



CAMDEN COUNTY PLANNING BOARD

**June 18, 2025
7:00 PM
Regular Meeting**

**Camden County Public Library Building – Board Room
118 NC Hwy 343 N, Camden County, NC**

Agenda
Camden County Planning Board
June 18, 2025; 7:00 PM
Boardroom, Camden Public Library
Regular Meeting

ITEM I. Call to Order & Welcome

ITEM II. Consideration of Agenda

ITEM III. Consideration of Minutes

A. Meeting Minutes from March 5, 2025

ITEM IV. Old Business

ITEM V. New Business

A. UDO # 2025-04-172 Major Commercial Site Plan for DT Read Steel Co.,
 Inc. at Camden Commerce Park

B. UDO #2025-06-181 Text Amendment to the language of the Unified
 Development Ordinance to include Recreation/Entertainment Indoor and
 Outdoor, Event Venue Use

C. Election of Chair and Vice Chair

ITEM VI. Information from Board and Staff

ITEM VII. Consider Date of Next Meeting

A. Consider Date of Next Meeting

ITEM VIII. Adjourn



**Camden County Planning Board
AGENDA ITEM SUMMARY SHEET**

Meeting Date: June 18, 2025
Attachments: 1. Meeting Minutes for Mar 5, 2025
Submitted By: Planning
Item Title: Consideration of Minutes

Summary:

Minutes from the March 5, 2025, Special Meeting due to snow cancellation of the February 19, 2025 meeting

Recommendation:

Approval

**Camden County Planning Board
Special Meeting March 5, 2025 at 7:45pm
Regular Meeting February 19, 2025 canceled due to snow
Camden County Library - Board Room
Camden, North Carolina**

MINUTES

The Special meeting of the Camden County Planning board was held on March 5, 2025 at 7:00PM in the boardroom at the Camden County Library in Camden, North Carolina.

ITEM 1. CALL TO ORDER & WELCOME

The meeting was called to order by Chairman Steven Bradshaw at 7:47 PM.
Board Members also present: Marshall “Lee” Powell, Wayne “Roger” Lambertson, George “Tom” White, and Ray Albertson.

Absent: Nathan Lilley and David Bundy

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

ITEM II. CONSIDERATION OF AGENDA

Motion to approve the Agenda as presented.

<p>RESULT: [5-0] PASSED MOVER: Tom White SECONDER: Ray Albertson AYES: Steven Bradshaw, Lee Powell, Ray Albertson, Roger Lambertson, Tom White NAYES: None ABSENT: Nathan Lilley, David Bundy</p>

ITEM III. CONSIDERATION OF MINUTES

Motion to approve minutes from October 16th, 2024 as written.

<p>RESULT: [5-0] PASSED MOVER: Steven Bradshaw SECONDER: Lee Powell AYES: Steven Bradshaw, Ray Albertson, Lee Powell, Roger Lambertson, Tom White NAYES: None ABSENT: Nathan Lilley, David Bundy</p>
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ITEM IV. OLD BUSINESS

A. There is no Old Business at this time.

ITEM V. NEW BUSINESS

A. *UDO #2024-08-137* Major Site Plan Application for Mangum Holding, LLC

Chair: “The Chair will recognize Planner Hunter Munro.”

Hunter Munro: Good evening again, gentlemen. On the agenda tonight is the request for approval of the Major Commercial Site Plan Application for Mangum Holding LLC. Jimmy Taylor from Bartlett Engineering is here to answer any questions regarding the presentation. A neighborhood meeting was not held due to the adjacent property owner’s prior awareness of this project, which were Camden County and Lucia Specialized Hauling of Virginia. The Major Commercial Site Plan is a warehouse/freight-type business to be located on a 10.01-acre parcel on Eco Park Drive, north of the South Mills township one-mile buffer and south of the North Carolina-Virginia border. Current use is a vacant lot, surrounding uses are the Commerce Park, the Great Dismal Swamp State Park, farmland, and US Highway 17. The parcel is zoned as highway commercial and is surrounded by Working Lands, Light Industrial, and Planned Development. The lot is located in the “X” flood zone. The parcel has water and sewer lines adjacent to the property along Eco Park Drive. It will be under the South Mills Fire District. It will have no impact on the schools and have a minimal impact on traffic patterns. What is being proposed is a 10,000 square foot office building, ABC Stone storage sites, a future 60,000 square foot warehouse, and a future stormwater retention wet pond. There will be a temporary trailer there during the first phase of construction. The Planning Department Staff recommends approval of the Major Commercial site plan for Mangum Holding LLC with the following recommendations made in the staff report and any other recommendations by the Planning Board. Does the Board have any questions for me?

Roger Lambertson: This is not in... there’s several places in this packet that says it’s in the park.

Hunter Munro: No, it is not in the commerce park. That is absolutely my mistake.

Roger Lambertson: Okay I just wanted to clarify that. It is adjacent.

Hunter Munro: Yes sir, it is adjacent along Eco Park Drive.

Steven Bradshaw: But the zoning is correct?

Hunter Munro: Yes sir, it’s Highway Commercial.

Ray Albertson: What kind of stuff would they be storing?

Hunter Munro: I know it is an industrial use, but Mr. Taylor will be able to answer questions as to what they’re going to be doing at the site.

Roger Lambertson: There’s no water at the site?

Hunter Munro: Water and sewer lines run along Eco Park drive.

Tom White: Is that building required to have sprinkler systems? Because it’s a warehouse, I don’t know if it has to have any.

Hunter Munro: That’s going to be taken care of during the building development and the permit application, what we’re here tonight for is the site plan approval. But it will be up to North Carolina building code. I will defer to Mr. Taylor for any questions you have, thank you.

Jimmy Taylor: Mr. Chairman; members of the board, again my name is Jimmy Taylor of Bartlett Engineering and Surveying in Wilson, I’m representing the client, Mangum Holdings. This will be a bulk storage facility. They are currently looking into contract with the Port Authority to have bulk storage here for large items, which is why you see that such a large area of the stone is on the site plan. Currently, the temporary construction trailer mentioned earlier, that is going to be there during the construction of the 10,000 square foot office building. That’s going to be to the rear of the lot. Once that office building is in

place and operational, obviously the temporary construction trailer will go away. Then the bulk of the storage, outdoor storage, will be where the ABC stone was shown on the site plan. For the warehouse, the future expansion; that is for indoor storage. Things that need to be out of the weather for the Port Authority contracts have been in place, but that is not the first or second phase, that's actually the third phase of this development. So, the exact... whether there's going to be sprinklers or not... obviously those building plans will be submitted with the inspection's division and if it's 2021 Building Code versus 2018, whatever those building codes are in place, they'll have to meet those requirements. I'm free to answer any other...

Ray Albertson: Is there any retail sales out of this? Or is it just storage?

Jimmy Taylor: Just storage.

Tom White: So, the products will be moved from container cargo, to the port, to here to be stored temporarily, and then shipped again.

Jimmy Taylor: Yes sir. And those contracts, to my understanding, are under the authority of the Port Authority so they will be able to have somebody hold them long term, what types of storage (inaudible)... In the application process, we have applied for what's called a No-exposure EMPS permit for Stormwater Management. The way that the state works, is for EMPS, they actually have to see the site in operation before they issue the permit. But based on what we presented to the state, they wrote a letter to the county and made sure they knew that based on what's presented, that No-Exposure would be applicable to the site. So from a hazardous waste material-side standpoint; none of that is in play here. Just want to make sure you all are aware, because that's usually a big question that we get for storage facilities. We have some contracts already pending in place; pending approval rather, so I think they're ready to go.

Ray Albertson: That's a long way to haul it from the port and back.

Jimmy Taylor: It is, but there's only so many places they can hold that type of material...

Ray Albertson: Right.

Jimmy Taylor: ... as far as the size is concerned. Any other questions? Thank you for your time.

Public Comments for UDO #2024-08-137 Major Site Plan Application for Mangum Holding LLC

A. No public comment

Motion to approve the Major Site Plan Application for Mangum Holding, LLC #2024-08-137

- **RESULT: PASSED 5-0**
- **MOVER: Tom White**
- **SECONDER: Ray Albertson**
- **AYES: Steven Bradshaw, Ray Albertson, Lee Powell, Roger Lambertson, Tom White**
- **NAYES: None**
- **ABSENT: Nathan Lilley, David Bundy**

ITEM VI. INFORMATION FROM BOARD AND STAFF

None.

ITEM VII. DATE OF NEXT MEETING

The next meeting is to be determined as agenda requires.

ITEM VIII. ADJOURN

Motion to adjourn.

RESULT: PASSED 5-0

MOVER: Ray Albertson

SECONDER: Steven Bradshaw

AYES: Steven Bradshaw, Ray Albertson, Lee Powell, Roger Lambertson, Tom White

NAYES: None

ABSENT: Nathan Lilley and David Bundy



**Camden County Planning Board
AGENDA ITEM SUMMARY SHEET**

Meeting Date: June 18, 2025

Attachments:

1. DT Read Steel Staff Report
2. Application
3. NC DEQ Erosion & Sediment Control Approval Letter
4. NC DEQ Stormwater Approval Letter
5. Camden Stormwater Conditional Approval

Submitted By: Planning

Item Title: New Business

Summary:

The Major Commercial Site Plan Application is for DT Read Steel Co., Inc. The 9.06-acre parcel is located in the Camden Commerce Park in the South Mills Township.

