

**Camden County Planning Board
July 17, 2024
Camden County Library - Board Room
Camden, North Carolina**

MINUTES

The regular meeting of the Camden County Planning board was held on July 17, 2024 in the boardroom at the Camden County Library in 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 Roger Lambertson, Tom White, Ray Albertson, and David Bundy.

Absent: Lee Powell

Administration Staff Present: Planning Director Amber Curling and Clerk to the Board Macey Carver

ITEM II. CONSIDERATION OF AGENDA

Motion to approve the Agenda as presented.

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| RESULT: | PASSED 6-0 |
| MOVER: Nathan L | |
| SECONDER: Ray Albertson | |
| AYES: Steven Bradshaw, Nathan Lilley, David Bundy, Ray Albertson, Roger Lambertson, & Tom White | |

ITEM III. CONSIDERATION OF MINUTES

Motion to approve minutes from Special Meeting of May 22, 2024 as written.

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| RESULT: | PASSED 6-0 |
| MOVER: Roger Lambertson | |
| SECONDER: Ray Albertson | |
| AYES: Steven Bradshaw, Nathan Lilley, David Bundy, Ray Albertson, Roger Lambertson, & Tom White | |

ITEM IV. OLD BUSINESS

A. NONE

ITEM V. NEW BUSINESS

- **Planning Director Amber Curling** presented the Staff Report (incorporated herein after as Attachment A) which included the following:
 - A.** Request for the Approval of the Major Commercial Site Plan Application for the Treasure Point Extension Center

The Major Commercial Site Plan application for the Treasure Point Extension Center to be located in Camden at 123 Treasure Point Rd. This 3.8-acre parcel is located between the 1-mile Buffer of Courthouse Township/Shiloh Township. Current land-use is open space/pier/shelter utilized by Extension Office/4-H services and the public. Adjacent Uses include Pasquotank river, woods, and residential homes. Zoning District for this parcel and for the adjoining parcels is Rural Residential. Parcel is not located in the water shed. Portion of the parcel is classified as Managed Pines Wetlands. Parcel is located in Flood Zone X, Shaded X and AE. Water main line located adjacent to property along Treasure Point Rd. Parcel is in South Camden Fire District. There should be no impact on schools. Impact on traffic is estimated to be minimal. The Neighborhood Meeting was held April 25, 2024. There were comments supporting & not supporting the proposed Commercial Site Plan. There have been many comments concerning this request.

Additional information provided regarding site: Parcel was previously private property owned by Susan Coleman Key. The property has been utilized by the community for several decades. Original structure lost in 2006 fire. Structure was used by community youth groups as protection from inclement weather such as storms/heat. Ms. Key made it clear in the deed to Camden how the property was to be used. Deed states verbatim: *“The property herein shall be used a water-oriented wilderness and the woodland areas are to be used for the study of conservation and ecology. Provided, however, nothing herein shall be construed so as to prohibit construction of a building by County in which to conduct meetings and locate offices for the County extension service or other agencies which are devoted to the enhancement of conservation, ecology, wildlife and agriculture within Camden County.”*

Ms. Key is allowing this parcel/adjacent parcel for community use. Trails on properties will be improved. This property was deeded to Camden for the new extension office to assist with the financial obligations such as a grant. The extension office has been working on this project for at least 4 years with updates at the BOC meetings. We can hope she will approve of the final project and increase the size of the Extension Services parcel.

Planning Staff recommends approval if the Planning Board considers the following for the Treasure Point Commercial Site Plan Application UDO # 2024-05-114:

- a. Updated set of plans showing any additional information required by Planning Board
- b. Obtain required Building Permits required for the construction of New Building
- c. Include any easement for public/private infrastructure as needed.
- d. The applicant must strictly abide by all requirements of the Unified Development Ordinance of Camden County, NC, and must also strictly comply with all other local, state, and federal ordinances, laws, rules and regulations as one or more ordinances, laws, rules and regulations may apply to this development.
- e. Any additional requirements/information required by the Board of Commissioners Public Hearing for the Treasure Point Special Use Permit.

Vice Chair Lilley- ask if the current zoning allow for this building to be there?

