

**CAMDEN COUNTY PLANNING BOARD**

Regular Meeting – March 17, 2021

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**Camden County Planning Board**

**Regular Meeting**

**March 17, 2021 7:00 PM**

**Historic Courtroom, Courthouse Complex**

**Camden, North Carolina**

**MINUTES**

*The regular meeting of the Camden County Planning Board was held on March 17, 2021 in the Historic Courtroom, Camden, North Carolina. The following members were present:*

**CALL TO ORDER & WELCOME**

Planning Board Members Present:

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>	<b>Arrived</b>
Calvin Leary	Chairman	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
Nathan Lilley	Board Member	Present	6:50 PM

Planning Staff Present:

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>	<b>Arrived</b>
Dan Porter	Planning Director	Present	6:45 PM
Amy Barnett	Planning Clerk	Present	6:35 PM
Amber Curling	Zoning Officer	Present	6:35 PM

Others Present:

<b>Attendee Name / Address</b>	<b>Title / Company</b>	<b>Meeting Section</b>
Sean Robey	Engineer for Applicant Eastern Carolina Engineering, PC	New Business

**CONSIDERATION OF AGENDA**

*Motion: Approve Agenda as Presented*

<b>RESULT:</b>	<b>PASSED [UNANIMOUS]</b>
<b>MOVER:</b>	<b>Ray Albertson, Board Member</b>
<b>SECONDER:</b>	<b>Steven Bradshaw, Board Member</b>
<b>AYES:</b>	<b>Leary, McCall, Albertson, Bradshaw, Lilley</b>
<b>ABSENT:</b>	<b>None</b>

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**CONSIDERATION OF MINUTES FROM February 17, 2021**

*Motion: Approve Minutes from 2-17-2021 As Written*

<b>RESULT:</b>	<b>PASSED [UNANIMOUS]</b>
<b>MOVER:</b>	<b>Steven Bradshaw, Board Member</b>
<b>SECONDER:</b>	<b>Ray Albertson, Board Member</b>
<b>AYES:</b>	<b>Leary, McCall, Albertson, Bradshaw, Lilley</b>
<b>ABSENT:</b>	<b>None</b>

**OLD BUSINESS**

None

**NEW BUSINESS**

***Major Commercial Site Plan - Southeastern Equipment Co.***

Amber Curling, Zoning Administrator, described this agenda item and went over the Staff report (Attachment A).

- A correction to the neighborhood meeting date in the Staff Report from March 3<sup>rd</sup> to March 2<sup>nd</sup>
- Southeastern Equipment is represented by Sean Robey from Eastern Carolina Engineering
- Neighborhood Meeting was held March 2, 2021, there was no public attendance
- Request is approval of a Major Commercial Site Plan for Southeastern Equipment to be located at 2000 Eco Park Blvd in the Camden Commerce Park
- Property is 15 acres in size and located in South Mills Township
- The parcel and adjacent properties are located in zoning districts Planned Development, Highway Commercial, Light Industrial and Rural Residential
- Current Property Use is Vacant
- Adjacent Property Uses Commercial Business, Woods, County Spray Field and Pond
- The parcel located in Flood Zone X.
- Water and sewer lines are located adjacent to property along Eco Park Blvd.
- Parcel is in the South Mills Fire District
- Will have no impact on schools
- Impact on traffic is unknown

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- Staff recommends approval of the Major Commercial Site Plan Application with the recommendations stated in the Staff Report (Attachment A):
  - Add Pin Number to plans and Dumpster screening
  - State Stormwater Management Permit and
  - State Erosion & Sediment Control Permit
  - County Stormwater Management Plan Approval with Operation and Maintenance Agreement
  - South Mills Water Association approval of water connection
  - Camden County Public Works Approval of sewer connection
  - Updated set of plans showing with any/all changes from recommendations and Planning Board requirements.

Ms. Curling showed larger image maps depicting the site and proposed building. Ms. Curling then asked if there were any questions regarding the Staff Report. Hearing none she yielded the floor to Sean Robey Engineer for Southeastern Equipment Site, who spoke briefly about the proposed Major Commercial Site Plan.

### Sean Robey with Eastern Carolina Engineering

- Identified the owners Bryan Smith and Mr. Malott of Southeastern Equipment present
- Relocating business from Chesapeake, Virginia to Camden
- Sales, Rental, and Storage Business
- Driveway will be extended
- Discussed Stormwater Management Plan and bordering Pond
- Sewer on site
- Water will be extended across Eco Park Blvd

Dan Porter requested to expand on Building Details.

- Sean Robey stated a Metal Building with parking on west side

Dan Porter asked about catch basins

- Sean Robey stated stormwater would drain into two central catch basins

Dan Porter inquired about future building

- Sean Robey stated this would be Phase 1 and undetermined about Phase 2

Dan Porter stated Stormwater Management Plan is under review from the County Engineer McAdams.

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At this time, Chairman Calvin Leary asked if there were any further questions or comments. Hearing none, he entertained a motion.

