



CAMDEN COUNTY

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PLANNING BOARD

April 19, 2023

7:00 PM

Regular Meeting

**Camden Public Library
Boardroom**

Agenda

Camden County Planning Board

Regular Meeting

April 19, 2023, 7:00 PM

Boardroom, Camden Public Library

ITEM I. Call to Order & Welcome

ITEM II. Consideration of Agenda

ITEM III. Consideration of Minutes

1. Planning Board Minutes - October 19, 2022

ITEM IV. Old Business

ITEM V. New Business

1. Ordinance No. 2023-04-032

ITEM VI. Information from Board and Staff

ITEM VII. Consider Date of Next Meeting

1. Next Meeting Date - May 17, 2023

ITEM VIII. Adjourn



CAMDEN COUNTY

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Camden County Planning Board AGENDA ITEM SUMMARY SHEET

Consideration of Minutes

Item Number: 3.1

Meeting Date: April 19, 2023

Submitted By: Patricia Sabo,
Planning & Zoning
Prepared by: Patricia Sabo

Item Title Planning Board Meeting

Attachments: planningminutes_101922 (DOCX)

**Camden County Planning Board
Regular Meeting
October 19, 2022; 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 October 19, 2022 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. Also Present: Vice-Chairman Nathan Lilley, Board Members Ray Albertson, Lee Powell and Wayne “Roger” Lambertson. Staff Present: Planning Director Amber Curling and Permit Clerk Trisha Sabo.

ITEM II. CONSIDERATION OF AGENDA

Motion to Approve the Agenda As Written.

RESULT:	PASSED [5-0]
MOVER:	Nathan Lilley
SECONDER:	Ray Albertson
AYES:	Steven Bradshaw, Nathan Lilley, Ray Albertson, Lee Powell, Wayne “Roger” Lambertson
ABSENT:	

ITEM IV. CONSIDERATION OF MINUTES - September 21, 2022

Motion to Approve Minutes from September 21, 2022 As Written.

RESULT:	PASSED [5-0]
MOVER:	Nathan Lilley
SECONDER:	Wayne “Roger” Lambertson
AYES:	Nathan Lilley, Steven Bradshaw, Ray Albertson, Lee Powell, Wayne “Roger” Lambertson
ABSENT:	

ITEM V. OLD BUSINESS

None.

ITEM VI. NEW BUSINESS

1. Major Commercial Site Plan for Harmony Baptist Church

- Steven Bradshaw stated New Business/Harmony Baptist Church. This is where Nathan Lilley asked is this where I need to recuse myself?
- This is where Nathan Lilley Recuse himself for the record.
- Nathan Lilley confirmed this is the church he attends.
- Mark Bissell was present as well.
- Amber Curling described this agenda item and went over the staff report incorporated in below Highlights.
- Amber stated the Planning Board would recommends approval as long as the recommendations are made: 1. Obtain all utility easements needed for sewer force main until it reaches public sewer structure. 2. Approval for County Sanitary Sewer System and Water System with Building Permit. 3. Include an easement for public/private infrastructure (water, sewer and stormwater) as needed. 4. Updated set of plans showing these items and any required by Planning Board.
- Open for Questions.
- Steven Bradshaw asked if the recommendations being asked would cause a burden to achieve. Answer is No.
- Wayne “Roger” Lambertson asked if any houses were built in the Camden Station. Answer is No.
- Wayne “Roger” Lambertson was asking about surroundings and we do have a buffer along the residential side. They do not have to do it on the back because of the railroad tracks.
- Steven Bradshaw made the motion to approve the site plan and include the recommendations.

STAFF REPORT**UDO # 2021-10-042****Major Commercial Site Plan for Harmony Baptist Church****PROJECT INFORMATION****File Reference:** UDO # 2021-10-042**Project Name:** Harmony Baptist Church**Project Address:** 100 Investors Way**PIN:** 02.8945.00.09.1549.0000

Applicant: Harmony Baptist Church
Address: 100 Plank Bridge Road
 Camden, NC 27921

Phone: 252-922-0866
 Camden, NC 27921

Agent for Applicant: Pastor Joseph Brock**Address:** NA**Phone:** 980-253-6319**Email:** joebrock31@gmail.com**Current Owner****of Record:** Harmony Baptist Church**Meeting Dates:**March 18, 2021 **Neighborhood Meeting**October 19, 2022 **Planning Board Meeting****Application Received:** 10/26/2021 **B**