- Amber: Yes, with the Special Use Permit

Board Member Lambertson Confusion over the use of the term “Commercial” in Major Commercial Site Plan. Asked for defining of term and worried about possible “big business”

- Amber: Clarified meaning of the term “Commercial” in this context does not mean “business” by stating that the use of the term comes from the difference between residential and non-residential. The site will be a Government Office for use by the local government and the public.

Vice Chair Nathan Lilley-asked specifically what the corporate extension office does.

- Marcia Berry explains the purpose of the office including 4-H/agricultural & ecological local outreach.
- A discussion between Marcia Berry and the Board explains the current use of the location, the logistical issues by not having a building there, the desire of the previous property owner for the use of the land. Camden is 1 of 2 counties in NC without an adequate space for programs. Office Future Location will allow improvement of the trail on the property and adjacent property.

Board Member Comment about concern of future types of office development.

- Amber: The deed is very specific about the uses permitted on the land. Discussion about the future addition to the existing building and the layout of the building. A conversation ensues about the adjacent property and the connecting trails.

Board Member asked about a second entryway from Treasure Point Rd. Then discussion about future improvements to the proposed plan.

- Amber shows location of the second entry point. Amber discusses the potential additions and classes that might be held, such as agricultural classes and a potential greenhouse. Invites anyone who wants to know more to come by Planning Department to view additional plans.

Board Members discuss Mr. Kevin Hooley’s objections.

Kim Hamby with Timmons Group begins presentation on the Treasure Point Extension Center. Kim Hamby gives more details about some Board comments from above.

Board Member asked will the park and the large indoor space be available to Public?

- Kim Hamby states the park will still be public and the large inside space will be available to be rented?

Public Comments for the Major Commercial Site Plan application for the Treasure Point Extension Center

Randy Infinger - Expresses how he thinks the 4-H programs needs the building for shelter. The building can offer the space for additional activities.

Joyce Spruill - no additional comment.

Dan Gray - Expresses concern over traffic and noise. Neighborhood can already hear existing noise. Suggests to build boat launch. Suggests building a natural landscape barrier to block noise.

Samantha Nadj - Expresses concern over increased traffic for local community. Expresses concern over light pollution for the naturally dark area. Asked how will the Zoning Change enhance the public safety/health/welfare? Expresses concern over increased potential for trespassing and property rights infringement.

106 C Street Resident: Questions the proposed development is in conflict with the County's 2035 Future Land Use plan, specifically in regard to the preservation of the County's rural character and the quality of life for nearby residents. Is concerned about "Commercial Enterprise". Asks if the plan is fully funded by the grant.

Chair Bradshaw: Reminds everyone that the proposed site is not a Commercial for-profit business. The proposed use is as presented. This property does not have to be rezoned for proposed use.

David Kleinschuster - Expresses concern over future expansion and light pollution and effect on natural habitat. Refers to the letter by Kevin Hooley. Concerned to the possibility of overdevelopment, alludes to Moyock.

Samantha Nadj reads Mr. Hooley's letter - Refer to Attachment B

Kim Hamby

- Addresses specifically the concerns from the citizens in regards to light pollution, noise pollution, future development of adjacent property, and crime potential.

Vice Chairman Nathan Lilley - How long ago was the cabin built there?

- Kim Hamby answer Roughly 1980's

MOTION to approve the Major Site Plan application for Treasure Point Extention Center UDO# 2024-05-114 located at 123 Treasure Point Rd with recommendations.

- **RESULT: PASSED 6-0**
- **MOVER: Steven Bradshaw**
- **SECONDER: Nathan Lilley**
- **AYES: Steven Bradshaw, Nathan Lilley, David Bundy, Ray Albertson, Roger Lambertson, & Tom White**
- **NAYES:**

ITEM VI. INFORMATION FROM BOARD AND STAFF

None.

ITEM VII. DATE OF NEXT MEETING

The next meeting is scheduled for August 21, 2024

ITEM VIII. ADJOURN

Motion to adjourn.

RESULT: PASSED 6-0
MOVER: Nathan Lilley
SECONDER: Tom White
AYES: Steven Bradshaw, Nathan Lilley, David Bundy, Ray Albertson, Roger Lambertson, & Tom White
NAYES: