Camden County Planning Board
Regular Meeting
April 19, 2023; 7:00 PM
Board Room in the New Camden County Library
Camden, North Carolina

MINUTES

The regular meeting of the Camden County Planning board was held on April 19, 2023 in the Board Room in New Camden County Library Camden, North Carolina.

ITEM 1. CALL TO ORDER & WELCOME

The meeting was called to order by **Chairman** Steven Bradshaw at 7:00 PM. **Present: Board Members:** Marshall "Lee" Powell, Wayne "Roger" Lambertson, George "Tom" White Jr and David Bundy. **Staff Present:** Planning Director Amber Curling and Permit Officer Trisha Sabo. **Absent:** Vice-Chairman Nathan Lilley and Ray Albertson

ITEM II. CONSIDERATION OF AGENDA

Motion to Approve the Agenda as Presented.

RESULT:	**PASSED [5-0]**
MOVER:	George "Tom" White Jr
SECONDER:	**Wayne "Roger" Lambertson**
AYES:	Steven Bradshaw, Marshall "Lee" Powell, Wayne "Roger" Lambertson, George "Tom" White Jr and David Bundy
ABSENT:	Nathan Lilley and Ray Albertson

ITEM IV. CONSIDERATION OF MINUTES – October 19, 2022

Motion to Approve Minutes from October 19, 2022 As Written.

RESULT:	**PASSED [5-0]**
MOVER:	Wayne "Roger" Lambertson
SECONDER:	**Marshall "Lee" Powell**
AYES:	Steven Bradshaw, Marshall "Lee" Powell, Wayne "Roger" Lambertson, George "Tom" White Jr and David Bundy
ABSENT:	Nathan Lilley and Ray Albertson

ITEM V. OLD BUSINESS

None.

ITEM VI. NEW BUSINESS

1. **Ordinance No. 2023-04-032 An Ordinance Amending the Camden County Code of Ordinances Camden County, North Carolina.**

- Steven Bradshaw stated New Business/Ordinance No. 2023-04-032. Gave the floor to Amber Curling.
- Amber stated the Text Amendment is for clarification and consistency.
- Amber would like to apologize for when she converted the packet to PDF it messed up the presentation but is correct in the packet. Have a correction on Article 5 Development Standards to 5.1.2 Commercial Design Standards. Mr. Bradshaw verified the location for the correction.
- Amber went over the text amends requests. Main was transfer plat for Working Lands to update the 300 ft lot width minimum to 125 ft lot minimum for Working Lands for Transfer Plat.
- Mr. Bradshaw stated this makes this consistent when you form a 1-acre lot. Mr. Bradshaw said it makes perfectly good sense to me.
- Commercial Design Standards for a major commercial site plan or major commercial subdivision will be more than administrative decision. It will be voted on by the planning board and then to the board of commissioners. They will have to specifically tell us what they will be putting on the outside of commercial buildings.
- Mr. White stated this make sense. That high quality metal could mean anything.
- Mr. Bradshaw asked if any comments from the public. None
- Mr. Bradshaw asked if any comments from the board. None

George "Tom" White Jr made a motion to approve the Ordinance No. 2023-04-032 An Ordinance Amending the Camden County Code of Ordinances Camden County, North Carolina

RESULT:	**APPROVED [5-0]**
MOVER:	George "Tom" White Jr
SECONDER:	**Wayne "Roger" Lambertson**
AYES:	Steven Bradshaw, Marshall "Lee" Powell, Wayne "Roger" Lambertson, George "Tom" White Jr and David Bundy
ABSENT:	Nathan Lilley and Ray Albertson

ITEM VII. INFORMATION FROM BOARD AND STAFF

None.

ITEM VIII. CONSIDER DATE OF NEXT MEETING

The next meeting is scheduled for June 21, 2023. Planning department does not have anything scheduled as of now.

ITEM VIIII. ADJOURN

Steven Bradshaw made a Motion to adjourn at 7:12PM.

RESULT:	**PASSED [5-0]**
MOVER:	Steven Bradshaw
SECONDER:	**Wayne "Roger" Lambertson**
AYES:	Steven Bradshaw, Marshall "Lee" Powell, Wayne "Roger" Lambertson, George "Tom" White Jr and David Bundy
ABSENT:	Nathan Lilley and Ray Albertson

Ordinance No. 2023-04-032
An Ordinance
Amending the Camden County Code of Ordinances
Camden County, North Carolina

BE IT ORDAINED BY THE CAMDEN COUNTY BOARD OF COMMISSIONERS as follows:

Article I: Purpose

The purpose of this Ordinance is to amend Chapter 151 of the Camden County Code of Ordinances of Camden County, North Carolina, which was originally adopted by the County Commissioners on January 1, 1998, and subsequently revised February 4, 2019 and subsequently amended, and as otherwise incorporated into the Camden County Code.

