

**Camden County Planning Board
Minutes
March 18, 2015, 7:00pm
Historic Courtroom
Camden County Courthouse Complex**

Members Present:	Absent:
Chairman Rodney Needham	
Vice Chairman Calvin Leary	
Fletcher Harris	
Ray Albertson	
Patricia Delano	
Michael Etheridge	
Rick McCall	

Call to Order & Welcome

Chairman Rodney Needham called to order the March 18, 2015 meeting at 7:00 PM.

Others Present at Meeting

STAFF PRESENT

Name:	Title:
Dan Porter	Planning Director
Dave Parks	Permit Officer/Flood Administrator
Amy Barnett	Planning Clerk/Clerk to the Board

OTHERS PRESENT

Name/Residence:	Title:	Purpose / Representing:	Meeting Section:
Timothy Hess	Manager	Seaboard Development Alliance	New Business #1

Consideration of Agenda

Chairman Rodney Needham called for consideration of the agenda.

Motion to approve the agenda as presented made by: Michael Etheridge.

Motion Seconded by: Vice Chairman Calvin Leary.

The motion was approved with Chairman Rodney Needham, Vice Chairman Calvin Leary, Members Fletcher Harris, Ray Albertson, Patricia Delano, Michael Etheridge, and Rick McCall voting aye, none voting no, none absent, and none not voting.

Consideration of Minutes: June 18, 2014

Chairman Rodney Needham called for consideration of the minutes from June 18, 2014.

Motion to approve the minutes as written made by: Michael Etheridge.

Motion Seconded by: Patricia Delano.

The motion was approved with Chairman Rodney Needham, Vice Chairman Calvin Leary, Members Fletcher Harris, Ray Albertson, Patricia Delano, Michael Etheridge, and Rick McCall voting aye, none voting no, none absent, and none not voting.

Comments from the Public

None

Old Business

None

New Business

New Business, Item #1

UDO 2012-05-01, Final Plat Phase 1A North River Crossing

FINAL PLAT PHASE 1a
NORTH RIVER CROSSING
UDO 2012-05-01

1. **Agent for Applicant:** Seaboard Development Alliance, LLC
2. **Address of Agent:** 1073 Bullard Court
Raleigh, NC 27615
3. **PIN:** 03-8965-00-25-4351-0000
4. **Name(s) of Current Owner(s) of Record:** Seaboard Development Alliance, LLC
5. **Street Address of Property:** See Final Plat
6. **Location of Property:** Off Trotman Road, Shiloh Township
7. **Flood Zone:** X
8. **Zoning District(s):** Mixed Single Family Residential (R2)
9. **General Description of the Proposal:** Final Plat Phase 1a North River Crossing Major Subdivision - 7 lots this phase
10. **Date Application Received by County:** February 18, 2015
11. **Received by:** Dave Parks, Permits Officer
12. **Application Fee Paid:** Yes, \$350.00, Check # 2018
13. **Completeness of Application:** Application is generally complete

- 14. Documentation received:**
 - A. Ten (10) copies (18x24) of Phase 1a Final Plat
 - B. Application Fee
 - C. Check for \$28,000 for 7 Water Taps
 - D. As Builts - 2 copies signed.
 - E. Letter from Bowman Consulting Engineer on Drainage/grading improvements
 - F. Letter of Credit for Bonding of Paving of roads (\$56,543) for this phase.
 - G. Letter of Credit for road maintenance (\$16,963) for this phase.
 - H. Fee in lieu of Recreational Improvements (Phase 1a portion \$7,658)
 - I. Check for \$3,000 for the bonding of the required landscaping for this phase.
 - J. Copy of recorded amended Covenants
 - 15. Compliance with Preliminary Plat Special Use Permit:** All requirements of the Special Use Permit issued for this development have been met or guaranteed (i.e. bonded)
 - 16. Packet includes:**
 - A. Application / Phase 1a Final Plat
 - B. Copy of Special use Permit/Plat for overall Phase I
 - C. Engineers Certification letter on drainage/grading improvements
 - D. NCDENR Final Approval on Waterline extension
 - E. Copy of recorded amended subdivision Declaration of Covenants
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Dave Parks gave a brief introduction for this agenda item:

- Timothy Hess of Seaboard Development Alliance has applied for a Final Plat for Phase 1A of North River Crossing
- Beginning of 2014 preliminary approval was received
- Proposed sketch plan was for a total of 92 lots
- This is for phase 1 approval of the special use permit
- Final plat for phase 1 will be in 3 parts, A, B, and C
- Phase 1 is 28 lots altogether, 1A is for 7 lots
- All the infrastructure is in place
- Paving portion of the road is bonded, building permits will be able to be issued, however certificates of occupancy will not be issued until the roads are paved
- Letter of credit for bonding of paving of roads has been submitted, \$56,543
- Letter of maintenance for the roads also has been submitted. Letter of credit remains in effect until NCDOT accepts the roads under their maintenance at which point the county will release the letter of credit.
- Applicant has paid a fee in lieu of recreational improvements to the open space, \$7658 will be put in Parks & Recreation funding.
- As builts have been received
- All drainage improvements are in place
- Staff recommends approval of phase 1A of North River Crossing
- Mr. Hess is present if there are any questions for him.

Mr. Dan Porter commented on ditch erosion due to recent wet weather with regard to this property. Mr. Porter commented that some of the drainage ditches may need some repair. Mr. Hess agreed and stated that as soon as the ground is dry enough he will be undertaking any necessary repairs.

At this time, Chairman Rodney Needham asked if there were any further questions or comments. Hearing none, he called for a motion.

Motion to approve UDO 2012-05-01, Final Plat Phase 1A North River Crossing made by: Michael Etheridge.

Motion seconded by: Vice Chairman Calvin Leary.

The motion was approved with Chairman Rodney Needham, Vice Chairman Calvin Leary, Members Fletcher Harris, Ray Albertson, Patricia Delano, Michael Etheridge, and Rick McCall voting aye, none voting no, none absent, and none not voting.

Information from Board and Staff

Dan Porter updated the board regarding a request for proposals that has been sent out seeking proposals for the purpose of updating the Unified Development Ordinance in order to make the language clearer and easier to read and understand.

Consider Date of Next Meeting - April 15, 2015

Adjournment

At 7:35 PM, Ray Albertson made a motion to adjourn the meeting. Michael Etheridge seconded the motion. The motion was approved with Chairman Rodney Needham, Vice Chairman Calvin Leary, Members Fletcher Harris, Ray Albertson, Patricia Delano, Michael Etheridge, and Rick McCall voting aye, none voting no, none absent, and none not voting.

Date: _____

Approved: _____
Chairman Rodney Needham

Attested: _____
Amy Barnett, Planning Clerk