

1 **Camden County Board of Adjustment**
2 **Minutes**

3 **September 11, 2012, 7:00pm**

4 Historic Courtroom

5 Camden County Courthouse Complex

6
7 **BOARD MEMBERSHIP PRESENT/ABSENT**

Present:	Absent:
Vice Chairman Brad Smith (Voting)	Chairman Janice Hassell
Ronald Price (Alternate - Voting)	Roger Lambertson
William McPherson (Voting)	
Don Keaton (Voting)	
Frank Eason (Alternate - Voting)	

8
9 **STAFF PRESENT**

Name:	Title:
Dan Porter	Director of Planning
Dave Parks	Permit Officer/Flood Administrator
Amy Barnett	Planning Clerk/Clerk to the Board

10
11 **OTHERS PRESENT**

Name	Title:	Purpose / Representing	Meeting Section
Wanda Sanders	Applicant	Applicant for Variance	New Business #1
Peggy Cannon		Sister of Applicant	New Business #1

12
13 **Call to Order & Welcome**

14
15 Vice Chairman Brad Smith called to order the September 11, 2012 meeting at 7:00 PM. Vice
16 Chairman Smith read the rules of procedure, and then indicated whom the voting members
17 for tonight's meeting would be. Voting members were stated as being: Vice Chairman Brad
18 Smith, William McPherson, Don Keaton, Ronald Price (alternate), and Frank Eason
19 (alternate). Members absent were Chairman Janice Hassell and Roger Lambertson, Alternate
20 Members Mr. Price and Mr. Eason participated as voting members in their stead.

21
22 **Consideration of Agenda**

23
24 Vice Chairman Smith called for consideration of the agenda.

25
26 Motion to Approve As Presented made by: William McPherson

27 Motion Seconded by: Ronald Price

28
29 The motion was approved with Vice Chairman Brad Smith, Members Frank Eason, Don
30 Keaton, William McPherson, and Ronald Price voting aye; none voting no; 2 absent; none
31 not voting.

32
33

34 **Consideration of the Minutes- January 11, 2011**

35
36 Vice Chairman Smith called for the consideration of the minutes from the January 11, 2011
37 meeting.

38
39 Motion to Approve As Written made by: Frank Eason
40 Motion Seconded by: Don Keaton

41
42 The motion was approved with Vice Chairman Brad Smith, Members Frank Eason, Don
43 Keaton, William McPherson, and Ronald Price voting aye; none voting no; 2 absent; none
44 not voting.

45
46 **Comments from the Public**

47
48 None

49
50 **Old Business**

51
52 None

53
54 **New Business**

55
56 ***Item #1, Wanda Sanders, Request for Variance to 151.060 Minimum Lot Size***

57
58 As this is a quasi-judicial proceeding, all those who gave testimony were sworn in by the
59 Clerk to the Board of Adjustment, Amy Barnett. Those sworn in were Dave Parks (Permit
60 Officer), Wanda Sanders (Applicant), and Peggy Cannon (Sister of Applicant).

61
62 Dave Parks gave a brief introduction to this request for variance by reading through the
63 information in the findings of fact (see below), then submitted into evidence the information
64 which Ms. Sanders submitted with her application for variance.

65
66 **Variance**
67 **Findings of Fact**
68 **UDO 2012-08-11**

- | | | |
|----|---|--|
| 69 | | |
| 70 | 1. Name of Applicant: | Wanda Sanders |
| 71 | 2. Agent for Applicant: | |
| 72 | 3. Address of Applicant: | 724 North Highway 343, Camden, NC, 27921 |
| 73 | 4. File Reference: | UDO 2012-08-11 |
| 74 | 5. PIN: | 01-8916-00-08-2247 |
| 75 | 6. Street Address of Property: | 729 North Highway 343 |
| 76 | 7. Location of Property: | South Mills Township |
| 77 | 8. Flood Zone: | Zone X |
| 78 | 9. Zoning District(s): | General Use District (GUD) |
| 79 | 10. General Description of the Proposal: | Request variance to Article 151.060 |
| 80 | | (Minimum Lot Size) in the General Use District on property owned by Evelyn |
| 81 | | Williams at 729 North Highway 343 (Owner willing to sell a one acre lot to applicant |
| 82 | | who resides across the Highway at 724 N. Highway 343). |
| 83 | | |

- 84 **11. Use Classification:** Camden County Code Article 151.060
85 **12. Date Application Received by County:** August 21, 2012
86 **13. Received by:** Dave Parks, Permit Officer
87 **14. Application Fee Paid:** \$500.00 CK #3280
88 **15. Completeness of Application:** Application is generally complete.
89 **16. Documents Received Upon Filing Application or otherwise included:**
90 A. Variance Land Use / Development Application
91 B. Supporting Documentation
92 C. GIS aerial Map of Property
93 **17. Adjacent Property Uses:**
94 A. Predominant: Agricultural
95 B. Other: Residential
96 **18. Existing Land Use:** Agricultural / residential
97 **19. FINDINGS:**
98
99 1. *If the applicant complies strictly with provisions of the Ordinance, they can make no*
100 *reasonable use of the property.*
101 **Staff Response:** If applicant complies strictly with provisions of the Ordinance, staff
102 feels the owner will have reasonable use of the property in its current state as an active
103 farm (See Attachment "A").
104 2. *The hardship of which the applicant complains is one suffered by the applicant*
105 *rather than by neighbors or the general public.*
106 **Staff Response:** The hardship the applicant complains of is one that could be suffered
107 by the neighbors and the general public when it comes to providing medical assistance
108 for our elderly parents. To address this issue, the County has adopted new ordinance
109 language to allow for accessory apartments up to 800 square feet under certain
110 conditions (See Attachment "B"). In looking at aerial photo of applicant's property
111 (See Attachment "C"), staff feels that either the detached garage / out buildings as
112 listed on tax cards (See attachment "D") can be converted into an accessory apartment
113 or there is sufficient room (See attachment "C" for the % of impervious surfaces on her
114 lot and that of her sisters at 718 N. Highway 343) on the property to allow for an
115 accessory apartment as the applicant stated to staff that the septic and drain fields are
116 located in the front yards. The flooding of the properties appears to be a drainage
117 matter that would require possible some clearing of ditches or placement of new
118 ditches.
119 3. *Does the hardship relate to the applicant's land, rather than personal*
120 *circumstances?*
121 **Staff Response:** The hardship relates to personal circumstances and the need to move
122 mom closer to provide medical assistance for her mother and not the land.
123 4. *The hardship is unique, or nearly so, rather than one shared by many surrounding*
124 *properties.*
125 **Staff Response:** The hardship to which the applicant has is not unique, as many other
126 people go through the same issues in the care for their elderly parents when they can't
127 take care of themselves.
128 5. *The hardship is not the result of the applicant's own actions.*
129 **Staff Response:** The hardship to which the applicant states is personal in nature and is
130 not the result of their actions, however there is no hardship when it relates to the land.
131 6. *The Variance will not result in the initiation of a nonconforming use of land.*
132 **Staff Response:** The Variance will not result in the initiation of a nonconforming use
133 of the land as the use (residential) is permissible in the GUD zoning.
134
135
-

136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165

Information from Board and Staff

None

Consider Date of Next Meeting – October 9, 2012 (if there are matters to be brought)

Adjournment

At 8:20 PM, Frank Eason made a motion was made to adjourn the meeting. Don Keaton seconded the motion. The motion was approved with Vice Chairman Brad Smith, Members Frank Eason, Don Keaton, William McPherson, and Ronald Price voting aye; none voting no; 2 absent; none not voting.

Date: _____

Approved: _____
Vice Chairman Brad Smith

Attested: _____
Amy Barnett, Planning Clerk