Recommendation:

Recommend Approval

STAFF REPORT

UDO # 2025-04-172 Major Commercial Site Plan for DT Read Steel Co., Inc. At Camden Commerce Park

PROJECT INFORMATION

File Reference: UDO # 2025-04-172
Project Name: DT Read Steel Co., Inc.
110 Opportunity Drive
PIN: 017071005974740000
Applicant: DT Read Steel Co., Inc.
Address: 110 Opportunity Drive
South Mills, NC 27976
Phone: 757-487-2047
Email: donnie@dtreadsteel.com
Agent for Applicant:
Eastern Carolina Engineering, PC
Address: 154 US Hwy 158 E, Camden NC 27921
Phone: 252-621-3570
Fax: 252-331-2390
Email: briant@easterncarolinaengineering.com

Current Owner of Record: DT Read Steel Co. Inc

Meeting Dates:
N/A **Neighborhood Meeting**
June 18th, 2025 **Planning Board Meeting**

Application Received: 4/15/2025
By: Hunter Munro, Planning

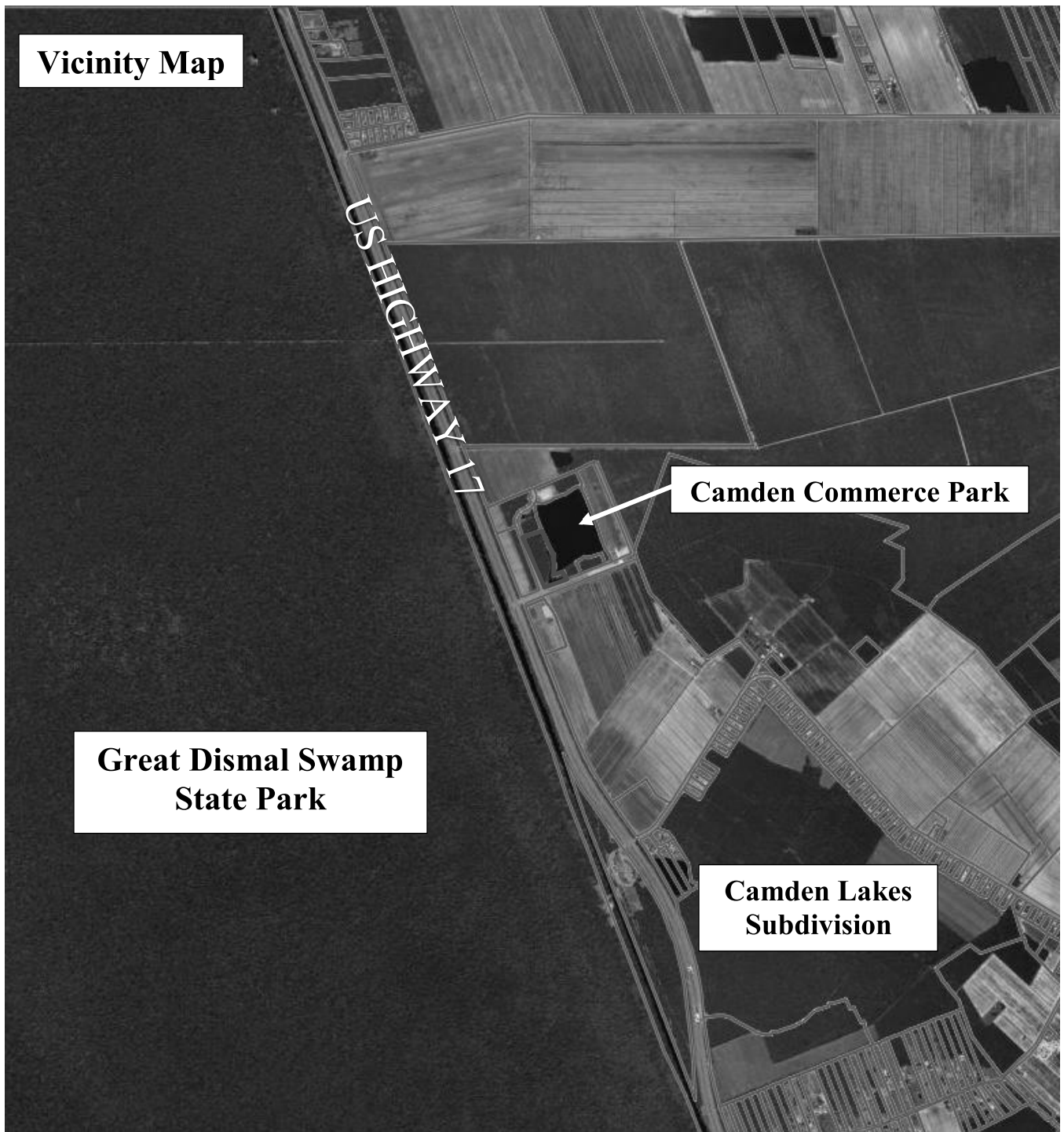
Application Fee paid:
#1006: \$200 Application Fee
#1007: \$3700 Stormwater Fee

Completeness of Application:
Application is generally complete

Documents received:
A. Major Site Plan Application
B. Site Plan
C. Building Design Drawings
D. Approved - NCDEQ - Erosion and Sediment Control Plan
E. Approved - NCDEQ - Stormwater
F. Approved -County Stormwater Review

REQUEST: Approval of Major Commercial Site Plan Application for DT Read Steel Co. Inc located at Camden Commerce Park.

Description/Location: The application is for DT Read Steel Co., Inc. The 9.06-acre parcel is located in the Camden Commerce Park in the South Mills Township. The parcel ID number is 01.7071.00.59.7474.0000.



