facility. We will be designing and managing stormwater to the 100-year stormwater standards, which is well in excess of what the UDO requires. We have already pre-development analysis and we have identified where all the water is going from the site now. We provided that model to your consulting engineer, and they have approved it. The UDO then

requires that it retain the stormwater and slowly release it, so that the water is leaving the site at a lower rate to different locations. I actually think this will be a benefit to the existing development.”

David Bundy- Board Member: “How big is that pond?”

Mark Bissell- Engineer: “I don’t recall, but I believe it is a 15-20 acre pond.”

Ray Albertson – Board Member: “Is it wet or dry pond.”

Mark Bissell- Engineer: “It will be a wet pond.”

Joshua L. Caughran – Wharf Landing Secretary: “Good Evening, I am a part of the HOA at Wharf Landing, the stormwater he was referring to and what we put into it. If you follow from Landing Way into Pier Landing, there is an existing storm drain pipe that comes from the back already. The ditches and stormwater procedure that comes from this property behind is filtering into the neighborhood. It is causing a lot of issues through the neighborhood and personnel that are living. Ourselves the Wharf Landing HOA has had to put in over twelve thousand to fix this one area. We are also going to have to do the same in front portion as well, with the water that is running through and going through the ditches. So, my question, in regards to the stormwater, the ditches that already exist will they be redone to address the stormwater issue we have now or will they be fixed to drain to Joyce Creek? Next question with the egress and ingress, there are two exits that lead into one main road. There are two other entry/exits potentials, but how can you have two potential exits when the land is owned by someone else. The last thing is we mentioned the Fire Department already. Response times are slow, I am not worried about the amount of personnel, but the response time. It’s all volunteer, I have spoken to one of the South Mills firefighters, and he is not worried about the amount of volunteers but facilities and location.

Chairman Bradshaw: Thank you, and let’s go back to the Stormwater issue again. He referring to a ditch that has a constant flow and causing erosion. How is that being addressed now?”

Mark Bissell- Engineer: “I do not understand that...How is it being addressed?”

Chairman Bradshaw: “He stated, well with your project fix the issue. Are you still going to have a majority of the water flowing out through the ditching system along the edge? If we have a problem, is what you are going to do fix it or make it worse?”

Mark Bissell- Engineer: “Well the final stormwater design hasn’t been completed yet. Once we get the preliminary plat approval. The next step is to do the post development runoff analysis and the final grading plan. Those plans then go back to the County Engineer for their approval. We are still in the early stages of the stormwater design and we have a ways to go. We will do what we can to address that situation.

Chairman Bradshaw: “I have to admit, you have a propensity of huge water storage in that pond.”

Mark Bissell – Engineer: That storage pond is the retention for it and is slowly released

Ray Alberston – Board Member: Is Phase 1 going to go into this pond?

Mark Bissell-Engineer: “Yes, if you see the phasing line will be constructing about half of that pond at a time.”

Ray Alberston – Board Member: “So it will help their development”

Mark Bissell-Engineer: “It should”

Justin Old – Allied Properties LLC: “Right now they just have a ditch.”

Chairman Bradshaw: “So right now all the rained lands drain to this one ditch and not controlled. So I guess my, this stormwater system is going to hold more water on station, which should alleviate some of the rapid runoff.”

Justin Old – Allied Properties LLC: “Yes, we have to hold it and release it at a certain rate. Right now, it goes where mother nature wants it to. That is a state and county law, we have to obey.

Chairman Bradshaw: “We already had a development, and the home owners have had to increase or improve their stormwater, so I hear what you are saying and I agree with that, but apparently what someone did before isn’t working.”

Justin Old – Allied Properties LLC: “I will point out one thing Mark hit on. The Ordinance requires I think ten years stormwater we have to retain, we are designing this to retain for 100 years storm, because its more significant rainfall. Back to the ordinance and the front part, which was done 20 years ago, this wasn’t even a thing. Look at all the problems they have.

Mark Bissell-Engineer: “I don’t know what the numbers are until we get the analysis done, but my guess is the pond will handle a lot more than expected or anticipated.

Chairman Bradshaw: “I understand. I just want to make sure in the planning stage now, are we addressing the issues we are having now and will they be incorporated in the plan. What I am hearing is yes.

George “Tom” White- Board Member: “I was going to make a comment about the EMS services, about the response time. The EMS service is under contract, the Pasquotank/Camden EMS and based out of Elizabeth City. You have three ambulances stationed throughout the county, but it depends on the time of day. If they are out on a call, then one comes from Elizabeth City, which is why the response time may take so long. Camden County is beginning their own EMS service, which I believe starts in February. The service will then be by Camden County, so hopefully the response time will be better.”

Chairman Bradshaw: “Nobody else has any comments or questions from the floor?”

Wayne “Roger” Lambertson- Board Member: “I want to address my earlier comments. I would feel a lot better about some of the information that was said was in writing. With this schedule there should be adequate sheriff, adequate fire, school bus drivers, and police, but it’s not. And why, because the people that are saying disapprove are covering their behinds. If we approve and something happens, then the sheriff can stand up and say I told them not to do it. The fire department can say, I told them not to do it. Who are they gonna back to? Steven Bradshaw, you are the Chairman who approved it. But still I would feel better if we had somebody willing to project that this would be ok in 18 months, which you’re not going to get.”

Chairman Bradshaw: “As we go into the voting stage, just remember that if all the checks are in the box are made, we have to approve the Plat. My planning staff has recommended approval and for the most part boxes have been checked. Based on what I heard tonight I make a Motion to recommend approval of the Preliminary Plat Subdivision application UDO **2023-07-064** of the Wharf Landing Phase II Conservation Subdivision

**RESULT: [4-1] PASSED**

**MOVER:** Steven Bradshaw

**SECONDER:** David Bundy

**AYES:** Steven Bradshaw, David Bundy, Ray Albertson, George “Tim” White

**NAYES:** Wayne “Roger” Lambertson

**ABSENT:** Nathan Lilly & Lee Powell

#### **ITEM VI. INFORMATION FROM BOARD AND STAFF**

None.

#### **ITEM VII. DATE OF NEXT MEETING**

The next meeting is pending an Agenda

#### **ITEM VIII. ADJOURN**

Motion to adjourn.

**RESULT: [5-0]**

**PASSED**

**MOVER:** Ray Alberston

**SECONDER:** Steven Bradshaw

**AYES:** Steven Bradshaw, David Bundy, Ray Albertson, Wayne “Roger” Lambertson, George “Tom” White

**NAYES:**

**ABSENT:** Nathan Lilley & Lee Powell