Article II: Construction

For purposes of this Ordinance, Article III relates to substantive changes required by the new General Statute 162A-213 in which underlined words (underline) shall be considered as additions to existing Ordinance language and strikethrough words (~~strikethrough~~) shall be considered deletions to existing language. New language of proposed ordinance shall be shown in italics, underlined, and highlighted (*italics*).

Article III:

Amending Camden County Code of Ordinances, specifically Chapter 151

- **Article 3 Zoning Districts: 3.5.2 Working Lands District and 3.5.3 Rural Residential District Dimensional Requirements as follows**
- **Article 6 Subdivision Requirements: 6.5.2 Conservation Subdivision Applicability**
- **Article 7 Environmental Provisions: 7.5.2 Open Space Set-Aside Applicability**
- **Article 5 Development Standards: 5.1.2 Commercial Design Standards**

3.5.2. WORKING LANDS (WL) DISTRICT

WL Working Lands

A. Purpose Statement

The Working Lands (WL) district is established to accommodate agriculture, agriculturally-related uses, and limited forms residential development at very low densities in rural portions of the County. The district is primarily intended to preserve and protect bona fide farms and resource lands for current or future agricultural use as well as to protect the rural character of the area. One of the primary tools for character protection is the requirement to configure residential subdivisions *when* ~~of more than five~~ *five or more* lots *are created* as conservation subdivisions. The conservation subdivision approach seeks to minimize the visibility of new residential development from adjacent roadways through proper placement and screening, and allows farmers to capture a portion of the land's development potential while continuing to farm. Conservation subdivisions allow a portion of a tract or site to be developed with single-family detached homes while the balance of the site is left as conservation or agricultural land. The district also accommodates a wide range of agricultural and agricultural-related uses like "agri-tourism" as well as service and support uses to the rural community, including day care, educational uses, public safety facilities, parks, and utility features.

B. Dimensional Requirements

#	Standard Type	Requirements for Traditional Development	Requirements for Conservation Subdivisions [1]
A	Minimum Development Size (acres)	N/A	10
B	Maximum Residential Density (units/acre)	0.2	1
C	Minimum Lot Area (acres)	5	1
D	Minimum Lot Width (feet) [2] *[8]*	300	60
E	Maximum Lot Coverage (% of lot area) [3]	24	72
F	Minimum Open Space (% of development size) [4]	None	50
G	Minimum Front Setback (feet)	50	20
H	Minimum Corner Side Setback (feet)	50	20
I	Minimum Interior Side Setback (feet)	25	10
J	Minimum Rear Setback (feet)	25	15
K	Minimum Distance Between Buildings, Front-to-Back (feet) [5]	20	10
L	Minimum Distance Between Buildings, Side-to-Side (feet) [5]	15	5
M	Minimum Accessory Building Setback (feet)	10	3

N	Minimum Setback from Agricultural Activity (feet) [6]	50	50
O	Maximum Building Height (feet)	35 [7]	35

NOTES:
[1] Residential developments ~~of~~ *when* five or more lots *are created* shall be configured as a conservation subdivision in accordance with the standards in Section **Error! Reference source not found.**, **Error! Reference source not found.**.
[2] Lots on a cul-de-sac street shall maintain a minimum frontage of 35 feet and shall maintain 80 percent of the required minimum lot width at a point located 50 feet from the street right-of-way edge.
[3] The maximum lot coverage may be increased with approval from NCDEQ and compliance with all applicable stormwater management requirements.
[4] Applied to residential subdivisions and nonresidential developments.
[5] Applied in cases where there are two or more principal buildings on the same lot.
[6] Setback is applied from the perimeter of agricultural activity occurring on the same or an adjacent lot.
[7] Maximum building height may be increased to 50 feet for agricultural or agricultural-related uses.
[8] Transfer Plats shall maintain a minimum lot width of 125 feet.

3.5.3. RURAL RESIDENTIAL (RR) DISTRICT

RR Rural Residential

A. Purpose Statement

The Rural Residential (RR) district is established to accommodate low density residential neighborhoods and supporting uses on lots near bona fide farms and agricultural areas in the rural portion of the County. The district is intended to accommodate residential development in ways that will not interfere with agricultural activity or negatively impact the rural character of the County. One of the primary tools for character protection is the requirement to configure residential subdivisions *when* ~~of more than five~~ *five or more* lots *are created* as conservation subdivisions. The conservation subdivision approach seeks to minimize the visibility of new residential development from adjacent roadways through proper placement and screening. The district accommodates several differing agricultural uses and single-family detached homes. It also allows supporting uses like educational facilities, parks, public safety facilities, and utilities. District regulations discourage uses that interfere with the development of residential dwellings or that are detrimental to the rural nature of the district.