Amber Curling, Planning

Application Fee paid: \$200.00 Paid**Stormwater Escrow Fee:** \$3700.00 Paid**Completeness of Application:** Application is generally complete**Documents received:**

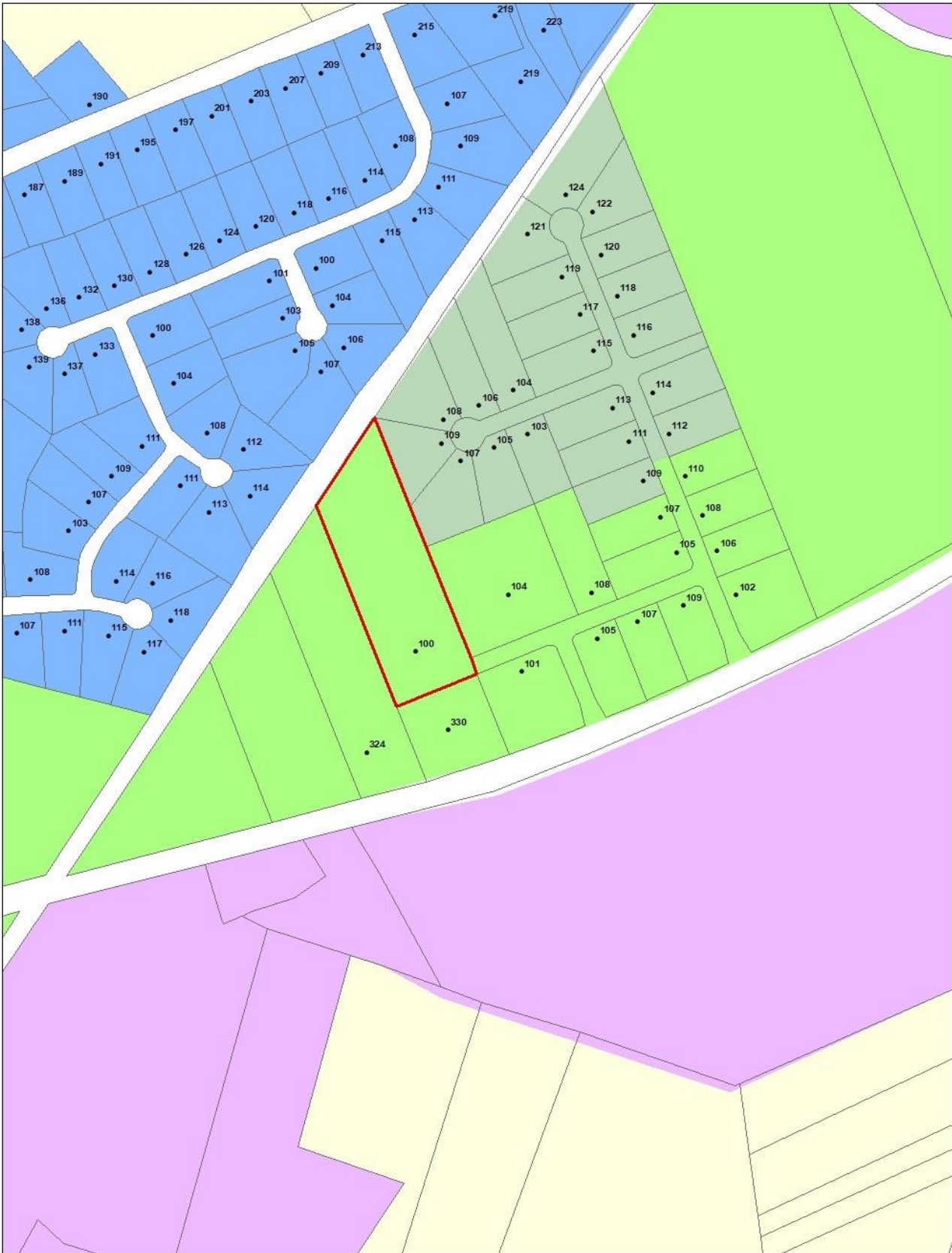
- A.** Major Site Plan Application
- B.** Commercial Site Plan/Construction Plan
- C.** Approved DEQ - Stormwater Permit and Erosion and Sediment Control Plan Permit
- D.** Approved County Stormwater Management Plan
- E.** Neighborhood Meeting Comments

REQUEST: Approval of Major Commercial Site Plan Application for Harmony Baptist Church.

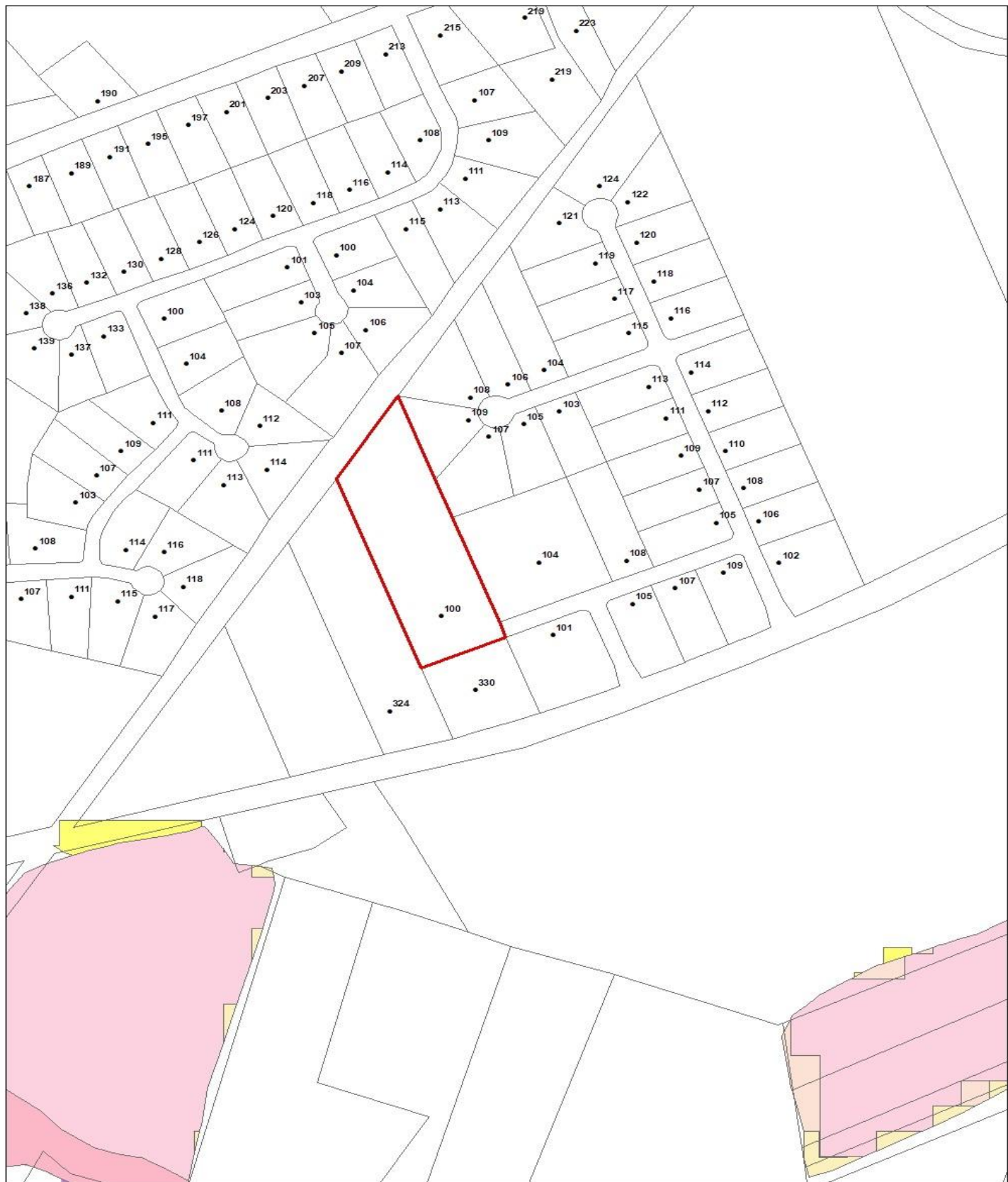
Description/Location: The application is for Harmony Baptist Church located at 100 Investors Way in the Camden Business Park. The 5.9 acres (approximately) parcel is in the 1-mile buffer of the Courthouse Core Village. The property is located in the Courthouse Township. The parcel ID number is 02.8945.00.09.1549.0000

Attachment: planningminutes_101922 (Planning Board Meeting)





Zoning Districts: Rural Residential / Village Residential / Highway Commercial / Light Industrial



Attachment: planningminutes_101922 (Planning Board Meeting)

Property not located in Watershed or in Wetlands Property located in Flood Zone X

Camden
Crossing
Subdivision

Farm Field



Attachment: planningminutes_101922 (Planning Board Meeting)

Camden Station Subdivision

Strip Shoppes / Commercial / Farm Field

SITE DATA

Size of Lot: Approximately 5.9 acres
Flood Zone: X
Zoning District(s): Highway Commercial
Existing Land Uses: Vacant

Adjacent Zoning & Uses:

	North	South	East	West
Zoning	Rural Residential	Highway Commercial	Highway Commercial and Village Residential	Highway Commercial
Use & size	Residential Homes	County Administration Office and Public Works Maintenance Yard	Vacant Lots, commercial building and Future Residential Homes S	Commercial Business

INFRASTRUCTURE & COMMUNITY FACILITIES

Water: Water lines are located in Camden Business Park on Investors Way

Sewer: Sewer lines are located in Camden Business Park **Fire District:**

South Mills Fire District.

Schools: No impact on schools.

Traffic: Estimated minimal impact on traffic

PLANNING STAFF RECOMMENDATION: Planning Staff recommends approval of Major Commercial Site Plan for Harmony Baptist Church with the following recommendations:

1. Obtain all utility easements needed for sewer force main until it reaches public sewer structure
2. Approval for County Sanitary Sewer System and Water System with Building Permit
3. Include an easement for public/private infrastructure (water, sewer and Stormwater) as needed
4. Updated set of plans showing these items and any required by Planning Board

Steven Bradshaw made the motion to approve the Site plan and include the recommendations for easements and such as written.

RESULT:	APPROVED [4-0]
MOVER:	Steven Bradshaw
SECONDER:	Ray Albertson
AYES:	Steven Bradshaw, Ray Albertson, Lee Powell, Wayne “Roger” Lambertson
ABSENT:	Nathan Lilley (recuse himself)

Additional Questions:

- Wayne “Roger” Lambertson asked about waiving the fees for Church. This would need to go to County Manager. Also stated it seemed like in the last 4 meetings we have waived fees.
- Steven Bradshaw stated the Board of Commissioners requested the Rezoning for the Residents so no fee and Mr. Sawyer paid the fees but the Planning Board turn it down and the Board of Commissioners requested the update. The changes were minimal.
- Nathan Lilley is Back. Join the meeting.

2. Major Commercial Site Plan for The Red Collar Dog

- Amber Curling described this agenda item and went over the staff report incorporated below:
- The Planning Board Recommends approval of Major Commercial Site Plan for The Red Collar Dog with a list of below recommendations: 1. Obtain any utility easements for sewer force main until it reaches public sewer structure. 2. Approval Letter for Stormwater Management Plan. 3. Approval for County Sanitary Sewer System and Water System with Building Permit. 4. Approval for any other UDO requirements with Building Permit. 5. Approved DEQ Stormwater Management Permit. 6. Approved DEQ Erosion and Sediment Control Plan Permit. 7. Include an easement for public/private infrastructure (water, sewer and stormwater) as needed. 8. Updated set of plans showing these items and any required by Planning Board.
- Open for Questions.
- Wayne “Roger” Lambertson asked if this was going to be used for Overnight Boarding. Ryan Cooper has a big vision. But most importantly to get started is the Pet Crematory, Day Care and Training. It can be addressed when he wants to add more services. Where he is located at in Elizabeth City is up for sale. Wants to move quickly
- Wayne “Roger” Lambertson wanted to know if this was the same Pet Company in South Mills and 17? With Boarding and Store with Pet products. No this is not the same.
- Group discussion who owns that Pet Store/Boarding. Group discussion to state where Ryan store front is located and he has been in this process for over 2 years to get this far. If/When Ryan starts to add more services this can be revisited by the Planning Board.
- Lee Powell asked if the Crematory was allowed in that zoning district. Yes, it allowed. The building will be back a little and most people will not know what is being done. Lee Powell stated would need special exhaust and stuff and Amber stated this will be addressed during the building permit stage.
- Wayne “Roger” Lambertson asked if Training would be conducted on Sunday morning since it’s close to the church location? The ordinances have requirements and limitation. We do not have a lot of information at this time about the training.
- Amber said what he has proposed a lot of options but financially will he be able to make them all happen. What he has proposed is allowed and minimal.
- Lee Powell is stating he is proposing a lot in April 28th letter. Amber stated he is phasing the list according to priority and financial. Amber stating that the developing a piece of property takes money.
- Lee Powell wants to make sure we are covered for the additional phases.
- Briant Robey stated the last time they talked he has acknowledged some changes that would limit his potential growth.

