

**Camden County Planning Board  
Regular Meeting  
September 21, 2022; 7:00 PM  
Board Room in the New Camden County Library  
Camden, North Carolina**

**MINUTES**

The regular meeting of the Camden County Planning board was held on September 21, 2022 in the Board Room in New Camden County Library Camden, North Carolina.

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

The meeting was called to order by Chairman Steven Bradshaw at 7:00 PM. Also Present: Vice-Chairman Nathan Lilley, Board Members Ray Albertson, Lee Powell and Wayne “Roger” Lambertson. Staff Present: Planning Director Amber Curling and Permit Clerk Trisha Sabo.

**ITEM II. CONSIDERATION OF AGENDA**

Motion to Approve the Agenda as Presented

|                  |   |
|------------------|---|
| <b>RESULT:</b>   | <b>PASSED [4-0]</b>   |
| <b>MOVER:</b>    | Nathan Lilley   |
| <b>SECONDER:</b> | Ray Albertson   |
| <b>AYES:</b>     | Steven Bradshaw, Nathan Lilley, Ray Albertson, Wayne “Roger” Lambertson |
| <b>ABSENT:</b>   | Lee Powell  |

**ITEM IV. CONSIDERATION OF MINUTES -August 24, 2022**

*Motion to Approve Minutes from August 24,2022 As Written*

*Steven Bradshaw did want to make sure the updates requested have been made. Updates verified.*

|                  |   |
|------------------|---|
| <b>RESULT:</b>   | <b>PASSED [4-0]</b>   |
| <b>MOVER:</b>    | Wayne “Roger” Lambertson  |
| <b>SECONDER:</b> | <b>Nathan Lilley</b>  |
| <b>AYES:</b>     | Nathan Lilley, Steven Bradshaw, Ray Albertson, Wayne “Roger” Lambertson |
| <b>ABSENT:</b>   | Lee Powell  |

**ITEM V. OLD BUSINESS**

None.

**ITEM VI. NEW BUSINESS**

**1. Rezoning on Sandy Hook Road File Reference: UDO 2022-09-05**

Amber Curling described this agenda item and went over the staff report incorporated below the Highlights:

- Mr. Lee Powell walked into the meeting @1902.
- This is a zoning map amendment for various properties in the 8 and 9 hundred blocks of Sandy Hook Road by the request of BOC to the Planning Department after Resident express concern about the zoning and the use not being aligned. The concern was that their property was zoned to Commercial when the use was and is Residential and paying higher taxes. The application is to rezone the parcels of residential use from Village Commercial to Neighborhood Residential.
- Application package includes the Application and the Zoning Comparison of Village Commercial Zoning District to Neighborhood Residential Zoning District.
- No Neighborhood Meeting was scheduled. It is optional with down zoning.
- We have 7 applications at this time.
- The parcels are located together off Sandy Hook Road in the Shiloh Township.
- The Current uses of the properties are either vacant, farmland and/or residential houses.
- The surrounding uses are business, Farmland and Residential lots.
- The surrounding zoning districts are Village Commercial are Neighborhood Residential and Working Lands.
- The Proposed Uses will stay Residential.
- Village Commercial (VC) district intended to foster high quality, compact, pedestrian-oriented development on lots within designated Village Centers. The district is designed to promote visual interest for pedestrians with Ground-level retail and personal services that promote pedestrian activity along the street.
- The Neighborhood Residential (NR) district serves as a transition district from the rural and suburban portions of the County to areas proximate to village centers and major commercial corridors. The district is intended to accommodate single-family detached homes with moderate densities. Manufactured homes are permitted on individual lots.
- The property in this area is Very High in Land Suitability. The property is Not located in Watershed or Wetlands. The property is located in Flood Zone X.
- CAMA Land Use Plan-proposed zoning change is inconsistent in that the CAMA Future Land Use Plan. The plan shows the current Village Commercial Zoning Parcels to be Crossroads Commercial which is intended to provide commercial uses that serve proximate rural residences. In the Shiloh Township the intent is to provide small scale convenience shopping with basic goods and services.
- Waterlines:
  - 6-inch water line is located along Sandy Hook Road.
  - Sewer is not available
  - The rezoning should not impact schools or traffic. The Comprehensive Transportation Plan does not identify any roads as needing improvement or recommended for improvement.
- In Summary the proposed rezoning is:
  - Inconsistent with the 2035 Comprehensive Plan which identifies Crossroads Commercial.
  - Inconsistent with the CAMA Future Land Use Maps which shows the majority of property as Community Core.
- RECOMMENDATIONS: Planning Staff recommends the approval of the Rezoning Application Ordinance 2022-11-01 (UDO 2022-09-05) of the Sandy Hook Rd parcels from

Village Commercial (VC) to Neighborhood Residential (NR) at the request of the Board of Commissioners. Due to the fact the Use and Zoning would be more aligned.