C. Dimensional Requirements

#	Standard Type	Requirements for Traditional Development	Requirements for Conservation Subdivisions [1]
A	Minimum Development Size (acres)	N/A	10
B	Maximum Residential Density (units/acre)	0.5	1
C	Minimum Lot Area (acres)	2	1
D	Minimum Lot Width (feet) [2]	125	60
E	Maximum Lot Coverage (% of lot area) [3]	24	72
F	Minimum Open Space (% of development size) [4]	None	50

G	Minimum Front Setback (feet)	50	20
H	Minimum Corner Side Setback (feet)	50	20
I	Minimum Interior Side Setback (feet)	25	10
J	Minimum Rear Setback (feet)	25	15
K	Minimum Distance Between Buildings, Front-to-Back (feet) [5]	20	10
L	Minimum Distance Between Buildings, Side-to-Side (feet) [5]	15	5
M	Minimum Accessory Building Setback (feet)	10	3
N	Maximum Building Height (feet)	35 [6]	35

NOTES:
[1] Residential developments ~~of~~ *when* five or more lots *are created* shall be configured as a conservation subdivision in accordance with the standards in Section **Error! Reference source not found.**, **Error! Reference source not found.**.
[2] Lots on a cul-de-sac street shall maintain a minimum frontage of 35 feet and shall maintain 80 percent of the required minimum lot width at a point located 50 feet from the street right-of-way edge.
[3] The maximum lot coverage may be increased with approval from NCDEQ and compliance with all applicable stormwater management requirements.
[4] Applied to residential subdivisions and nonresidential developments.
[5] Applied in cases where there are two or more principal buildings on the same lot.
[6] Maximum building height may be increased to 50 feet for agricultural or agricultural-related uses.

6.5 CONSERVATION SUBDIVISION

6.5.2 APPLICABILITY

A. Type of Development

This conservation subdivision option shall be limited to development of single-family detached residential dwellings on individual lots in subdivisions *when* ~~of more than five~~ *five or more* lots *are created*. The conservation subdivision option shall not be available for any other form of development or use type.

B. Where Required

Single-family detached residential subdivisions *when* ~~of more than five~~ *five or more* lots *are created* in the WL and RR districts shall be configured as conservation subdivisions, in accordance with the standards in this section.

C. Where Allowed

Single-family detached residential subdivisions *when* ~~of more than five~~ *five or more* lots *are created* in the SR and PD districts may be developed as a conservation subdivision, in accordance with the standards in this section.

7.5.2. APPLICABILITY

A. Generally

1. Unless exempted in accordance with Section 7.5.2.C, Exemptions, the standards in this section shall apply to all new development and redevelopment in the County.

2. Redevelopment conducted after February 4, 2019 shall comply with the standards in this section, to the maximum extent practicable, and shall provide its pro rata share of open space set-aside.

B. Conservation Subdivisions

Open space set-asides associated with a conservation subdivision shall be subject to the standards in Section 6.5, Conservation Subdivision, in addition to these standards. In the event of a conflict, the standards in Section 6.5, Conservation Subdivision, shall control.

C. Exemptions

The following forms of development shall be exempted from the standards in this section:

1. Development of an individual single-family dwelling (including manufactured homes) on lots platted prior to February 4, 2019;

2. *Minor* Subdivisions ~~comprised solely of six or fewer lots~~ where all lots *are* intended for single-family detached residential dwellings; and

3. Development located within the CP, LI, and HI districts.

5.1.2. COMMERCIAL DESIGN STANDARDS

D. Design Requirements

3. Building Material Standards

a. Allowable Materials

1. The predominant exterior building materials for nonresidential development shall be of high quality, and may include:

A. Brick;

B. Rock, stone, or tinted and textured concrete masonry units;

C. Natural, decay-resistant, high quality exterior wood siding, shingles, or clapboards;

D. Cementitious siding (sheet or plank);

E. High-quality, architectural metal (stainless steel, copper, brushed nickel, brass, but excluding corrugated metal siding), *subject to approval by the Planning Board or the Board of Commissioners*; and

F. Transparent glass windows and doors.

2. Suggested pitched roof materials include asphalt shingles, standing seam metal, slate, or similar materials.

3. Artificial materials which closely resemble these materials shall also be allowed, but are subject to approval by the ~~UDO Administrator~~ *Board of Commissioners or the Planning Board*.