- Lee Powell wants to know about the future expansion does the ordinance have anything to take care of the future waste from such a facility. Lee Powell referring to boarding, training and day care how to get rid of the dog waste. Not sewer ready. Amber stated the way the ordinance works for us there can't be any noise, odor and we can address that. Briant Robey stated we have in the ordinance about pre-treatment. They have talked with Chuck Jones at Public Works. Want to make sure they don't end up clogging the pipes. This has been addressed by Public works.
- Nathan Lilley stated they have talked to Public Works and they have a solid plan for this.
- Nathan Lilley made the motion to approved the Sit Plan for The Red Collar Dog with the Planning Board Recommendations.

STAFF REPORT

UDO # 2022-09-002 Major Commercial Site Plan for The RED Collar Dog

PROJECT INFORMATION

File Reference: UDO # 2022-09-002
Project Name: The RED Collar Dog
 320 US Hwy 158 E
 Camden, NC, 27921
PIN: 02-8935-02-98-7047-0000

Applicant: Eastern Pet Company
Address: 1116 US Hwy 17 S
 Elizabeth City, NC, 27909
Phone: 252-339-5478
Email: easternpetco@aol.com

Agent for Applicant: Ryan Cooper

Address: 1116 US Hwy 17 S
 Elizabeth City, NC, 27909
Phone: 252-339-5478

Current Owner of Record: Trustees of Camden Church of Christ

Meeting Dates:
 May 18, 2022 Neighborhood Meeting
 October 19, 2022 Planning Board Meeting

Application Received: 9/8/2022
By: Amber Curling, Planning

Application Fee paid: \$200.00
Stormwater Fee paid: \$3700.00

(a)

(b) **Documents received:**

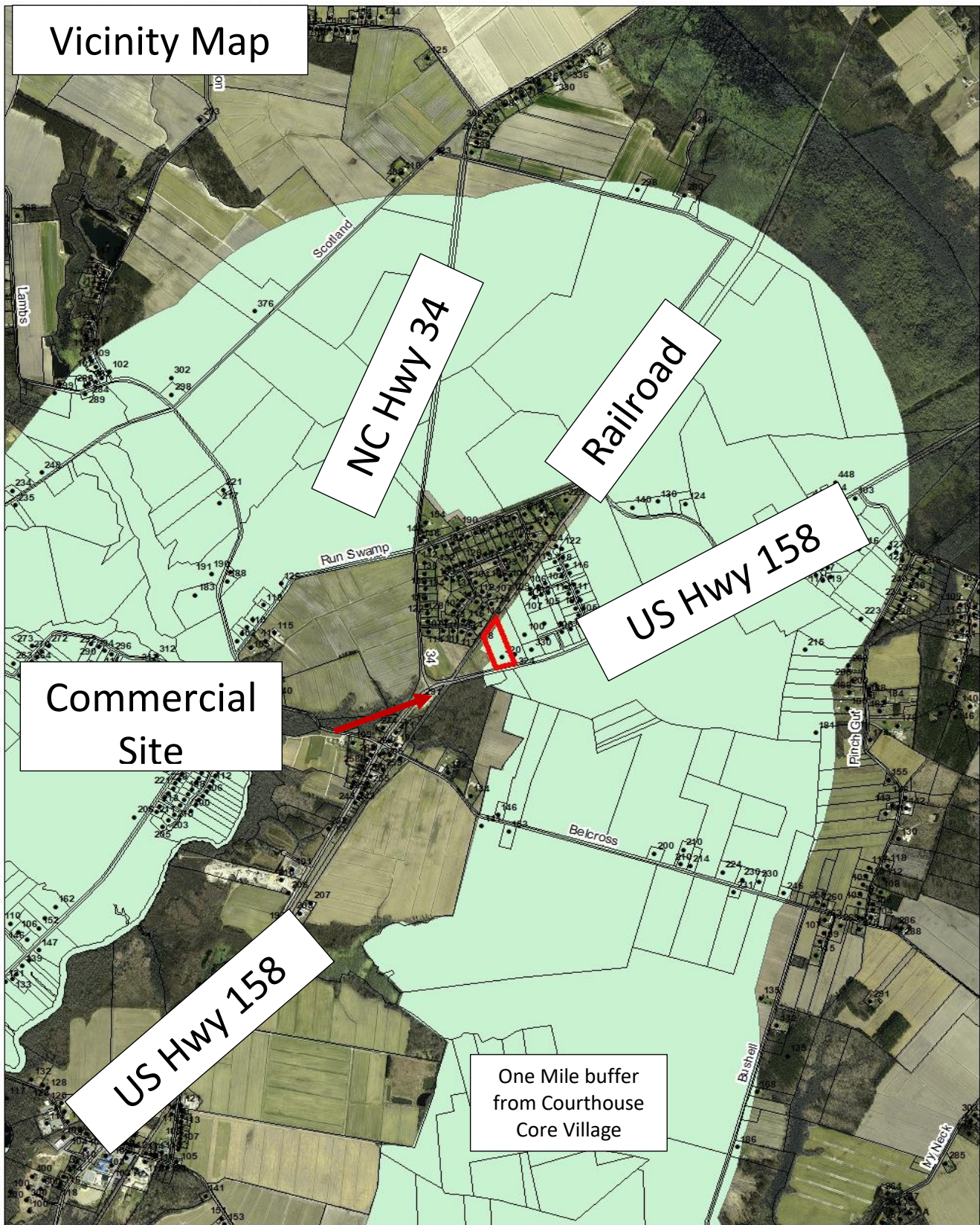
- A.** Major Site Plan Application Complete
- B.** Commercial Site Plan/Construction Plan
- C.** Neighborhood Meeting Comments
- D.** Pending: Approved DEQ – Stormwater Management Permit
- E.** Pending: Approved DEQ – Erosion and Sediment Control Plan Permit
- F.** Approved: Camden County Public Works approval for sewer connection
- G.** Approved: Camden County Public Works approval for water connection
- H.** Pending: Approved Camden County Stormwater Management Plan with Operation and Maintenance Agreement

