

**Camden County Planning Board
Regular Meeting
April 20, 2022; 7:00 PM
Historic Courtroom
Camden, North Carolina**

MINUTES

The regular meeting of the Camden County Planning board was held on April 20, 2022 in the Historic Courtroom in Camden, North Carolina.

ITEM 1. CALL TO ORDER & WELCOME

The meeting was called to order by Chairman Calvin Leary at 7:04 PM. Also Present: Vice-Chairman Steven Bradshaw, Board Members Nathan Lilley, Dave Parks and Lee Powell. Board Member Ray Albertson was absent. Staff Present: Planning Director Amber Curling, Planner Thomas Poulin and Clerk Karen Davis.

ITEM II. CONSIDERATION OF AGENDA

Motion to approve the agenda as presented.

RESULT:	PASSED [5-0]
MOVER:	Steven Bradshaw
SECONDER:	Dave Parks
AYES:	Nathan Lilley, Steven Bradshaw, Calvin Leary, Dave Parks, Lee Powell
ABSENT:	Ray Albertson

ITEM III. CONSIDERATION OF MINUTES

Board Member Nathan Lilley expressed concern in regard to the draft minutes from the March 16, 2022 meeting. Mrs. Curling requested that Mr. Lilley meet with her to discuss his concerns. Consideration of the March 16, 2022 minutes was tabled until the next meeting.

ITEM IV. OLD BUSINESS

None.

ITEM V. NEW BUSINESS

- A. Major Commercial Site Plan Application – Family Dollar
Major Site Plan Request – Briant Robey

Planning Director Amber Curling presented the following:

Briant Robey with Eastern Carolina Engineering and Doug Burr with Elcan & Associates were present to answer any questions concerning the application.

The parcel is approximately a 1.59-acre parcel. There was no neighbor attendance at the Neighborhood Meeting held on February 24, 2022. However, some Board members and County Manager did attend.

The Zoning District for this parcel is Highway Commercial and is located in the Courthouse Township. The Zoning District for adjoining parcels are Highway Commercial except to east and south east which is Village Commercial.

The parcel is located in Flood Zone X.

Current land use is farmland. Adjacent Uses include farmland, woods, railroad tracks, residential homes, and a church.

Water and sewer lines are located adjacent to property along US Hwy 158.

Parcel is in South Mills Fire District.

There should be no impact on schools.

The impact on traffic is estimated to be minimal.

Planning Staff recommends the following if the Planning Board approves the Family Dollar Major Commercial Site Plan Application:

- Approval Letter for the Stormwater Management Plan with Operation and Maintenance Agreement
- Approval Letter by Appropriate Agency for County Sanitary Sewer System
- Approval Letter by Appropriate Agency for County Water System
- Approved DEQ Stormwater Management Permit
- Approved DEQ Erosion and Sediment Control Plan Permit
- Any other requirements by the Planning Board

Briant Robey with Eastern Carolina Engineering approached the Board to answer any questions.

Board Member Dave Parks questioned if the site abuts Gumberry Road. However, Mr. Robey clarified that the site abuts the railroad tracks. There are 37 feet in the front and 32 feet on each side; similar to Dollar General.

Mr. Parks also inquired concerning buffers on the back portion due to the residences nearby the site. Mr. Robey stated there is no plan to provide additional buffers and referenced the nearby church parking lot.

There were no further questions for Mr. Robey.

Motion to approve the site plan application for Family Dollar with the recommendations from staff.

RESULT:	PASSED [5-0]
MOVER:	Dave Parks
SECONDER:	Steven Bradshaw
AYES:	Nathan Lilley, Steven Bradshaw, Calvin Leary, Dave Parks, Lee Powell
ABSENT:	Ray Albertson

ITEM VI. INFORMATION FROM BOARD AND STAFF

None.

ITEM VII. CONSIDER DATE OF NEXT MEETING

The next meeting is scheduled for June 15, 2022.

ITEM VIII. ADJOURN

Motion to adjourn.

RESULT:	PASSED [5-0]
MOVER:	Nathan Lilley
SECONDER:	Dave Parks
AYES:	Nathan Lilley, Steven Bradshaw, Calvin Leary, Dave Parks, Lee Powell
ABSENT:	Ray Albertson

There being no further matters for discussion Chairman Leary adjourned the meeting at 7:15 PM.

ATTEST:

Calvin Leary, Chairman
Camden County Planning Board

Karen M. Davis
Clerk to the Board of Commissioners