**STAFF REPORT**  
**Ordinance 2022-11-01**  
**UDO 2022-09-05**  
**Zoning Map Amendment**

**PROJECT INFORMATION**

**File Reference:** UDO 2022-09-05  
**Project Name:** Rezoning on Sandy Hook Rd  
**PIN:** Various

**Applicant:** Various Owners  
**Address:** 800 & 900 Blk Sandy Hook Rd  
Shiloh, NC 27974

**Phone:** NA  
**Email:** NA

**Agent for Applicant:** Camden Planning Dept.  
**Address:** 117 Hwy 343 N  
Camden, NC 27921

**Phone:** 252-338-1919 ext. 235  
**Fax:**  
**Email:**

**Current Owner of Record:** Applicants

**Meeting Dates:**

NA **Neighborhood Meeting**  
September 21, 2022 **Planning Board Meeting**

**Application Received:** September 1, 2022  
**By:** Amber Curling, Planning

**Application Fee paid:** Waived

**Completeness of Application:** Application is generally complete

**Documents received upon filing of application or otherwise included:**

- A.** Rezoning Application from Property Owners
- B.** List of Properties
- C.** Zoning Comparison VC to NR

**REQUEST:** Zoning Map Amendment from Village Commercial Zoning District to Neighborhood Residential Zoning District.

**DESCRIPTION:** Rezone of several parcels in the 880 to 930 blocks of Sandy Hook Rd from Village Commercial (VC) to Neighborhood Residential (NR). The parcels are located in the Shiloh Township on Sandy Hook Road. The properties are used as farmland, vacant, woods and residential homes.

**Rezoning from the Village Commercial Zoning District (Article 151.3.6.3)**

The Village Commercial district intended to foster high quality, compact, pedestrian-oriented development on lots within designated village centers. Development in the VC district is human-scaled and designed to promote visual interest for pedestrians. Ground-level retail and personal services that promote pedestrian activity along the street are highly encouraged and large, monolithic, automobile-oriented developments are prohibited. New development in the district is located close to the street, provides passers-by with clear views into the building's ground floor, and fosters sidewalk dining, outdoor seating, and interaction among pedestrians. The district requires urban-style open space (greens, seating areas, plazas, pocket parks, roof gardens, etc.) to be included as a part of new development. In addition to commercial uses, the district allows a variety of moderate-density residential development. New commercial, mixed-use, and multi-family developments in the district are subject to the design standards in ARTICLE 151.5 DEVELOPMENT STANDARDS.

**Rezoning to the Neighborhood Residential Zoning District (Article 151.3.5.5)**

The Neighborhood Residential (NR) district serves as a transition district from the rural and suburban portions of the County to areas proximate to village centers and major commercial corridors. The district is intended to accommodate single-family detached homes in a neighborhood setting at moderate densities. Mobile and manufactured homes on individual lots, conservation subdivisions, and agricultural uses are limited in order to preserve the district's neighborhood character. Manufactured homes are not allowed on lots within 5,280 linear feet of a village center boundary. The district's 40,000-square-foot minimum lot area may be reduced when lots are within one mile of a designated village center boundary and served by public sewer. District regulations discourage uses that interfere with the development of residential neighborhoods or that are detrimental to the district's single-family detached neighborhood character.

**SITE DATA**

**Size of Lots:** Various  
**Flood Zone:** X  
**Zoning District(s):** Village Commercial (VC)  
**Existing Land Uses:** Farmland, vacant, woods and residential homes  
**Proposed Use(s) –** No change in use

**Adjacent Zoning & Uses:**

|                       | North   | South   | East                          | West                    |
|-----------------------|---|---|-------------------------------|-------------------------|
| <b>Zoning</b>         | Village Commercial (VC) & Neighborhood Residential (NR) | Village Commercial (VC) Neighborhood Residential (NR) | Neighborhood Residential (NR) | Village Commercial (VC) |
| <b>Use &amp; size</b> | Residential Lots & Farmland                             | Residential Lots, Woods, Farmland                     | Farmland                      | Business & Farmland     |

Amber Curling asked if anyone had any questions.

- Mr. Lambertson asked on how were the residents notified. They were notified by the Letters sent out by the Planning Department. Discussion on who all received the letters who was eligible for this rezoning whether vacant lot or residential lot. Verification of each one who submitted application to make sure they are not Commercial Business.
- Discussion on why and how this was rezoned. Why some residents are questioning this now versa when this happen and how residents can't build on property they own and paying higher taxes.
- Mr. Powell asked is this correct in saying this is an attempt of cleaning up a mess made years ago. Maybe. Mr. Albertson stated this was for the Future Land Use Plan. Hard to guess the future sometimes.

Amber Curling asked anymore questions.

Steven Bradshaw asked for other questions.

**Nathan Lilley made the motion to approved the Rezoning request as Written or Requested with the consistency statement and stuff(from Village Commercial (VC) to Neighborhood Residential (NR)).**

**Steven Bradshaw Approved the Rezoning to NR the requested rezoning is consistent with the current uses of the property.**

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

**MOVER:** Nathan Lilley

**SECONDER:** Ray Albertson

**AYES:** Nathan Lilley, Steven Bradshaw, Ray Albertson, Lee Powell, Wayne  
"Roger" Lambertson

**ABSENT:**

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

None.

#### **ITEM VIII. CONSIDER DATE OF NEXT MEETING**

The next meeting is scheduled for October 19, 2022.

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

**Nathan Lilley made a Motion to adjourn.**

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| <b>RESULT:</b>   | <b>PASSED [5-0]</b>  |
| <b>MOVER:</b>    | Nathan Lilley  |
| <b>SECONDER:</b> | <b>Wayne “Roger” Lambertson</b>  |
| <b>AYES:</b>     | Steven Bradshaw, Nathan Lilly, Ray Albertson, Lee Powell, Wayne “Roger” Lambertson |
| <b>ABSENT:</b>   |  |

There being no further matters for discussion Chairman Steven Bradshaw adjourned the meeting at 19:20 PM.

ATTEST:

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Steven Bradshaw, Chairman  
Camden County Planning Board

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Patricia Sabo  
Permit Clerk