*Motion: Approve Major Commercial Site Plan for UDO 2021-03-06 Southeastern Equipment Co. Major Commercial Site Plan with recommendations of staff*

<b>RESULT:</b>	<b>PASSED [UNANIMOUS]</b>
<b>MOVER:</b>	<b>Ray Albertson, Board Member</b>
<b>SECONDER:</b>	<b>Steven Bradshaw, Board Member</b>
<b>AYES:</b>	<b>Leary, McCall, Albertson, Bradshaw, Lilley</b>
<b>ABSENT:</b>	<b>None</b>

**INFORMATION FROM BOARD AND STAFF**

- Calvin Leary stated this would be Dan Porters last meeting. Members thanked him.
- Dan Porter Reciprocated Sentiments

**ADJOURN**

*Motion to Adjourn*

<b>RESULT:</b>	<b>PASSED [UNANIMOUS]</b>
<b>MOVER:</b>	<b>Ray Albertson, Board Member</b>
<b>SECONDER:</b>	<b>Nathan Lilley, Board Member</b>
<b>AYES:</b>	<b>Leary, McCall, Albertson, Bradshaw, Lilley</b>
<b>ABSENT:</b>	<b>None</b>

The meeting adjourned at 7:14 PM.

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*Chairman Calvin Leary  
Camden County Planning Board*

*ATTEST:*

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*Amy Barnett, Clerk  
Camden County Planning Department*

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Minutes prepared by Amber Curling, Zoning Officer

**STAFF REPORT**  
**UDO # 2021-03-06**  
**Major Commercial Site Plan**  
**for Southeastern Equip. Co.**

**PROJECT INFORMATION**

**File Reference:** UDO # 2021-03-06  
**Project Name:** Southeastern Equip. Co  
2000 Eco Park Blvd  
**PIN:** 01-7072-00-60-9320-7072  
**Applicant:** Southeastern Equip. Co  
**Address:** 2506 S. Military Hwy  
Chesapeake, VA 23320  
**Phone:** 757-545-3600  
**Email:** bsmith@secva.net  
**Agent for Applicant:**  
Eastern Carolina Engineering, PC  
Sean C Robey  
**Address:** P.O. Box 128  
Camden County , NC 27921  
**Phone:** 252-335-1888  
**Email:** sean@easterncarolina.com  
**Current Owner of Record:** Southeastern Equip.  
**Meeting Dates:**  
March 3, 2021 **Neighborhood Meeting**  
March 17, 2021 **Planning Board Meeting**

**Application Received:** March 3, 2021  
**By:** Amber Curling, Planning  
**Application Fee paid:** \$200.00 And Check 14015  
**Stormwater Fee:** Pending  
**Completeness of Application:** See below  
**Documents received:**  
**A.** Major Site Plan Application Complete  
**B.** Commercial Site Plan/Construction Plan Complete  
**C.** Pending-DEQ - Stormwater Permit  
**D.** Pending-DEQ - Erosion and Sediment Control Plan Permit  
**E.** Pending-Public Works Approval of sewer connection  
**F.** Pending-South Mills Water Association approval of water connection  
**G.** Vicinity Aerial Map  
**H.** Pending-County Approval Stormwater Management Plan with Operation and Maintenance Agreement  
**I.** Neighborhood Meeting Comments

**REQUEST:** Approval of Major Commercial Site Plan Application for Southeastern Equipment located at 2000 Eco Park Blvd.

**Description/Location:**

The application is for Southeastern Equipment Major Commercial Site Plan located in the Camden Commerce Park off Highway 17 at 2000 Eco Park Blvd. The 15 acres (approximately) is in the South Mills Township. The parcel ID number is **PIN:** 01-7072-00-60-9320-7072.

Vicinity Map



**SITE DATA**

**Size of Lot:** Approximately 15 acres  
**Flood Zone:** X  
**Zoning District(s):** Planned Development  
**Existing Land Uses:** Vacant

**Adjacent Zoning & Uses:**

	<b>South West</b>	<b>North East</b>	<b>North West</b>	<b>South East</b>
<b>Zoning</b>	Planned Development	Light Industrial and Rural Residential	Highway Commercial	Highway Commercial
<b>Use &amp; size</b>	Pond, Commercial Business	Woods	Woods	County Spray Field Trees

**INFRASTRUCTURE & COMMUNITY FACILITIES**

**Water:** Water line located along Eco Park Blvd will need to be extended to property  
**Sewer:** Sewer lines are located adjacent to property along Eco Park Blvd  
**Fire District:** South Mills Fire District.  
**Schools:** No impact on schools.  
**Traffic:** Unknown

**PLANNING STAFF SUMMARY:** If approved Planning Staff recommends the following:

1. Add Pin Number to plans
2. Add Dumpster screening to plan
3. County Stormwater Management Plan Approval with Operation and Maintenance Agreement
4. South Mills Water Association approval of water connection
5. Camden County Public Works Approval of sewer connection
6. Updated set of plans showing these items and any required by Planning Board if needed