REQUEST: Approval of Major Commercial Site Plan Application for The RED Collar Dog to be located at 320 US Hwy 158 E, Camden, North Carolina. The proposed use is an animal Crematorium and Dog Training Daycare

Description/Location:

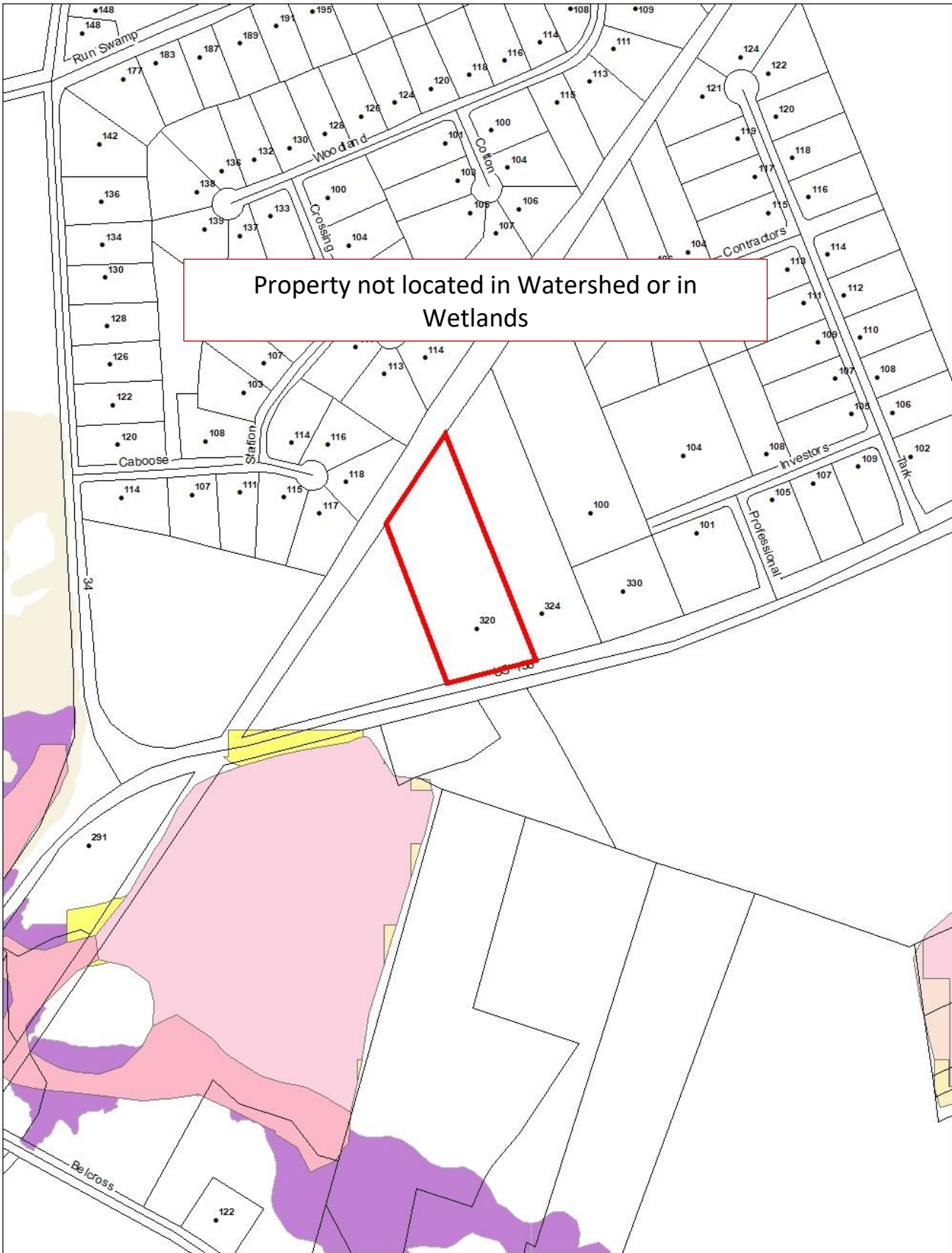
The Major Commercial Site Plan application is for The RED Collar Dog to be located in Camden at 320 US Hwy 158 E., approximately .25 miles northeast of the intersection with NC Hwy 34. The 5-acre property is located in the Courthouse Township. The parcel ID number is **PIN:** 02-8935-02-98-7047-0000.

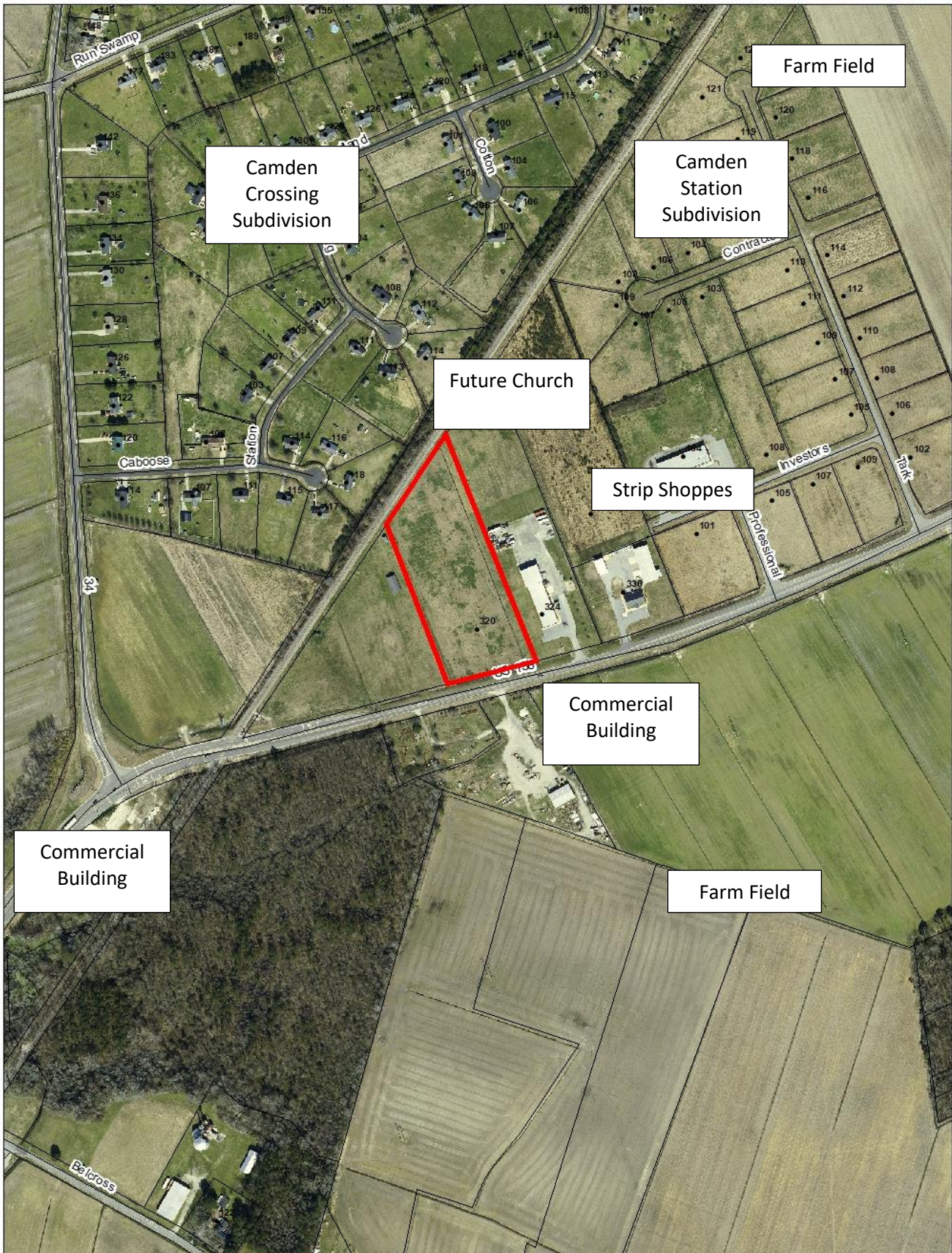
DRAFT



Zoning Districts







SITE DATA

Flood Zone: X **Size of Lot:** 5 acres
Zoning District(s): Highway Commercial
Existing Land Uses: Vacant

Adjacent Zoning & Uses

	North	East	South	West
Zoning	N/A	Highway Commercial	N/A	Highway Commercial
Use & size	Railroad & Residential Lots	Gregory Poole Equipment.	US Hwy 158 E	Vacant

INFRASTRUCTURE & COMMUNITY FACILITIES

Water: Camden County water lines are located adjacent to property along US Hwy 158 E

Sewer: Camden County sewer lines are located adjacent to property along US Hwy 158 E

Fire District: South Camden Fire District

Schools: No impact on schools.

Traffic : Estimated minimal impact on traffic

PLANNING STAFF RECOMMENDATION:

Planning Staff recommends approval of Major Commercial Site Plan for The Red Collar Dog with the following recommendations:

1. Obtain any utility easements for sewer force main until it reaches public sewer structure
2. Approval Letter for Stormwater Management Plan
3. Approval for County Sanitary Sewer System and Water System with Building Permit
4. Approval for any other UDO requirements with Building Permit
5. Approved DEQ Stormwater Management Permit
6. Approved DEQ Erosion and Sediment Control Plan Permit
7. Include an easement for public/private infrastructure (water, sewer and Stormwater) as needed
8. Updated set of plans showing these items and any required by Planning Board

Nathan Lilley made a motion to approve the Site Plan for The Red Collar Dog with the Planning recommendations.

RESULT: APPROVED [5-0] MOVER: Nathan Lilley SECONDER: Lee Powell AYES: Nathan Lilley, Steven Bradshaw, Ray Albertson, Lee Powell, Wayne “Roger” Lambertson ABSENT:

ITEM VII. INFORMATION FROM BOARD AND STAFF

None.

ITEM VIII. CONSIDER DATE OF NEXT MEETING

The next meeting is scheduled for November 16, 2022. Planning department does not have anything scheduled as of now.

ITEM VIII. ADJOURN

Lee Powell made a Motion to adjourn.

RESULT:	PASSED [5-0]
MOVER:	Lee Powell
SECONDER:	Nathan Lilley
AYES:	Steven Bradshaw, Nathan Lilley, Ray Albertson, Lee Powell, Wayne “Roger” Lambertson
ABSENT:	

There being no further matters for discussion Chairman Steven Bradshaw adjourned the meeting at 19:23 PM.

ATTEST:

Steven Bradshaw, Chairman
Camden County Planning Board

Patricia Sabo
Permit Clerk



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Camden County Planning Board AGENDA ITEM SUMMARY SHEET

New Business

Item Number: 5.1

Meeting Date: April 19, 2023

Submitted By: Patricia Sabo,
Planning & Zoning
Prepared by: Patricia Sabo

Item Title Ordinance No. 2023-04-032

Attachments: UpdateText2023_April19 (DOCX)

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 5.2 Residential Design Guidelines

3.5.2. WORKING LANDS (WL) DISTRICT

<div>WL</div> <div>Working</div> <div>Lands</div>		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.

Attachment: UpdateText2023_April19 (Ordinance No. 2023-04-032)

3.5.3. RURAL RESIDENTIAL (RR) DISTRICT

	A. Purpose Statement
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RR Rural Residential

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.



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Camden County Planning Board AGENDA ITEM SUMMARY SHEET

Consider Date of Next Meeting

Item Number: 7.1

Meeting Date: April 19, 2023

Submitted By: Patricia Sabo,
Planning Board
Prepared by: Patricia Sabo

Item Title Next Meeting Date

Attachments:

May 17, 2023