

**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