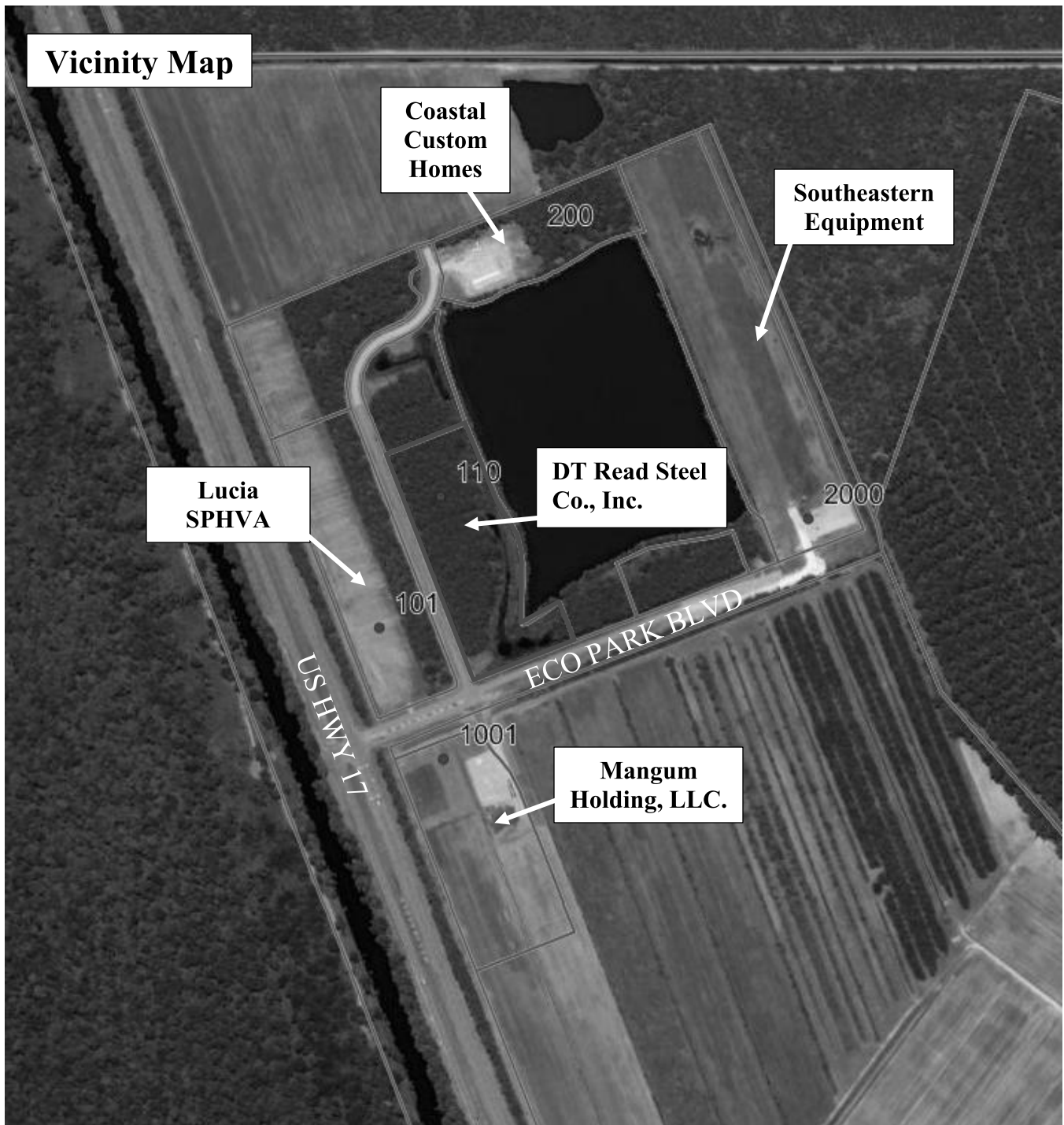
Vicinity Map

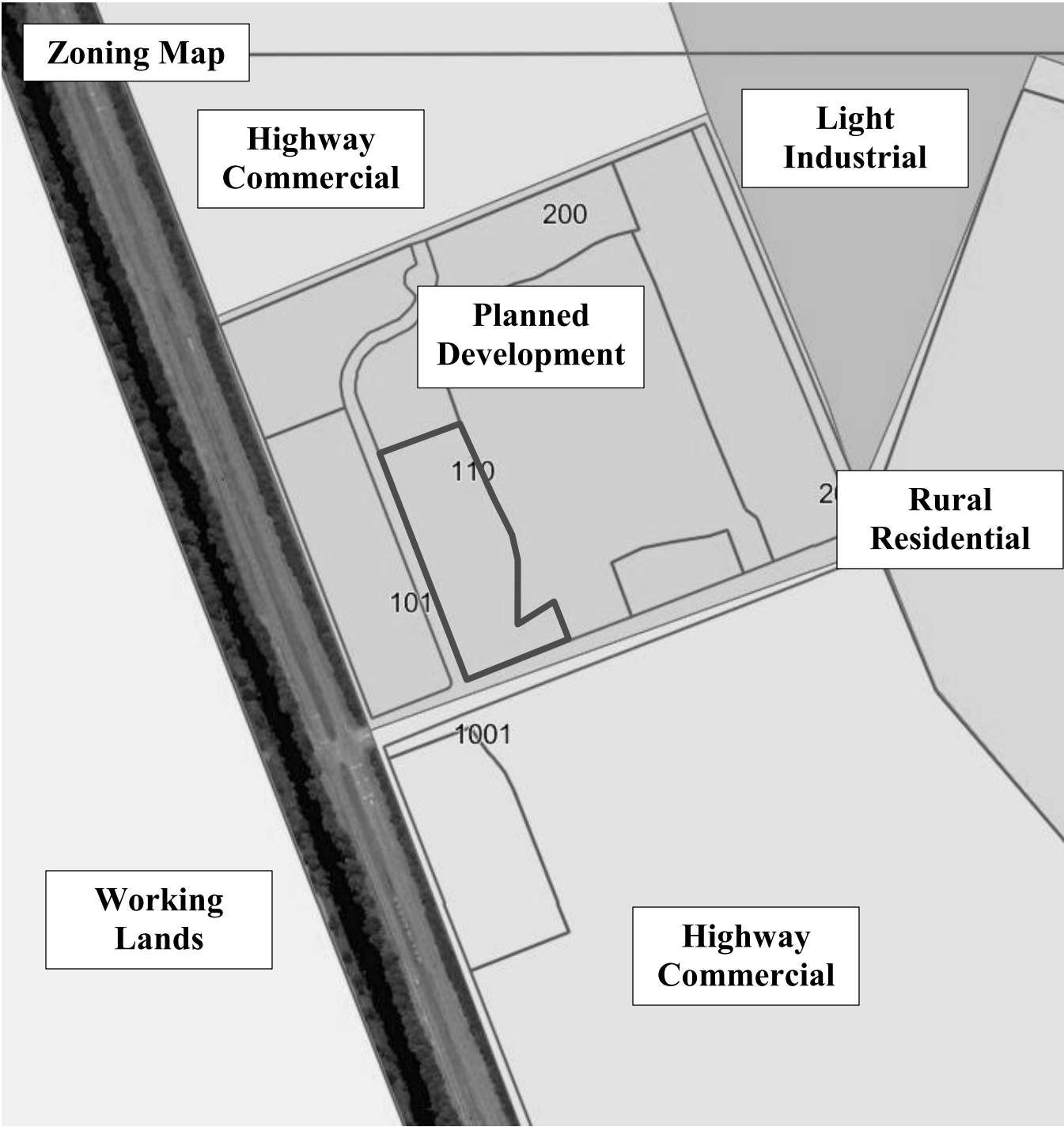
US HIGHWAY 17

Camden Commerce Park

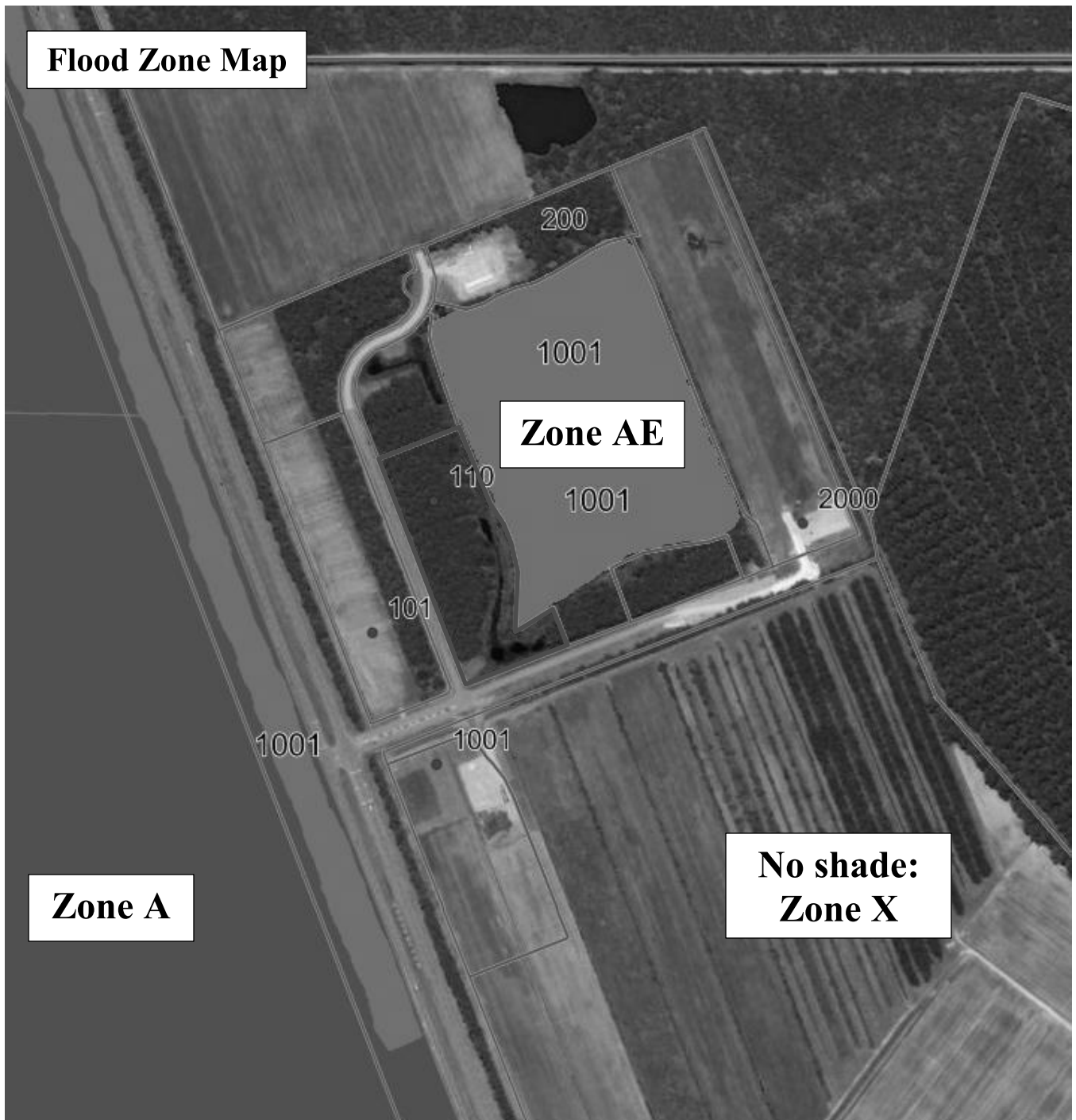
**Great Dismal Swamp
State Park**

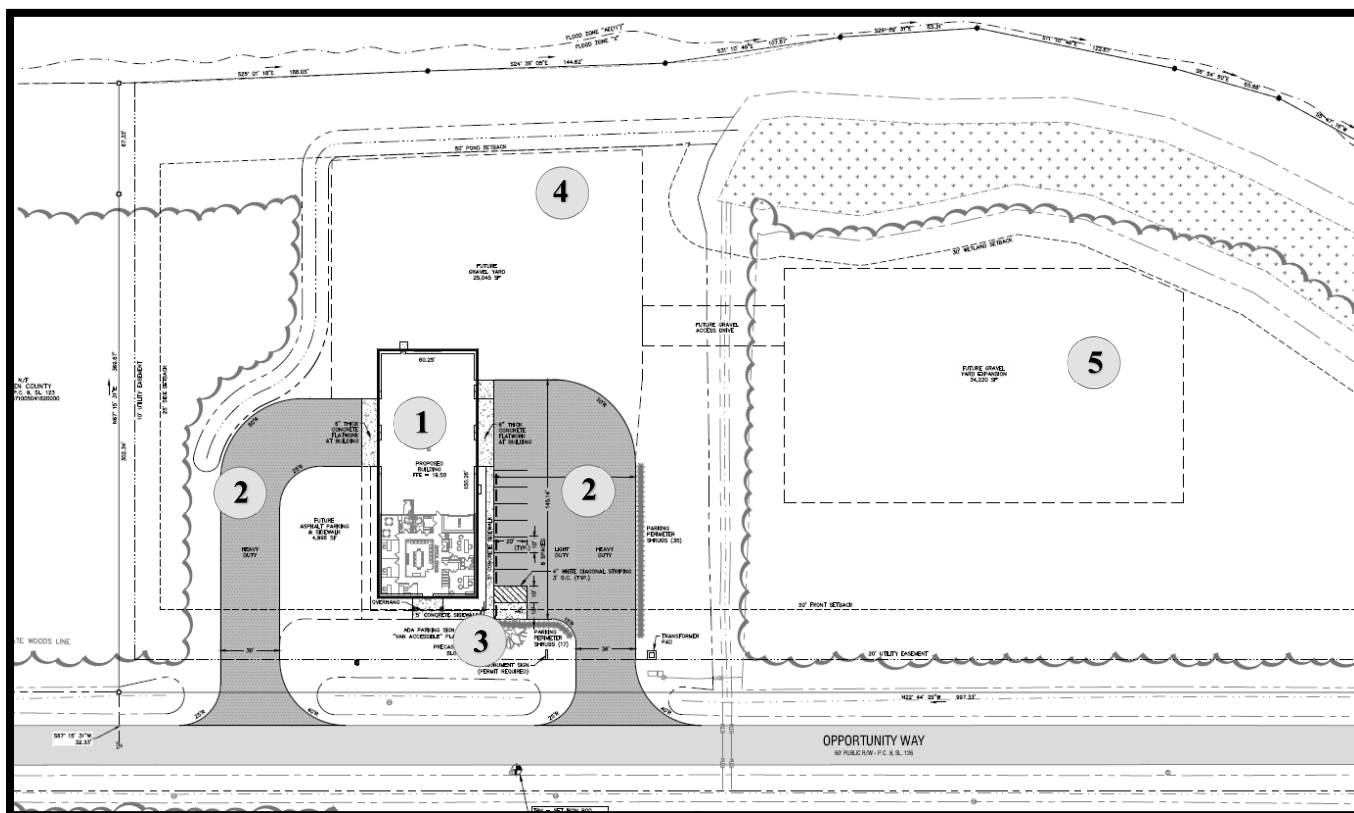
**Camden Lakes
Subdivision**





Flood Zone Map





1. 9,053 SF Warehouse/Office Building
2. 22,548 SF Heavy Duty Parking and Vehicle Entry
3. Required Landscaping and Monument Sign
4. Future 25,045 SF gravel yard
5. Future 34,220 SF gravel yard

SITE DATA

Size of Lot: Approximately 9.06 acres
Flood Zone: Flood Zone X
Zoning District(s): Planned Development
Existing Land Uses: Undeveloped/Vacant Land

Adjacent Zoning & Uses:

	North	South	East	West
Zoning	Planned Development	Highway Commercial	Planned Development	Planned Development
Use & size	Undeveloped Lot	Mangum Holding LLC	Commerce Park Retention Pond	Lucia Specialized Hauling of VA

INFRASTRUCTURE & COMMUNITY FACILITIES

Water: Water lines are located adjacent to property along Eco Park Blvd

Sewer: Sewer lines are located adjacent to property along Eco Park Blvd

Fire District: South Mills Fire District.

Schools: No impact on schools.

Traffic: Estimated minimal Impact on traffic patterns

PLANNING STAFF RECOMMENDATION: Planning Staff recommends **approval** of Major Site Plan for DT Read Steel Co., Inc. with the following recommendations:

1. Updated set of plans showing any additional information required by Planning Board
2. Obtain Building Permit for the construction of new building
3. Include any easement for public/private infrastructure as needed
4. The applicant must strictly abide by all requirements of the Unified Development Ordinance of Camden County, North Carolina, and must also strictly comply with all other local, state and federal ordinances, laws, rules, regulations and restrictive covenants as one or more ordinances, laws, rules, regulations and restrictive covenants may apply to this development.



Land Use / Major Site Plan Application

OFFICIAL USE ONLY:

UDO Number: 2025-04-172 Zoning Dist.: P13
Date Filed: 4/15/2025 Flood Zone: X
Received By: Quik Watershed (Y/N): N
Application Fee: 200 ^{ck}/₁₀₀₀ LLC current(Y/N): Y
Storm Water Fee: 3700 ^{ck}/₁₀₀₀

Contact Information



PROPERTY
OWNER



APPLICANT



AGENT

Name: D.T. Read Steel Co., Inc.

Name: _____

Address: 100 Opportunity Way
South Mills, NC 27976

Address: _____

Telephone: (757) 487-2047

Telephone: _____

Email: donnie@dtreadsteel.com

Email: _____

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: same

DOCUMENTATION OF PROPERTY OWNER GIVING CONSENT TO APPLICANT (Y/N/NA): NA

Project/Property Information

Project/Business Name: D.T. Read Steel

Physical Street Address 100 Opportunity Way, South Mills, NC 27976

General Location Description: Lot 8, Camden Commerce Park

Parcel ID Number(s): 017071005974740000

Deed Book / Page Number and/or Plat Cabinet / Slide Number: D 448/718; P 9/214

Total Acreage of Parcel: 9.057 ac. Total area of land disturbing activity 2.6 ac.

Existing Land Use of Property Vacant Proposed Use Office/Warehouse

Existing Impervious Surface 0 Proposed Impervious Surface 33,222sf + 66,472sf fut

Existing Total Floor area 0 Proposed Total Floor Area 9,053sf

Describe Water Availability/Approval (Existing, Well, County) County

Perc Test (Y,N,NA): NA County Approval Sewer Connection (Y,N,NA): Pending

Is Special Use Permit Required? (Y,N,NA) N If yes UDO# and status _____

Building and Site Design

Does the Commercial Design Meet Standards of UDO Article 5.1.2? Yes

Meeting

Date Neighborhood Meeting Held: TBD NA Meeting Location: TBD NA

Proposed Date of Planning Board Meeting 5/21/2025 6/18/2025

Documents (If Applicable-Yes, No, NA)

County Storm water Management Plan Review/Approval Submitted

State Erosion & Sediment Control Permit Submitted

State Stormwater Permit Submitted

Is lot served by NCDOT maintained road? No NCDOT Approval N/A

Does the plan shall clearly indicate the steps that will be taken for restoring a Stormwater Management Facility to design specifications if a failure occurs? N/A

Stormwater Maintenance Performance Guarantee N/A


Additional Fees

Water Fee Paid (Y,N,NA): Pending Sewer Fee Paid (Y,N,NA): Pending

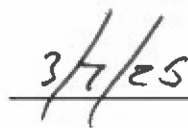
Brief Description of Construction Activities`

New driveway on Opportunity Dr, new utility connections, building, parking lot, outdoor storage
for an office/warehouse use commercial building

I, the undersigned, do certify that all of the information presented in this application is accurate to the best of my knowledge, information, and belief. Further, I hereby authorize county officials to enter my property during reasonable business hours for purposes of determining zoning compliance. All information submitted and required as part of this application process shall become public record.



Property Owner(s)/Applicant*



Date

***Note: Forms must be signed by the owner(s) of record, contract purchaser(s), or other person(s) having a recognized property interest. If there are multiple property owners/applicants, a signature is required for each.**

11/17/2020

JOSH STEIN
Governor

D. REID WILSON
Secretary

WILLIAM E. TOBY VINSON, JR.
Director



NORTH CAROLINA
Environmental Quality

May 13, 2025

LETTER OF APPROVAL

D.T. Read Steel Co., Inc.
100 Opportunity Dr
South Mills, North Carolina 27976

RE: Project Name: D.T. Read Steel
Application ID: PA-00
Permit Number: CAMDE-2025-0105
Acres Approved: 2.6
County: Camden
City: South Mills
Address: Opportunity Way
River Basin: Pasquotank
Stream Classification: C: Aquatic Life, Secondary Contact Recreation, Fresh water; SA: Market Shellfishing, Tidal Salt Water
Plan Type: New Plan - Commercial Building, Paved Parking, Sidewalk & Gravel Storage Yard

Dear D.T. Read Steel Co., Inc.,

This office has reviewed the subject erosion and sedimentation control plan. We hereby issue this Letter of Approval. Any modifications required for approval are listed in the body of the email that accompanied this attached letter. The enclosed Certificate of Approval must be posted at the job site. This plan approval shall expire three (3) years following the date of approval, if no land-disturbing activity has been undertaken, as is required by Title 15A NCAC 4B .0129.

