

CAMDEN COUNTY PLANNING BOARD

Regular Meeting – November 14, 2018

Camden County Planning Board

Regular Meeting

November 14, 2018 7:00 PM

Historic Courtroom, Courthouse Complex

Camden, North Carolina

MINUTES

The regular meeting of the Camden County Planning Board was held on November 14, 2018 in the Historic Courtroom, Camden, North Carolina. The following members were present:

CALL TO ORDER AND WELCOME

Planning Board Members Present:

Attendee Name	Title	Status	Arrived
Calvin Leary	Chairman	Present	6:50 PM
Fletcher Harris	Board Member	Present	6:50 PM
Rick McCall	Board Member	Present	6:50 PM
Ray Albertson	Board Member	Present	6:50 PM
Steven Bradshaw	Board Member	Present	6:50 PM
Cathleen M. Saunders	Board Member	Present	6:50 PM

Planning Department Staff Present:

Attendee Name	Title	Status	Arrived
Dan Porter	Planning Director	Present	6:45 PM
Dave Parks	Permit Officer	Present	6:45 PM

Also present were the following:

- Steven Bradshaw & Jason Mizelle, applicants for Sandy Hook Crossing Final Plat
- Gary Dunstan & Mark Bissell, applicants for Mill Run Final Plat

CONSIDERATION OF THE AGENDA

Motion to Approve Agenda as Presented

RESULT:	PASSED [UNANIMOUS]
MOVER:	Rick McCall, Board Member
SECONDER:	Steven Bradshaw, Board Member
AYES:	Leary, Harris, McCall, Albertson, Bradshaw, Saunders

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CONSIDERATION OF THE MINUTES

- Minutes from July 18, 2018
- Planning Board / Bd of Commissioners Minutes - Joint Meeting July 18, 2018
- Planning Board / Bd of Commissioners Minutes - Joint Meeting July 25, 2018

Motion to Approve Minutes from July 18 (2 sets) and July 25, 2018

RESULT:	PASSED [UNANIMOUS]
MOVER:	Steven Bradshaw, Board Member
SECONDER:	Ray Albertson, Board Member
AYES:	Leary, Harris, McCall, Albertson, Bradshaw, Saunders

NEW BUSINESS

UDO 2016-09-14 Sandy Hook Crossing Final Plat

Motion to Recuse Steven Bradshaw from participation on this agenda item as he is the applicant.

RESULT:	PASSED [5 TO 0]
MOVER:	Rick McCall, Board Member
SECONDER:	Cathleen Saunders, Board Member
AYES:	Leary, Harris, McCall, Albertson, Saunders
RECUSED:	Bradshaw

Staff presented application for final plat and stated developer has met all the requirements of the Special Use Permit for Preliminary Plat and Final Plat application. Staff went over findings of facts as incorporated herein below. Staff recommended approval of Final Plat for Sandy Hook Crossing.

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Final Plat
Sandy Hook Crossing
UDO 2016-09-14

1. Applicant: Avery Family Revocable Trust
2. Agent for Applicant: Steve Bradshaw
3. Address of Agent: 102 Avery Drive
Shiloh, NC 27074
4. PIN: 03-8964-00-94-3691
5. Name(s) of Current Owner(s) of Record:
6. Street Address of Property: See Final Plat
7. Location of Property: Off Sandy Hook and Bartlett Roads
8. Flood Zone: X
9. Zoning District(s): Basic Residential (R3-1)

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- 10. General Description of the Proposal: Final Plat Phase Sandy Hook Crossing - 16 lot Major Subdivision
- 11. Date Application Received by County: October 16, 2018
- 12. Received by: David Parks, Permits Officer
- 13. Application fee paid: Yes.\$800.00 Check #1024
- 14. Completeness of Application:
Application is generally complete.
- 15. Documentation received:
 - A. Application fee
 - B. Final Plat
 - C. As Builts - 2 copies signed.
 - D. NCDOT letter on Pavement Certification
 - E. Copy of Restrictive Covenants
- 16. Compliance with Preliminary Plat Special Use Permit:
All requirements of the Special Use Permit issued for this development have been met or guaranteed (i.e. bonded)
- 17. Recommendation:
Staff recommends approval of Final Plat for Sandy Hook Crossing Major Subdivision.

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Motion to Approve Final Plat Sandy Hook Crossing

RESULT:	PASSED [5 TO 0]
MOVER:	Fletcher Harris, Board Member
SECONDER:	Rick McCall, Board Member
AYES:	Leary, Harris, McCall, Albertson, Saunders
RECUSED:	Bradshaw

UDO 2015-06-07 Mill Run Subdivision Final Plat

Staff presented application for final plat and per a condition of the Special Use Permit on providing a recreational plan discussed the plan submitted in extending the walking trail across the road with picnic area (table, barbeque, bench) and placement of some benches along the large retention pond. Staff stated as a condition of approval that the developer provide a bond for his landscaping and cost of extending the trail and other amenities. Staff also went over the findings of facts incorporated herein below.

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Final Plat
Mill Run Subdivision
UDO 2015-06-07

1. Applicant: Assorted Development Corporation
2. Agent for Applicant: Bissell Professional Group
3. Address of Agent: P.O. Box 42
Kitty Hawk, NC 27949
4. PIN: 01-7090-00-07-6888/01-7090-00-17-0117
5. Name(s) of Current Owner(s) of Record:
Assorted Development Group
6. Street Address of Property: Mill Run Loop
7. Location of Property: Off Sharon Church Road South Mills
8. Flood Zone: X
9. Zoning District(s): Basic Residential (R3-1) (Common
Open Space Subdivision)
10. General Description of the Proposal: Final Plat Mill Run -
45 lot Major Subdivision
11. Date Application Received by County: October 25, 2018
12. Received by: David Parks, Permits Officer
13. Application fee paid: Yes; \$2,250.00 Check #1157
14. Completeness of Application: Application is generally
complete.
15. Documentation received:
 - A. Application fee
 - B. Final Plat - 7 copies
 - C. Recreational Plan
 - D. As Builts - copies signed.
 - E. Letter from NCDOT Pavement Certification
 - F. Copy of Restrictive Covenants
 - G. Landscaping Estimate
16. Compliance with Preliminary Plat Special Use Permit:
Developer required to provide bond for Landscaping /
recreational improvements. All other requirements of
the Special Use Permit issued for this development
have been met.
17. Recommendation:
Staff recommends approval of Final Plat for Mill Run
Major Subdivision based on condition that developer
provide bond for landscaping/recreational improvements
not constructed.

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Cathleen Saunders asked how staff will ensure this bond is collected. Staff stated that it would not sign the official mylar copy of the subdivision until bond is in hand.

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Motion to Approve Final Plat Mill Run with condition that developer provide bond for landscaping/recreational improvements.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Steven Bradshaw, Board Member
SECONDER:	Ray Albertson, Board Member
AYES:	Leary, Harris, McCall, Albertson, Bradshaw, Saunders

INFORMATION FROM BOARD AND STAFF

None.

CONSIDER DATE OF NEXT MEETING - DECEMBER 19, 2018

ADJOURN

Motion to Adjourn

RESULT:	PASSED [UNANIMOUS]
MOVER:	Ray Albertson, Board Member
SECONDER:	Fletcher Harris, Board Member
AYES:	Leary, Harris, McCall, Albertson, Bradshaw, Saunders

Meeting Adjourned at 7:35 PM.

*Chairman Calvin Leary
Camden County Planning Board*

ATTEST:

*Dave Parks, Zoning & Permit Officer
Camden County Planning Department*