

**Camden County Board of Commissioners
Joint Meeting with Planning Board
And Land Use Plan Committee
December 16, 2004
5:00 p.m.
Camden County Courthouse Courtroom**

The special joint meeting with the Planning Board and Land Use Plan Committee for the presentation of the Camden County Land Use Plan was held Thursday, December 16, 2004 in the Camden County Courthouse Courtroom at 5:00 p.m. The following members were present:

Chairman Melvin J. Jeralds
Vice Chairman Clayton Riggs
Commissioners Jeffrey Jennings, Carolyn Riggs and Mike Andrews
County Manager Randell Woodruff

Also present was Dan Porter, Planning Director, Dave Parks, Permit Officer, Dale Holland of Holland and Associates, and members of the Land Use Plan Committee: Iris Leary, James Burnham, Jeffrey Jennings, Brian Lannon, Eric Weatherly, and Rodney Needham.

Also members of the Planning Board were present: Robert Woodrow, Terri Griffin, Juanita Staples, Gladys Banks and Calvin Leary.

Commissioner Riggs arrived at 5:10 p.m. Clerk to the Board Ava Murgia was out of town on vacation. Melissa Joines, Clerk to the Planning Board, recorded the minutes. The minutes were transcribed by Ava Murgia from taped recordings.

Chairman Jeralds called the joint meeting to order.

Presentation by Dale Holland, Holland and Associates

Dale Holland stated the purpose of the meeting was solely a presentation and overview and no decisions were to be made at this meeting due to only recently receiving the revised land use plan and not having time to review and comment.

Mr. Holland stated that after an overview of the plan is given tonight, they would like to meet with the Planning Board on January 19, 2005 and at that meeting the Planning Board can recommend any changes to the Board of Commissioners, and then the Board of Commissioners would hold a public hearing on the land use plan on February 21, 2005. Mr. Holland stated he would like to get the land use plan to the CRC for certification in April.

Mr. Holland stated the county began the land use plan project in February 2002 seven (7) months behind schedule on the outset; this was the first cycle of funding under the new

CAMA guidelines, so the grant agreements were late being received by the local jurisdictions. The project was funded over two (2) fiscal years, with the first fiscal year being completed by end of May 2002 to fill contractual obligations.

Mr. Holland stated the draft land use plan was submitted to the state for review and comment on April 5, 2004. Comments from the state were received on July 9, 2004 and at the end of August comments were received from the county staff and the land use plan was resubmitted to the state for further comment and received comment from the state on September 20, 2004. On December 9 final copy was distributed to the county.

Mr. Holland stated that the plan is the highest level of the CAMA land use plan; Advanced Core Plan. The Advanced Core Plan is a more detailed document and requires more analytical and detail analysis work. Camden is one of the first Advanced Core Plan for state review.

After everyone has an opportunity to review the plan, it must go back to the Planning Board for recommendation of approval to the Board of Commissioners. Then the Commissioners will hold a public hearing and hopefully adopt the plan at their February 21, 2005 Board meeting. Approval will permit Holland and Associated to obtain certification in April. Once the plan is certified by the Coastal Resource Commission (CRC), any changes would have to be certified by the CRC.

Mr. Holland stated the land use plan is not a zoning ordinance, does not specifically dictate what someone can or can not do with their property, but it is a guideline.

During Mr. Holland's introduction and overview of the land use plan, he commented on the following:

- the purpose of plan
- update of plan in six (6) to seven (7) years
- the market and growth demand
- existing plan suitability map
- future plan suitability map
- will return on January 19, 2005

Recess

Chairman Jeralds recessed the meeting at 5:55 p.m. until 7:00 p.m. for the Joint Meeting with the Planning Board.

Joint Meeting with the Camden County Planning Board

Board of Commissioners attending: Chairman Jeralds, Vice Chairman Clayton Riggs, Jeffrey Jennings, and Carolyn Riggs.