As of April 1, 2019, all new construction activities not explicitly exempt are required to complete and submit an electronic Notice of Intent (eNOI) form requesting a Certificate of Coverage (COC) under the NCG010000 Construction General Permit. After the form is reviewed and found to be complete, you will receive a link with payment instructions for the annual permit fee. After the fee is processed, you will receive the COC. As the Financially Responsible Party shown on the FRO form submitted for this project, you **MUST** obtain the COC prior to commencement of any land disturbing activity. The eNOI form may be accessed at deq.nc.gov/NCG01.



Please direct questions about the eNOI form to the Stormwater Program staff in the Raleigh central office. If the owner/operator of this project changes in the future, the new responsible party must obtain a new COC.

Title 15A NCAC 4B .0118(a) and the NCG01 permit require that the following documentation be kept on file at the job site:

1. The approved E&SC plan as well as any approved deviation.
2. The NCG01 permit and the COC, once it is received.
3. Records of inspections made during the previous 12 months.

Also, this letter gives the notice required by G.S. 113A-61.1(a) of our right of periodic inspection to ensure compliance with the approved plan.

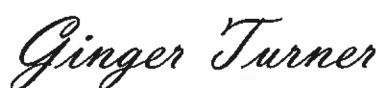
North Carolina's Sedimentation Pollution Control Act is performance-oriented, requiring protection of existing natural resources and adjoining properties. If, following the commencement of this project, the erosion and sedimentation control plan is inadequate to meet the requirements of the Sedimentation Pollution Control Act of 1973 (North Carolina General Statute 113A-51 through 66), this office may require revisions to the plan and implementation of the revisions to ensure compliance with the Act.

Acceptance and approval of this plan is conditioned upon your compliance with Federal and State water quality laws, regulations, and rules. In addition, local city or county ordinances or rules may also apply to this land-disturbing activity. This approval does not supersede any other permit or approval.

Please note that this approval is based in part on the accuracy of the information provided in the Financial Responsibility Form and on the plan, which you provided. You are requested to file an amended form if there is any change in the information included on the form.

Your cooperation is appreciated.

Sincerely,



Ginger Y. Turner, PE for
Samir Dumpor, PE
Regional Engineer
Land Quality Section

General Comments

1. This permit allows for a land disturbance, as called for on the application plan, not to exceed 2.6 acres. Exceeding that acreage will be a violation of this permit and would require a revised plan and additional application fee. Land disturbance should be conducted in a manner to minimize land exposure. Any addition in impervious surface, over that already noted on the approved plan, would also require a revised plan to verify the appropriateness of the erosion control measures and stormwater retention measures (NCGS 113A-54.1(b)).
2. Additional measures may be required - the applicant is responsible for the control of sediment on-site. If the approved erosion and sedimentation control measures prove insufficient, the applicant must take those additional steps necessary to stop sediment from leaving this site (NCGS 113A-57(3); 15A NCAC 4B .0115). Each sediment storage device must be inspected after each storm event (NCGS 113A54.1(e)). Maintenance and/or clean out is necessary anytime the device is at 50% capacity. All sediment storage measures will remain on site and functional until all grading and final landscaping of the project is complete (15A NCAC 04B .0113).
3. The applicant is responsible for obtaining any and all permits and approvals necessary for the development of this project prior to the commencement of this land disturbing activity. This could include our agency's Stormwater regulations and the Division of Water Resources' enforcement requirements within Section 401 of the Clean Water Act, the U.S. Army Corps of Engineers' jurisdiction of Section 404 of the Clean Water Act, the Division of Coastal Management's CAMA requirements, the Division of Solid Waste Management's landfill regulations, the Environmental Protection Agency and/or The U.S. Army Corps of Engineers jurisdiction of the Clean Water Act, local County or Municipalities' ordinances, or others that may be required. This approval cannot supersede any other permit or approval; however, in the case of a Cease-and-Desist Order from the Corps of Engineers, that Order would only apply to wetland areas. All highlands would still have to be in compliance with the N.C. Sedimentation Pollution Control Act.
4. If any area on site falls within the jurisdiction of Section 401 or 404 of the Clean Water Act, the applicant is responsible for compliance with the requirements of the Division of Water Resources (DWR), the Corps of Engineers and the Environmental Protection Agency (EPA) respectively. Any erosion control measures that fall within jurisdictional wetland areas must be approved by the aforementioned agencies prior to installation. The Land Quality Section must be notified of a relocation of the measures in question to the transition point between the wetlands and the uplands to assure that the migration of sediment will not occur. If that relocation presents a problem or contradicts any requirements of either DWR, the Corps, or the EPA, it is the responsibility of the applicant to inform the Land Quality Section regional office so that an adequate contingency plan can be made to ensure sufficient erosion control remains on site. Failure to do so will be considered a violation of this approval (NCGS 113A-54.1(b)).
5. Any off-site borrow and waste required for this project must come from a site with an approved erosion control plan, a site regulated under the Mining Act of 1971, or a landfill regulated by the Division of Solid Waste Management. Trash/debris from demolition activities or generated by any activities on site must be disposed of at a facility regulated by the Division of Solid Waste Management or per Division of Solid Waste Management or Division of Water Resources rules and regulations. [15A NCAC 4B .0110]

6. A graveled construction entrance must be located at each point of access and egress available to construction vehicles during the grading and construction phases of this project. Access and egress from the project site at a point without a graveled entrance will be considered a violation of this approval. Routine maintenance of the entrances is critical (113A-54.1(b)).
7. If sediment traps and basins are shown on the plan as the primary sedimentation and erosion control devices on this project, it is necessary that the traps and basins and their collection systems be installed before any other grading takes place on site, and that every structure that receives more than one acre of drainage is built so that each dewater only from the surface (NCG010000). If that proves to be impractical, a revised plan must be submitted and approved that addresses erosion and sediment control needs during the interim period until the traps and basins are fully functioning (113A-54.1(b)).
8. Any and all existing ditches on this project site are assumed to be left undisturbed by the proposed development unless otherwise noted. The removal of vegetation within any existing ditch or channel is prohibited unless the ditch or channel is to be regraded with side slopes of 2 horizontal to 1 vertical or less steep (15A NCAC 04B .0124 (d)). Bank slopes may be mowed but stripping of vegetation is considered new earth work and is subject to the same erosion control requirements as new ditches (NCGS 113A52(6)).
9. As a condition of the NPDES General Stormwater Permit (NCG010000), the financially responsible party shall comply with the NCG01 Ground Stabilization and Materials Handling requirements that became effective April 1, 2019. The NCG01 Ground Stabilization and Materials Handling standard detail can be printed from the deq.nc.gov/NCG01 website.
10. As a condition of the NPDES General Stormwater Permit (NCG010000), the financially responsible party shall comply with the NCG01 Self-Inspection, Recordkeeping and Reporting requirements that became effective April 1, 2019. The NCG01 Self-Inspection, Recordkeeping and Reporting standard details can be printed from the deq.nc.gov/NCG01 website.
11. As a part of routine monitoring of the approved land-disturbing activity, the financially responsible party shall ensure inspections of the area covered by the approved plan after each phase of the plan has been completed and after establishment of temporary ground cover in accordance with North Carolina General Statute 113A-54.1(e).
12. The NCG01 has a \$120 yearly fee and our office often receives closure inspection requests days prior to yearly NCG01 fee payment due dates. Be advised the project requires a closure inspection report by DEMLR prior to filing the Notice of Termination (NOT) to terminate NCG01 coverage. The closure inspection should not be requested until after the site has achieved full vegetative stabilization and measures have been removed. The removal of temporary ESC measures, including basins, requires prior approval. Often, a full growing season is necessary between initial seeding/mulching and removal of measures. Please plan your construction accordingly to avoid contacting our office prematurely for a closure inspection. Also be advised you may be asked for representative site pictures prior to a closure inspection.

JOSH STEIN
Governor

D. REID WILSON
Secretary

WILLIAM E. TOBY VINSON, JR.
Director



NORTH CAROLINA
Environmental Quality

May 30, 2025

D.T Read Steel Co., LLC.
Attn: Donald T. Read Jr. – Owner
102 Opportunity Way
South Mills, NC 27976

**Subject: State Stormwater Management Permit No. SW7250403
D. T. Read Steel
High Density Project – Served by Off-Site System
Camden County**

Dear Donald Read:

The Washington Regional Office received the State Stormwater Management Permit Application for the subject project on April 21, 2025. Staff review of the plans and specifications has determined that the project, as proposed, complies with the Stormwater Regulations set forth in Title 15A NCAC 02H.1000 amended on January 1, 2017 (2017 Rules). We are hereby forwarding Permit Number SW7250403 dated May 30, 2025, for the construction of the built-upon areas (BUA) and stormwater control measures (SCMs) associated with the subject project.

This permit shall be effective from the date of issuance until rescinded and the project shall be subject to the conditions and limitations as specified therein and does not supersede any other agency permit that may be required. Failure to comply with these requirements will result in future compliance problems. Please note that this permit is not transferable except after notice to and approval by the Division.

This cover letter, attachments, and all documents on file with DEMLR shall be considered part of this permit and is herein incorporated by reference.

If any parts, requirements, or limitations contained in this permit are unacceptable, you have the right to request an adjudicatory hearing by filing a written petition with the Office of Administrative Hearings (OAH). The written petition must conform to Chapter 150B of the North Carolina General Statutes and must be filed with the OAH within thirty (30) days of receipt of this permit. You should contact the OAH with all questions regarding the filing fee (if a filing fee is required) and/or the details of the filing process at 6714 Mail Service Center, Raleigh, NC 27699-6714, or via telephone at 919-431-3000, or visit their website at www.NCOAH.com. Unless such demands are made this permit shall be final and binding.

If you have any questions concerning this permit, please contact Denis Hyska in the Washington Regional Office, at (252) 948-3973 or denis.hyska@deq.nc.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "DHyska", written over a horizontal line.

Denis Hyska, CAPM
Division of Energy, Mineral and Land Resources

Enclosures: Attachment A – Designer's Certification Form
Application Documents

cc: Brian Robey P.E – Eastern Carolina Engineering, PC (briant@easterncarolinaengineering.com)
Camden County – Jason Corbell (jcorbell@camdencountync.gov)
Washington Regional Office Stormwater File





PROJECT NAME: D.T. Read Steel
PROJECT ADDRESS: 100 Opportunity Way, South Mills, NC
APPLICANT: Eastern Carolina Engineering
DATE SUBMITTED: 4/17/2025

4/29/2025

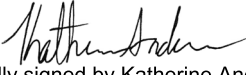
To Whom it May Concern:

This document has been sent to indicate that a decision has been reached between Camden County, the technical reviewer, the applicant, and relevant parties regarding development. Design drawings and associated calculations were reviewed for stormwater compliance and below is the current status of the review:

- ☐ APPROVAL
- ☒ CONDITIONAL APPROVAL (SEE BELOW CONDITIONS)
- ☐ DENIAL (SEE ATTACHED COMMENTS LETTER)

Technical Reviewer: Katherine Anderson, PE

Signature and Date:


Digitally signed by Katherine Anderson
Date: 2025.04.29 17:46:29-04'00'

Camden County Government Representative:

Signature and Date:

If there are any questions regarding these decisions or parties involved, seek help from the reviewer or primary contact at Camden County. We can be reached at:

Camden County, NC 2021
PO Box 190
Camden NC 27921
Ph: (252) 338-1919

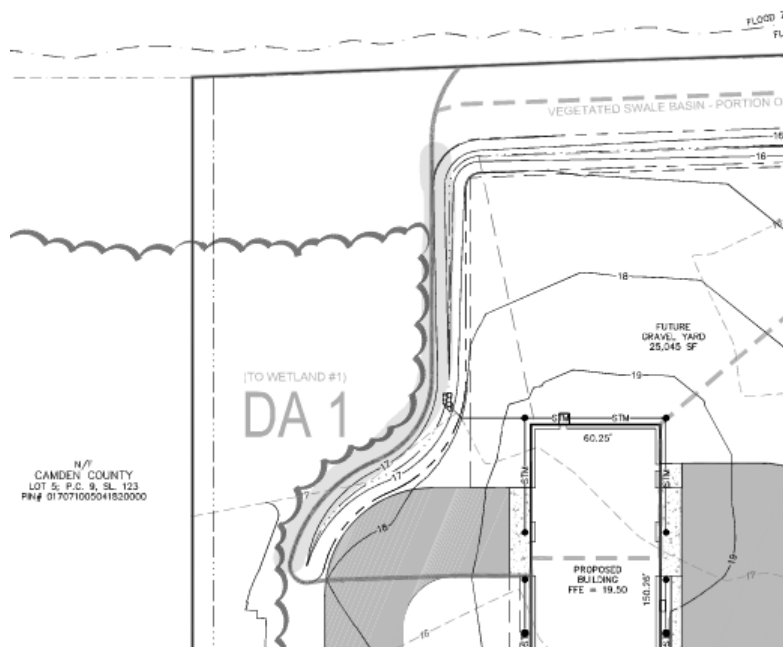
McAdams
2905 Meridian Parkway
Durham, NC 27713
Ph: (919)-361-5000



PROJECT NAME: D.T. Read Steel
PROJECT ADDRESS: 100 Opportunity Way, South Mills, NC
APPLICANT: Eastern Carolina Engineering
DATE SUBMITTED: 4/17/2025

Advisory Comment:

1. Please ensure that the top of dam for the proposed onsite ditch is higher than the adjacent grades to ensure the appropriate split of drainage areas between Wetlands 1 and 2. Once construction is complete, as-builts must be approved by the stormwater reviewer with this comment addressed prior to the issuance of a final CO.





**Camden County Planning Board
AGENDA ITEM SUMMARY SHEET**

Meeting Date: June 18, 2025
Attachments: 1. Staff Report for Text Amendment
2. Specific Event Permit Application
Submitted By: Planning
Item Title: New Business

Summary:

Text Amendment, UDO #2025-06-181, will amend the language of the Camden County Code of Ordinance Chapter 151 to specific sections of Articles 151.4.4 Use Regulations specifically to include Recreation/Entertainment Indoor/Outdoor including Event Venue as use, 151.4.5 Accessory Uses and Article 151.10.3 Definitions.

Recommendation:

Recommend approval of UDO #2025-06-181, Text Amendment to the Camden County Code of Ordinance Chapter 151 to specific section of Articles 151.4.4 Use Regulations specifically to include Recreation/Entertainment Indoor/Outdoor including Event Venue as use, 151.4.5 Accessory Uses and Article 151.10.3 Definitions

UDO No. 2025-06-181
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 January 1, 1998, and subsequently revised February 4, 2019 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 and highlighted (*italics*).

Article III:

Amending Camden County Code of Ordinances, specifically Chapter 151:

Article 4 Use Regulations: 4.3 Principal Uses, 4.4.4.4 Use Specific Standards – Commercial Uses and 4.5 Accessory Uses

Article 10 Definitions & Measurements: 10.3 Definitions

TABLE 4.3.10: PRINCIPAL USE TABLE															
"P"= Permitted "S"= Permitted with Special Use Permit ". "= Prohibited															
USE CATEGORY Use Type Description	RESIDENTIAL						COMMERCIAL					IND.		ADDITIONAL STANDARD s (151.4)	
	CP	WL	RR	SR	NR	VR	CC	VC	MX	HC	MC	LI	HI		PD
RECREATION/ENTERTAINMENT, INDOOR															
The Indoor Recreation/Entertainment Use Category includes use types that are privately owned and provide recreation or entertainment activities in an enclosed structure or structures. Accessory uses may include offices, concessions, snack bars, parking, and maintenance facilities. Example use types include country clubs, indoor commercial recreation uses (including bowling alleys, game rooms, dancehalls, and skating rinks), and theaters (including cinemas, screening rooms, and stages).															
Major Indoor recreation/entertainment uses with 2,500 square feet of floor area or more, or where the use is expected to generate more than 200 vehicle trips per day according to the Institute of Transportation Engineer's most recent trip generation rate manual.	S	P	P	P	S	S	.	A	
Minor Indoor recreation/entertainment uses with less than 2,500 square feet of floor area, or where the use is expected to generate less than 200 vehicle trips per day according to the Institute of Transportation Engineer's most recent trip generation rate manual.	P	P	P	P	P	P	.	A	
RECREATION/ENTERTAINMENT, OUTDOOR															
The Outdoor Recreation/Entertainment Use Category includes use types that are large, generally commercial, and provide continuous recreation or entertainment-oriented activities that primarily take place outdoors. They may take place in a number of structures that are arranged together in an outdoor setting. Accessory uses may include concessions, parking, and maintenance facilities. Example use types include privately-owned arenas, amphitheaters, or stadiums, outdoor commercial recreation uses (including private golf driving ranges and privately-owned miniature golf facilities; go-cart racing; race tracks; drive-in movie theaters; privately-owned outdoor commercial tourist attractions; and privately-owned active sports facilities such as ball fields, courts, and archery ranges), athletic facilities, private golf courses, and outdoor swimming pools (private).															

