

**CAMDEN COUNTY PLANNING BOARD**

Regular Meeting – May 16, 2018

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**Camden County Planning Board**

**Regular Meeting**

**May 16, 2018 7:00 PM**

**Historic Courtroom, Courthouse Complex**

**Camden, North Carolina**

**MINUTES**

*The regular meeting of the Camden County Planning Board was held on May 16, 2018 in the Historic Courtroom, Camden, North Carolina.*

**CALL TO ORDER & WELCOME**

Planning Board Member Attendance:

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>	<b>Arrived</b>
Calvin Leary	Chairman	Present	6:50 PM
Fletcher Harris	Board Member	Present	6:50 PM
Patricia Delano	Vice Chairman	Present	6:50 PM
Rick McCall	Board Member	Present	6:50 PM
Ray Albertson	Board Member	Absent	
Steven Bradshaw	Board Member	Present	6:50 PM
Cathleen M. Saunders	Board Member	Present	6:50 PM

Staff Members Present:

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>	<b>Arrived</b>
Dan Porter	Planning Director	Present	6:40 PM
Amy Barnett	Planning Clerk	Present	6:30 PM

**CONSIDERATION OF AGENDA**

*Motion to Approve Agenda as Presented*

<b>RESULT:</b>	<b>PASSED [UNANIMOUS]</b>
<b>MOVER:</b>	Fletcher Harris, Board Member
<b>SECONDER:</b>	Patricia Delano, Vice Chairman
<b>AYES:</b>	Leary, Harris, Delano, McCall, Bradshaw, Saunders
<b>ABSENT:</b>	Albertson

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**CONSIDERATION OF MINUTES FROM MARCH 21, 2018**

*Motion to Approve Minutes with Requested Review of Lines 414-417*

Steve Bradshaw asked for a review of lines 414-417 of the March 21, 2018 minutes as shown below:

"Steve Bradshaw asked Mr. Harrison why his house was built so close to his property line instead of at the center of his property. Mr. Harrison replied that it was built at the center of his property but that he built on a garage which extended the size of the structure toward the property line."

Mr. Bradshaw was concerned that the paragraph was not entirely accurate.

After a review of the audio from the meeting, the above paragraph was found to be accurate and no revision is needed. Refer to time index 42:26 through 43:41 of the audio which is maintained in the Planning Board document files located at the Planning Department.

<b>RESULT:</b>	<b>PASSED [UNANIMOUS]</b>
<b>MOVER:</b>	Steven Bradshaw, Board Member
<b>SECONDER:</b>	Patricia Delano, Vice Chairman
<b>AYES:</b>	Leary, Harris, Delano, McCall, Bradshaw, Saunders
<b>ABSENT:</b>	Albertson

**OLD BUSINESS**

None.

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**NEW BUSINESS**

***A. UDO 2012-05-01 North River Crossing Phase 1C Final Plat***

Dan Porter described this agenda item and went over the staff findings as incorporated herein below:

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**FINAL PLAT PHASE 1C  
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:** 03-8965-00-35-1198-0000
  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 1C North River Crossing Major Subdivision - 11 lots this phase
  10. **Date Application Received by County:** September 27, 2016
  11. **Received by:** David Parks, Permits Officer
  12. **Application fee paid:** Yes, \$550.00, Check # 2787
  13. **Completeness of Application:** Application is generally complete.
  14. **Documentation Received:**
    - A. Ten (10) copies (18 x 24) of Phase 1C Final Plat
    - B. Application Fee
    - C. As Builts - 2 copies signed
    - D. Letter of Credit for Bonding of Paving of Roads (\$56,543) for this phase
    - E. Fee in lieu of Recreational Improvements (Phase 1C portion \$12,045.00)
  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. **Recommendation:** Staff recommends approval of Final Plat for Phase 1C North River Crossing.
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Mr. Porter added the following information in addition to the staff findings:

- Bond is outstanding
  - Bank is in process of a merger
  - Will be next week sometime before bond can be finalized
  - Will not be signed until letter of credit can be received

Staff recommends approval of UDO 2012-05-01 North River Crossing Phase 1C Final Plat.

### ***Motion to Approve UDO 2012-05-01 North River Crossing Phase 1C Final Plat***

<b>RESULT:</b>	<b>PASSED [UNANIMOUS]</b>
<b>MOVER:</b>	Rick McCall, Board Member
<b>SECONDER:</b>	Steven Bradshaw, Board Member
<b>AYES:</b>	Leary, Harris, Delano, McCall, Bradshaw, Saunders
<b>ABSENT:</b>	Albertson

### ***B. UDO Re-Write: Presentation / Update - Dan Porter***

Dan Porter made a presentation on the UDO Update and associated revisions incorporated into the draft document which was also presented in hard copy to the members of the Planning Board and is also available on the internet at the following web address:

<http://www.camdencountync.gov/phocadownload/departments/planning/udo-rewrite/Camden-County-UDO-Update-Full-Document.pdf>

The proposed revised Unified Development Ordinance will be considered for approval at the June 20, 2018 meeting of the Planning Board.

### **INFO FROM BOARD AND STAFF**

None.

### **CONSIDER DATE OF NEXT MEETING - JUNE 20, 2018**

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**ADJOURN**

*Motion to Adjourn*

<b>RESULT:</b>	<b>PASSED [UNANIMOUS]</b>
<b>MOVER:</b>	Fletcher Harris, Board Member
<b>SECONDER:</b>	Patricia Delano, Vice Chairman
<b>AYES:</b>	Leary, Harris, Delano, McCall, Bradshaw, Saunders
<b>ABSENT:</b>	Albertson

The meeting adjourned at 7:55 PM.

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*Chairman Calvin Leary  
Camden County Planning Board*

*ATTEST:*

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*Amy Barnett  
Planning Clerk*