Planning Board members present were: Chairman Burnham, Vice Chairman Needham, Members Juanita Staples, Bob Woodrow, Terri Griffin, Calvin Leary and Gladys Banks.

Also present was County Manager Randell Woodruff, Planning Director Dan Porter and Dave Parks, Permit Officer.

Commissioner Andrews was absent. Clerk to the Board Ava Murgia was out of town on vacation. Melissa Joines, Clerk to the Planning Board, recorded the minutes. The minutes were transcribed by Ava Murgia from taped recordings.

Call to Order

Chairman Jeralds and Chairman Burnham called the recessed meeting to order at 7:00 p.m.

Consideration of Agenda

Commissioner Clayton Riggs made a motion to approve the agenda as presented. The motion passed with Chairman Jeralds, Commissioners Clayton Riggs, Carolyn Riggs, and Jeffrey Jennings voting aye; no Commissioner voting no; Commissioner Andrews absent; and no Commissioner not voting.

Public Hearing – Ordinance No. 2004-11-01 A Proposed Ordinance Amending the Camden County Code of Ordinances

At the November 29, 2004 Commissioners meeting, a public hearing was held and approval of Ordinance No. 2004-11-01 was deferred until the joint meeting with the Planning Board on December 16, 2004.

Dan Porter, Planning Director, gave a report on base flood elevation (BFE) and recommended approval of Ordinance No. 2004-11-01 where residential development within areas where BFE has been determined, the elevation shall be BFE plus one (1) foot of freeboard, not permitting utilities within the freeboard. In commercial development elevation shall allow construction at BFE with no freeboard. In areas where the flood zone is an unnumbered "A" elevation shall be two (2) feet above adjacent grade. Mr. Porter stated that the BFE is a determination as published in the Flood Insurance Study of the water surface elevations of the base flood. This elevation combined with the freeboard creates the regulatory flood protection elevation. The freeboard is the additional amount of height added to the BFE to account for uncertainties in the determination of flood elevations. The freeboard plus the BFE equals the regulatory flood protection elevation. The reference level is the portion of a structure or other development that must be compared to the regulatory flood protection elevation to determine regulatory compliance of the ordinance. For structures within special flood hazard areas designated as zone AE or A, the reference level is the top of the lowest floor or bottom of lowest attendant utility including ductwork, whichever is lower. The regulatory flood protection elevation, in relation to mean sea level, to which the reference level of all structures and other development located within special flood hazard areas, must be protected.

Commissioner Clayton Riggs made a motion to approve Ordinance No. 2004-11-01 A Proposed Ordinance Amending the Camden County Code of Ordinances. The motion passed with Chairman Jeralds, Commissioners Clayton Riggs, Carolyn Riggs, and Jeffrey Jennings voting aye; no Commissioner voting no; Commissioner Andrews absent; and no Commissioner not voting.

Pursuant to *G.S. 153A-45. Adoption of Ordinances* “must receive the approval of all the members of the Board of Commissioners. If the ordinance is approved by a majority of those voting but not by all the members of the Board, or if the ordinance is not voted on at that meeting, it shall be considered at the next regular meeting of the Board. If it then or at any time thereafter within 100 days of its introduction receives a majority of the votes cast, a quorum being present, the ordinance is adopted”. Since Commissioner Andrews was absent, Ordinance No. 2004-11-01 will be placed on the January 3, 2005 Board of Commissioners agenda.

Adjournment

There being no further business to come before the Commissioners at this time, Commissioner Jennings made a motion to adjourn the joint meeting with the Planning Board. The motion passed with Chairman Jeralds, Commissioners Clayton Riggs, Carolyn Riggs, and Jeffrey Jennings voting aye; no Commissioner voting no; Commissioner Andrews absent; and no Commissioner not voting.

The meeting adjourned at 7:28 p.m.

Melvin J. Jeralds, Chairman
Camden County Board of Commissioners

ATTEST:

Ava Murgia
Clerk to the Board

Melissa Joines
Clerk to the Planning Board