TABLE 4.3.10: PRINCIPAL USE TABLE															
"P"= Permitted "S"= Permitted with Special Use Permit "."= Prohibited															
USE CATEGORY Use Type Description	RESIDENTIAL						COMMERCIAL					IND.		ADDITIONAL STANDARD S (151.4)	
	CP	WL	RR	SR	NR	VR	CC	VC	MX	HC	MC	LI	HI		PD
Major Outdoor recreation/entertainment uses that involve the operation of machinery by patrons or that have the potential to generate significant amounts of noise while in operation.	.	S	.	.	.	.	.	.	.	S	.	S	S	A	<u>4.4.4.F</u>
Minor Outdoor recreation/entertainment uses do not involve the operation of machinery by patrons or that do not have the potential to generate significant amounts of noise while in operation. Uses engaged in the discharge of firearms are firing ranges.	.	S	.	.	.	.	P	P	P	P	P	P	.	A	<u>4.4.4.F.2</u>
Firing Range A commercial establishment configured for the purpose of shooting at targets by rifles, pistols, shot guns, or archery. Firing ranges do not include uses with hunting leases or involved in the operation of air rifles (e.g., paintball establishments). Accessory uses include a club house, ammunition sales, and repair services.	.	S	.	.	.	.	.	.	.	.	.	S	S	.	<u>4.4.4.L</u>
Water-Related Uses Commercial establishments engaged in providing access to waterways for persons and equipment for the purposes of leisure pursuits. Water-related uses also include marinas. Boat slips and boat ramps that are publicly owned are Recreation and Open Area uses.			S												
Recreation/Entertainment Indoor and Outdoor – <i>The Indoor and outdoor Recreation Entertainment Use Category includes use types that are entertainment-oriented activities that take place indoors and/or outdoors. These activities take place in and around structures on specific property. 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.</i>															
Event Venue- A physical place inside and/or outside where an event or special occasion can be held. These venues can be large or small		S	S	S	S	S	S	S	S	S	S				<u>4.4.4.M</u>

Article 151.4.4.4. COMMERCIAL USES Unless exempted, all commercial uses shall comply with the nonresidential design standards in Section 5.1.2, Commercial Design Standards, or Section 5.1.3, Mixed-Use Design Standards, as applicable.

M. Event Venue – The following limitations are based on the health, safety and welfare of the public.

- 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.**
- The Special Use Permits will be updated/reevaluated/reviewed annually to determine compliance with this Ordinance. The applicant must strictly abide by all requirement of the current Unified Development Ordinance of Camden County, North Carolina, and must strictly comply with all other local, state, and federal ordinances, laws, rules and regulations as one or more ordinances, laws, rules regulations may apply to this special use permit.**
- Each event will require Event Application documentation of actions taken for the specific event.**
- Determine Occupancy limitation to be based on all relevant factors including, but not limited to; size of parcel, maximum occupancy load of building, parking limitations, type of event, access, etc.**

5. **Parking Plan for specific event**
6. **Requirement of each Event Specific Safety Plan must be in place. These safety measures will be customized for each event and determined by the event's specific characteristics. For example, security personnel, traffic control personnel, fire escape, etc.**
7. **Limitations on the time and dates for each event determined by Camden County and/or Emergency Management staff.**
8. **A minimum requirement 50 feet setbacks of all recreation/entertainment features to include but not limited to stages, tents, bounce house, food/beverage trucks, tables/chairs/seating, petting zoo, vehicles (not in parking lot), etc. for event from property lines. The minimum setback for specific features will increase if determined necessary**
9. **Limitation on the specific types of events determined by Camden County.**
10. **Details about maximum occupant load for building(s) determined by Fire Marshal**
11. **The name, address, contact number of the person (s) responsible for operation of each specific event.**
12. **Details of catering provided for each event.**
13. **Specific Details for each event as applicable:**
 - a. **Sanitation facilities**
 - b. **Noise control measures**
 - c. **Crowd control**
 - d. **Traffic control plan**
 - e. **Parking plan**
 - f. **Relevant Information to minimize adjacent property owners being affected**
 - g. **Other actions taken to eliminate adverse effects.**
14. **A site plan of event layout. To include but not limited to parking, enter/exit vehicle aisles, pick up /drop off areas, location of booths/catering vehicles, tables, tents, etc.**
15. **Provide safety fences, up to eight feet high, as necessary to protect the general health, safety, and welfare of public.**
16. **Fire Marshal/Sherriff approval when applicable.**
17. **If alcohol is present or being served a valid ABC license required**
18. **Obtain and remain in compliance with any specific Permits and/or licenses required for all events.**
19. **If any of the conditions affixed hereto or any part thereof shall be held invalid or void, then the approval in its entirety shall be void and have no effect.**

The next section Unified Development Ordinance Article 151.4.5 Accessory Uses is adding a Text Amendment to include Recreation/Entertainment Indoor/Outdoor as an Accessory Use to a Principal Use. Article 151.4.5.1 states "This section of the Unified Development Ordinance authorizes the establishment of accessory uses and structures that are incidental and subordinate to principal uses. The purpose of this section is to allow a broad range of accessory uses and structures, provided they comply with the standards set forth in this section in order to reduce potentially adverse impacts on surrounding lands." See below for Text Amendment of Event Venue as an Accessory Use to the Principal Use listed in Table 4.3.10.

ARTICLE 151.4 Use Regulations

Section 4.5 Accessory Uses

4.5.1 Purpose

4.5. ACCESSORY USES

4.5.1. PURPOSE

This section authorizes the establishment of accessory uses and structures that are incidental and subordinate to principal uses. The purpose of this section is to allow a broad range of accessory uses and structures, provided they comply with the standards set forth in this section in order to reduce potentially adverse impacts on surrounding lands.

4.5.2. PROCEDURES FOR ESTABLISHMENT

- A. Accessory uses or structures may be approved in conjunction with the approval of the principal use or subsequently following the establishment of the principal use.
- B. With the following exceptions, no accessory use or structure shall be approved, established, or constructed before the principal use is approved in accordance with this Ordinance:
 - 1. Agricultural uses;
 - 2. Docks, piers, and boat ramps; and
 - 3. Storage and maintenance sheds of up to 200 square feet in area.
- C. Establishment of an accessory use or structure shall require approval of a zoning compliance permit in accordance with the standards in [Section 2.3.29, Zoning Compliance Permit](#), and the standards in this section.
- D. A lawfully-established nonconforming use or structure may be supplemented with an accessory use or structure provided the accessory does not increase the nonconformity.

4.5.3. GENERAL STANDARDS FOR ACCESSORY STRUCTURES

- A. **Permitted Accessory Uses and Structures**

Permitted accessory uses and structures include those listed in this section and those that the UDO Administrator determines meet the following:

 - 1. Are clearly incidental to an allowed principal use or structure;
 - 2. Are subordinate to and serving an allowed principal use or structure; and
 - 3. Contribute to the comfort, convenience, or needs of occupants, business or industry associated with the principal use or structure.
- B. **Located on Same Lot as a Principal Use**

All accessory uses and structures shall be located on the same lot as the principal use or structure and not located within any street right-of-way, except as allowed by this Ordinance for specific accessory uses and structures.
- C. **Compliance with Ordinance Requirements**

Accessory uses and structures shall conform to the applicable requirements of this Ordinance, including this section, the district standards in [ARTICLE 151.3, Zoning Districts](#), or the development standards in [ARTICLE 151.5, Development Standards](#).
- D. **Dimensional Standards**

Accessory structures, which include accessory buildings, shall meet the applicable zoning district dimensional standards and district standards, except as provided in [Section 10.2.5, Setback Encroachments](#).
- E. **Maximum Size**

Except for accessory dwelling units or where expressly stated in this Ordinance, there are no limitations on the size of an accessory structure.
- F. **Where Located on the Lot**
 - 1. On lots of two acres in area or smaller, an accessory structure shall not be located between the principal structure and a street bounding the lot (see [Figure 4.5.3.F: Accessory Structure Location](#)).
 - 2. Accessory structures may be located between a principal structure and a street bounding the lot or site on lots or sites greater than two acres in area.

G. Easements

Accessory structures may not be located in an easement unless the easement or easement holder expressly states the allowance in writing.

H. Conflict with District or Use-Specific Standards

In the event the standards in this section conflict with district-specific standards in ARTICLE 151.3, Zoning Districts, or use-specific standards for a principal use in Section 4.4, Use-Specific Standards, the zoning or use-specific standards shall control.

I. Location in the SFHA

Accessory uses or structures located in the SFHA shall comply with the standards in Section 4.5, Accessory Uses, in addition to these standards.

4.5.4. TABLE OF ALLOWABLE LOCATIONS

A. Table as Guide

Table 4.5.4, Common Accessory Use Table, is established as a guide to identify the appropriateness of the more common accessory uses in each zoning district.

B. Listed Accessory Uses

Table 4.5.4, Common Accessory Use Table, lists what types of accessory uses, structures, and activities are allowed in each of the zoning districts.

1. If a specific accessory use is allowed by-right, the cell underneath the zoning district is marked with a "P".
2. If a specific accessory use is allowed subject to a special use permit, the cell underneath the zoning district is marked with a "S".
3. If the accessory use or structure is not allowed in a zoning district, the cell is blank ".".
4. In the case of planned development districts, if an accessory use is allowable, it is marked with an "A", and the accessory use must be set out in the approved master plan or terms and condition statement.
5. If there is a reference contained in the column entitled "Acc. Use-Specific Standard," see Section 4.5.5, Standards for Specific Accessory Uses, for the additional standards that apply to the specific accessory use.

