



CAMDENCOUNTY
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PLANNING BOARD

June 20, 2018

7:00 PM

Regular Meeting

Historic Courtroom

Courthouse Complex

Agenda

Camden County Planning Board
Regular Meeting
June 20, 2018, 7:00 PM
Historic Courtroom, Courthouse Complex

ITEM I. Call to Order & Welcome

ITEM II. Consideration of Agenda

ITEM III. Consideration of Minutes from May 16, 2018

Planning Bd Minutes - May 16, 2018

ITEM IV. Old Business

ITEM V. New Business

Item A. Consideration of proposed revised Unified Development Ordinance

Proposed revised UDO is available on the Camden County Website, and hard copies have been given to all members of the Planning Board. Web address is below:

<http://www.camdencountync.gov/news/499-public-comment-opportunity-unified-development-ordinance-update>

Consideration of Proposed Revised Unified Development Ordinance

ITEM VI. Information from Board and Staff

ITEM VII. Consider Date of Next Meeting - July 18, 2018

ITEM VIII. Adjourn



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

Minutes

Item Number:

Meeting Date: June 20, 2018

Submitted By: Amy Barnett, Planning Clerk
Planning & Zoning
Prepared by: Amy Barnett

Item Title Planning Bd Minutes - May 16, 2018

Attachments: pbmins_05162018 (PDF)

CAMDEN COUNTY PLANNING BOARD

Regular Meeting – May 16, 2018

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:

Attendee Name	Title	Status	Arrived
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:

Attendee Name	Title	Status	Arrived
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***

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

Attachment: pbmins_05162018 (2075 : Planning Bd Minutes - May 16, 2018)

CAMDEN COUNTY PLANNING BOARD

Regular Meeting – May 16, 2018

24 **CONSIDERATION OF MINUTES FROM MARCH 21, 2018**25 *Motion to Approve Minutes with Requested Review of Lines 414-417*26 Steve Bradshaw asked for a review of lines 414-417 of the March 21, 2018 minutes as
27 shown below:28
29 "Steve Bradshaw asked Mr. Harrison why his house was built so close to his property
30 line instead of at the center of his property. Mr. Harrison replied that it was built at the
31 center of his property but that he built on a garage which extended the size of the
32 structure toward the property line."33
34 Mr. Bradshaw was concerned that the paragraph was not entirely accurate.35
36 After a review of the audio from the meeting, the above paragraph was found to be
37 accurate and no revision is needed. Refer to time index 42:26 through 43:41 of the audio
38 which is maintained in the Planning Board document files located at the Planning
39 Department.
40

41	RESULT:	PASSED [UNANIMOUS]
42	MOVER:	Steven Bradshaw, Board Member
43	SECONDER:	Patricia Delano, Vice Chairman
44	AYES:	Leary, Harris, Delano, McCall, Bradshaw, Saunders
45	ABSENT:	Albertson

46

47 **OLD BUSINESS**

48

49 None.

50

Attachment: pbmins_05162018 (2075 : Planning Bd Minutes - May 16, 2018)

CAMDEN COUNTY PLANNING BOARD

Regular Meeting – May 16, 2018

51 **NEW BUSINESS**52 ***A. UDO 2012-05-01 North River Crossing Phase 1C Final Plat***53 Dan Porter described this agenda item and went over the staff findings as incorporated
54 herein below:

55 -----
 56 **FINAL PLAT PHASE 1C**
 57 **NORTH RIVER CROSSING**
 58 **UDO 2012-05-01**

- 59
60
- 61 1. **Agent for Applicant:** Seaboard Development Alliance, LLC
 - 62 2. **Address of Agent:** 1073 Bullard Court, Raleigh, NC, 27615
 - 63 3. **PIN:** 03-8965-00-35-1198-0000
 - 64 4. **Name(s) of Current Owner(s) of Record:** Seaboard Development
65 Alliance, LLC
 - 66 5. **Street Address of Property:** See Final Plat
 - 67 6. **Location of Property:** Off Trotman Road, Shiloh Township
 - 68 7. **Flood Zone:** X
 - 69 8. **Zoning District(s):** Mixed Single Family Residential (R2)
 - 70 9. **General Description of the Proposal:** Final Plat Phase 1C North
71 River Crossing Major Subdivision - 11 lots this phase
 - 72 10. **Date Application Received by County:** September 27, 2016
 - 73 11. **Received by:** David Parks, Permits Officer
 - 74 12. **Application fee paid:** Yes, \$550.00, Check # 2787
 - 75 13. **Completeness of Application:** Application is generally complete.
 - 76 14. **Documentation Received:**
 - 77 A. Ten (10) copies (18 x 24) of Phase 1C Final Plat
 - 78 B. Application Fee
 - 79 C. As Builts - 2 copies signed
 - 80 D. Letter of Credit for Bonding of Paving of Roads (\$56,543) for
81 this phase
 - 82 E. Fee in lieu of Recreational Improvements (Phase 1C portion
83 \$12,045.00)
 - 84 15. **Compliance with Preliminary Plat Special Use Permit:** All
85 requirements of the Special Use Permit issued for this development
86 have been met or guaranteed (i.e. bonded)
 - 87 16. **Recommendation:** Staff recommends approval of Final Plat for Phase
88 1C North River Crossing.
89 -----
90

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CAMDEN COUNTY PLANNING BOARD

Regular Meeting – May 16, 2018

91 Mr. Porter added the following information in addition to the staff findings:

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

96

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

98 Plat.

99

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

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

106

107

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

109 Dan Porter made a presentation on the UDO Update and associated revisions

110 incorporated into the draft document which was also presented in hard copy to the

111 members of the Planning Board and is also available on the internet at the following web

112 address:

113

114 [http://www.camdencountync.gov/phocadownload/departments/planning/udo-](http://www.camdencountync.gov/phocadownload/departments/planning/udo-rewrite/Camden-County-UDO-Update-Full-Document.pdf)

115 [rewrite/Camden-County-UDO-Update-Full-Document.pdf](http://www.camdencountync.gov/phocadownload/departments/planning/udo-rewrite/Camden-County-UDO-Update-Full-Document.pdf)

116

117 The proposed revised Unified Development Ordinance will be considered for approval at

118 the June 20, 2018 meeting of the Planning Board.

119

120 **INFO FROM BOARD AND STAFF**

121

122 None.

123

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

125

CAMDEN COUNTY PLANNING BOARD

Regular Meeting – May 16, 2018

126 **ADJOURN**

127 *Motion to Adjourn*

128	RESULT:	PASSED [UNANIMOUS]
129	MOVER:	Fletcher Harris, Board Member
130	SECONDER:	Patricia Delano, Vice Chairman
131	AYES:	Leary, Harris, Delano, McCall, Bradshaw, Saunders
132	ABSENT:	Albertson

133
134 The meeting adjourned at 7:55 PM.

135
136
137
138
139 _____
140 *Chairman Calvin Leary*
141 *Camden County Planning Board*

142 *ATTEST:*
143
144
145 _____
146 *Amy Barnett*
147 *Planning Clerk*

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

New Business

Item Number:

Meeting Date: June 20, 2018

Submitted By: Dan Porter, Planning Director
Planning & Zoning
Prepared by: Amy Barnett

Item Title Consideration of Proposed Revised Unified Development Ordinance

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