TABLE ERROR! REFERENCE SOURCE NOT FOUND.: COMMON ACCESSORY USE TABLE															
“P”= Permitted “S”= Permitted with Special Use Permit “.”= Prohibited															
ACCESSORY USE		RESIDENTIAL					COMMERCIAL					IND.			ACC. USE-SPECIFIC STANDARD
	CP	WL	RR	SR	NR	VR	CC	VC	MX	HC	MC	LI	HI	PD	
Accessory Dwelling Unit	.	P	P	P	P	P	P	P	P	P	P	.	.	A	Error! Reference source not found.
Amateur Ham Radio	.	P	P	P	P	P	P	P	P	P	P	P	P	A	Error! Reference source not found.
Boat Lifts	P	P	P	P	P	P	P	P	P	P	P	P	P	A	Error! Reference source not found.
Boat Ramps	P	P	P	P	P	P	P	P	P	P	P	P	P	A	Error! Reference source not found.
Cemetery, Family or Religious Institution	.	P	P	P	S	.	P	.	.	P	.	.	.	A	Error! Reference source not found.

TABLE ERROR! REFERENCE SOURCE NOT FOUND.: COMMON ACCESSORY USE TABLE															
"P"= Permitted "S"= Permitted with Special Use Permit ". "= Prohibited															
ACCESSORY USE	RESIDENTIAL						COMMERCIAL					IND.		PD	ACC. USE- SPECIFIC STANDARD
	CP	WL	RR	SR	NR	VR	CC	VC	MX	HC	MC	LI	HI		
Child Care, Incidental	.	P	P	P	P	P	P	P	P	.	.	.	.	A	Error! Reference source not found.
Community Agriculture	S	P	P	P	P	P	P	P	P	.	.	.	.	A	Error! Reference source not found.
Docks, Piers	P	P	P	P	P	P	P	P	P	P	P	P	P	A	Error! Reference source not found.
Drive-Through	.	.	.	.	.	.	P	P	.	P	.	P	.	A	Error! Reference source not found.
<u>Event Venue</u>		<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>				4.5.5.Z
Excavation	.	P	.	.	.	.	.	.	.	P	P	P	P	A	Error! Reference source not found.J
Gasoline Sales	.	.	.	.	.	.	P	P	S	P	P	P	.	A	Error! Reference source not found.K
Home Occupation	.	P	P	P	P	P	P	P	P	P	P	.	.	A	Error! Reference source not found.
Horse Stable	.	P	P	P	P	P	.	.	.	.	.	.	.	A	Error! Reference source not found.
Housing for Poultry	.	P	P	P	P	.	P	.	.	P	.	.	.	A	Error! Reference source not found.
Ice House	.	.	.	.	.	.	P	P	P	P	P	P	.	A	Error! Reference source not found.
Outdoor Display and Sales	.	.	.	.	.	.	P	P	P	P	.	P	.	A	Error! Reference source not found.

TABLE ERROR! REFERENCE SOURCE NOT FOUND.: COMMON ACCESSORY USE TABLE															
"P"= Permitted "S"= Permitted with Special Use Permit ". "= Prohibited															
ACCESSORY USE	RESIDENTIAL						COMMERCIAL					IND.		PD	ACC. USE- SPECIFIC STANDARD
	CP	WL	RR	SR	NR	VR	CC	VC	MX	HC	MC	LI	HI		
Outdoor Storage (Nonresidential)	P	P	P	P	P	P	P	A	Error! Reference source not found.
Parking of Boats or Watercraft	.	P	P	P	P	P	P	P	P	P	P	P	P	A	Error! Reference source not found.
Parking of Heavy Trucks, Trailers in Residential Districts	.	P	P	S	S	.	.	.	.	.	.	.	.	A	Error! Reference source not found.
Produce Stands	.	P	P	P	.	.	P	P	P	P	.	P	.	A	Error! Reference source not found.
Recreational Vehicles	.	P	P	P	.	.	.	.	.	P	.	.	.	A	Error! Reference source not found.
Retail Sales from a Vehicle	.	S	.	.	.	.	P	P	P	P	P	P	P	A	Error! Reference source not found.
Solar Energy Equipment	.	P	P	P	P	P	P	P	P	P	P	P	P	A	Error! Reference source not found.
Underground Storage Tanks	.	S	.	.	.	.	P	S	.	P	P	P	P	A	Error! Reference source not found.
Wind Energy Conversion Facility, Small	.	P	S	S	S	S	P	P	S	P	P	P	P	A	Error! Reference source not found.

4.5.5. STANDARDS FOR SPECIFIC ACCESSORY USES

Z. Event Venue

1. The event venue will be required to address all applicable items in 151.4.4.4.M. **Event Venue**

Article 151.10 Definitions & Measurement specifically 10.3 Definitions

10.3. DEFINITIONS

Table 10.3: Definitions, includes definitions of terms used throughout the UDO. Use categories and use types are defined in Table 4.3.10: Principal Use Table.

TABLE 10.3: DEFINITIONS	
TERM	DEFINITION
Note: use types are defined in Table 4.3.10, Principal Use Table	

Event Venue: A business (profit or non-profit organization established prior to January 1 2022 recognized by Camden County Tax Department) which organizes private events on specific parcel/site/location regularly. A private event located on a specific site/parcel, indoor and/or outdoor use for coordinating a private specified event, inclusive of associated facilities/features. The private event is an exclusive gathering not open to the general public.

Recommendation:

Motion to recommend approve UDO #2025-06-181, Text Amendment to the language of the Camden County Code of Ordinance Chapter 151 for clarification to specific section of Articles 151.4.4 Use Regulations specifically to include Recreation/Entertainment Indoor/Outdoor Use Category, 151.4.5 Accessory Uses and Article 151.10.3 Definitions.



Specific Event Permit Application

OFFICIAL USE ONLY:

UDO Number: _____ Amount Paid.: _____
Permit Number: _____ Date Paid: _____
Date Filed: _____ Taxes Pd (Y/N) _____
LLC current: _____
SUP current: _____ Received By: _____

Contact Information

PROPERTY OWNER

Name: _____

Address: _____

Telephone: _____

Email: _____

Responsible Person Contact

Name: _____

Address: _____

Telephone: _____

Email: _____

Special Use Permit Information: _____

Date Issued: _____ Renewal Date _____

Event/Property Information

Business Name: _____

Physical Street Address/Location _____

Parcel ID Number(s): _____

Type of Event: _____

Safety Measures for this event _____

Number, Yes, No, NA (explanation) where applicable

Maximum Occupant Capacity: _____ Anticipated Event Occupant Attendance _____

Additional Sanitation Facilities: _____ Food/Beverage Catering (Y, N, NA): _____

Will Alcohol be present: _____ Alcohol license/permission (Attach Documents) _____

Fire Marshal Approval? _____ Sheriff Department Approval? _____

Additional Information Needed: _____

Any Violations this year for Special Use Permit

Explanation with Details and Corrections (Y, N, NA): _____

Specific Details for this event (*attach separate sheet if needed*):

A. Will the Special Event endanger the public health, safety, or welfare? _____

B. Are there any requirements, standards, conditions, and/or specifications of the Unified Development Ordinance, including article 151.4 Use Regulations that the Specific Event/Special Use DOES NOT comply with? _____

C. Will the Specific Event substantially injure the value of adjoining or abutting lands? _____

D. Will the Specific Event Use be in harmony with the area in which it is to be located? _____

E. Will the Specific Event be in conformity with the Special Use Permit requirements and restrictions? _____

F. Will the Event exceed the county's ability to provide adequate public facilities, including, but not limited to: fire and rescue, law enforcement, and other county facilities? _____

I, the undersigned, do certify that all of the information presented in this application is accurate to the best of my knowledge, information, and belief. Further, I hereby authorize county officials to enter my property during reasonable business hours for purposes of determining zoning compliance. All information submitted and required as part of this application process shall become public record.

Printed Name of Special Use Permit Applicant *

Signature of Special Use Permit Applicant*

Date

Printed Name of Event Responsible Party

Event Responsible Party*

Date

***Note: Forms must be signed by the Applicant of Special Use Permit and Responsible Person in Charge of Specific Event. Use Additional sheets for additions signatures if needed.**



**Camden County Planning Board
AGENDA ITEM SUMMARY SHEET**

Meeting Date: June 18, 2025
Attachments: None
Submitted By: Planning
Item Title: New Business

Summary:

The Chair and Vice Chair seats for the Camden County Planning Board are 1-year terms, serving from July 1st until June 30th of the following year. The Clerk will open up the floor to receive our nominations for the position of Chair of the Planning Board for the upcoming term. Nominations can be made and seconded; whomever receives a simple majority of the votes will then become Chair for the next term

Recommendation:



**Camden County Planning Board
AGENDA ITEM SUMMARY SHEET**

Meeting Date: June 18, 2025
Attachments: None
Submitted By: Planning
Item Title: Consider Date of Next Meeting

Summary:

The next meeting is to be determined as agenda requires.

Recommendation: