

**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 I. 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 **By:**
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

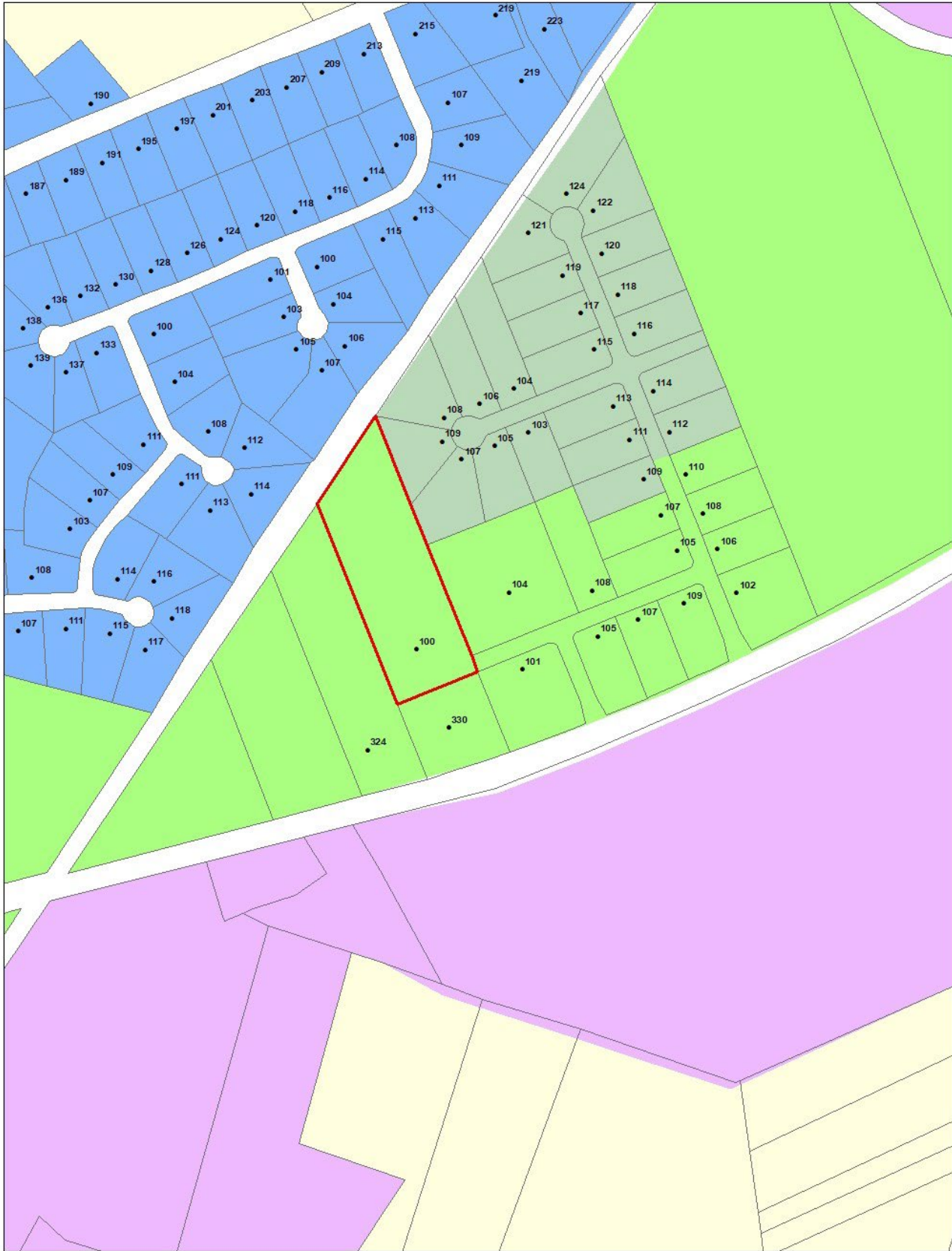
REQUEST: Approval of Major Commercial Site Plan Application for Harmony Baptist Church.

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

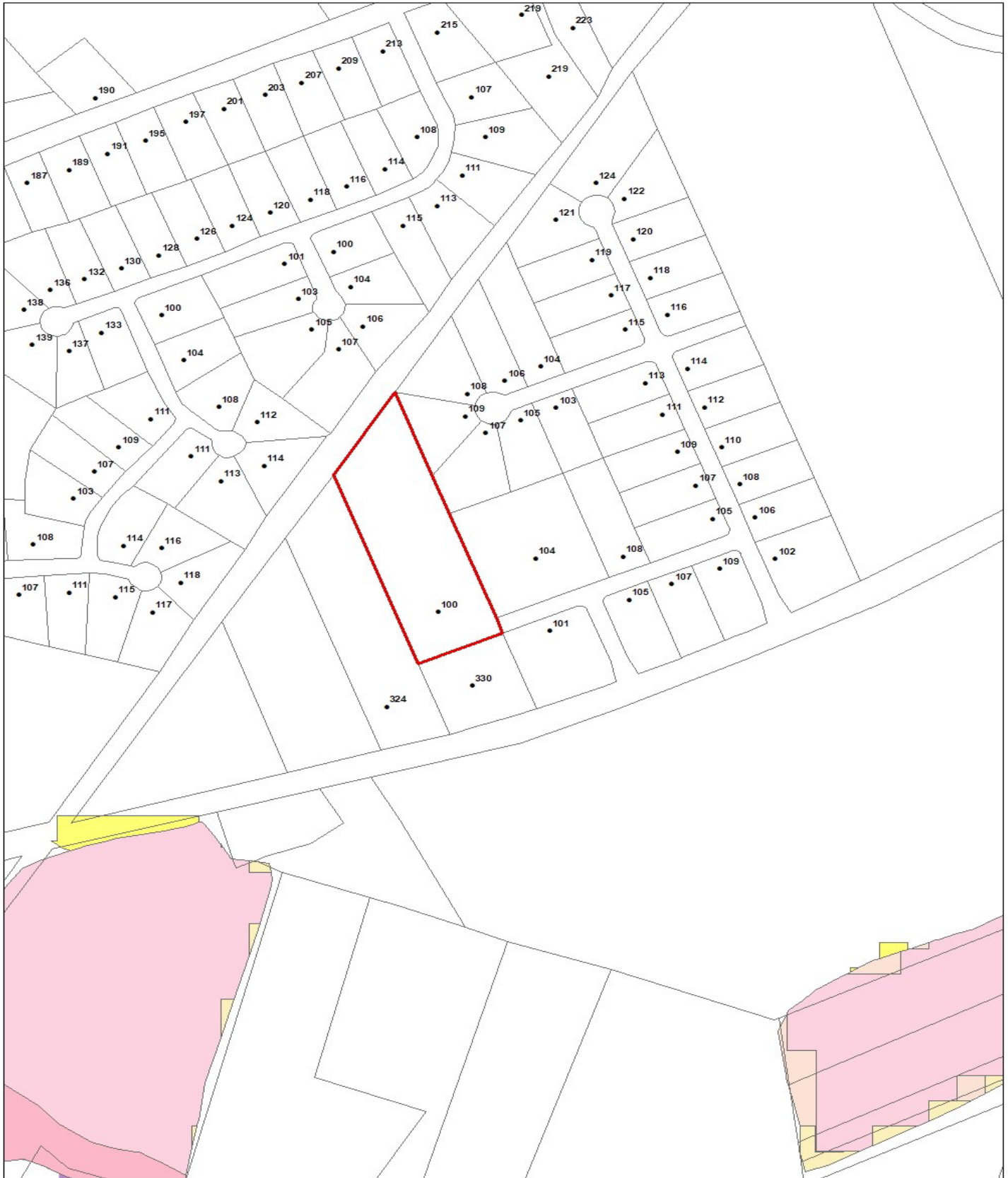
Vicinity Map



One Mile buffer
from Courthouse
Core Village



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



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

Camden
Crossing
Subdivision

Farm Field



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

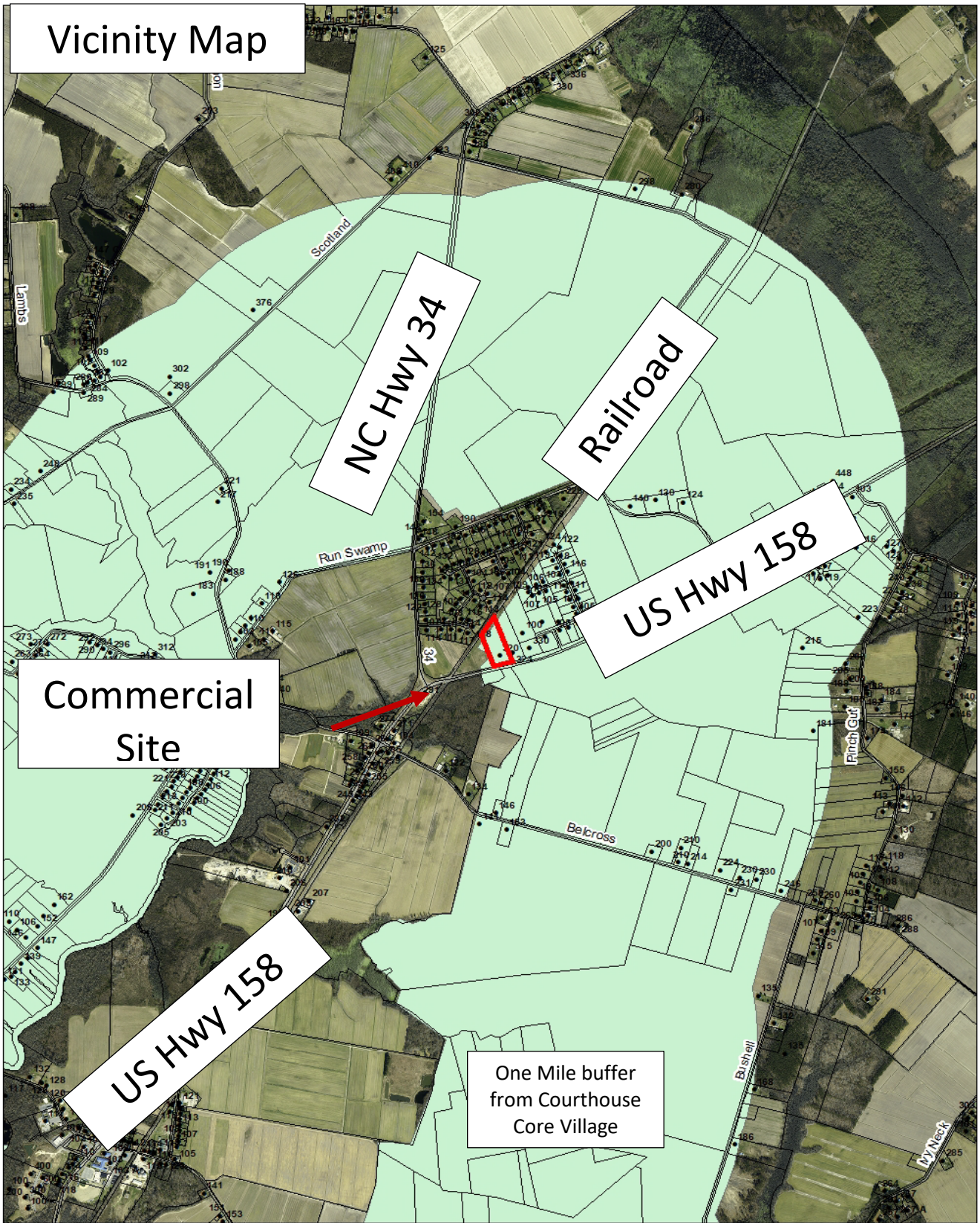
REQUEST: Approval of Major Commercial Site Plan Application for The RED Collar Dog to be located at 320 US Hwy 158 E, Camden, North Carolina. The proposed use is an animal Crematorium and Dog Training Daycare

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

Vicinity Map



NC Hwy 34

Railroad

US Hwy 158

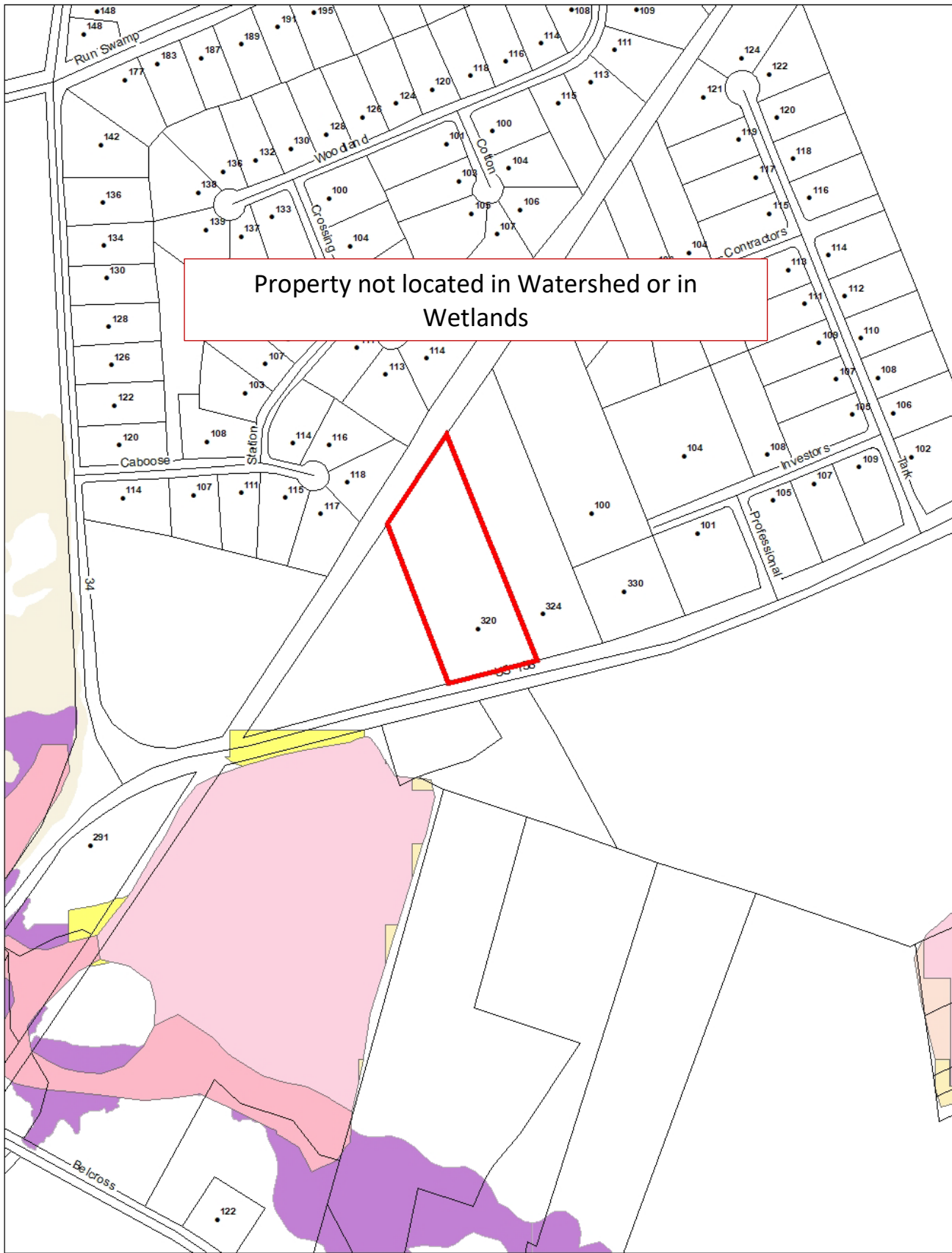
Commercial Site

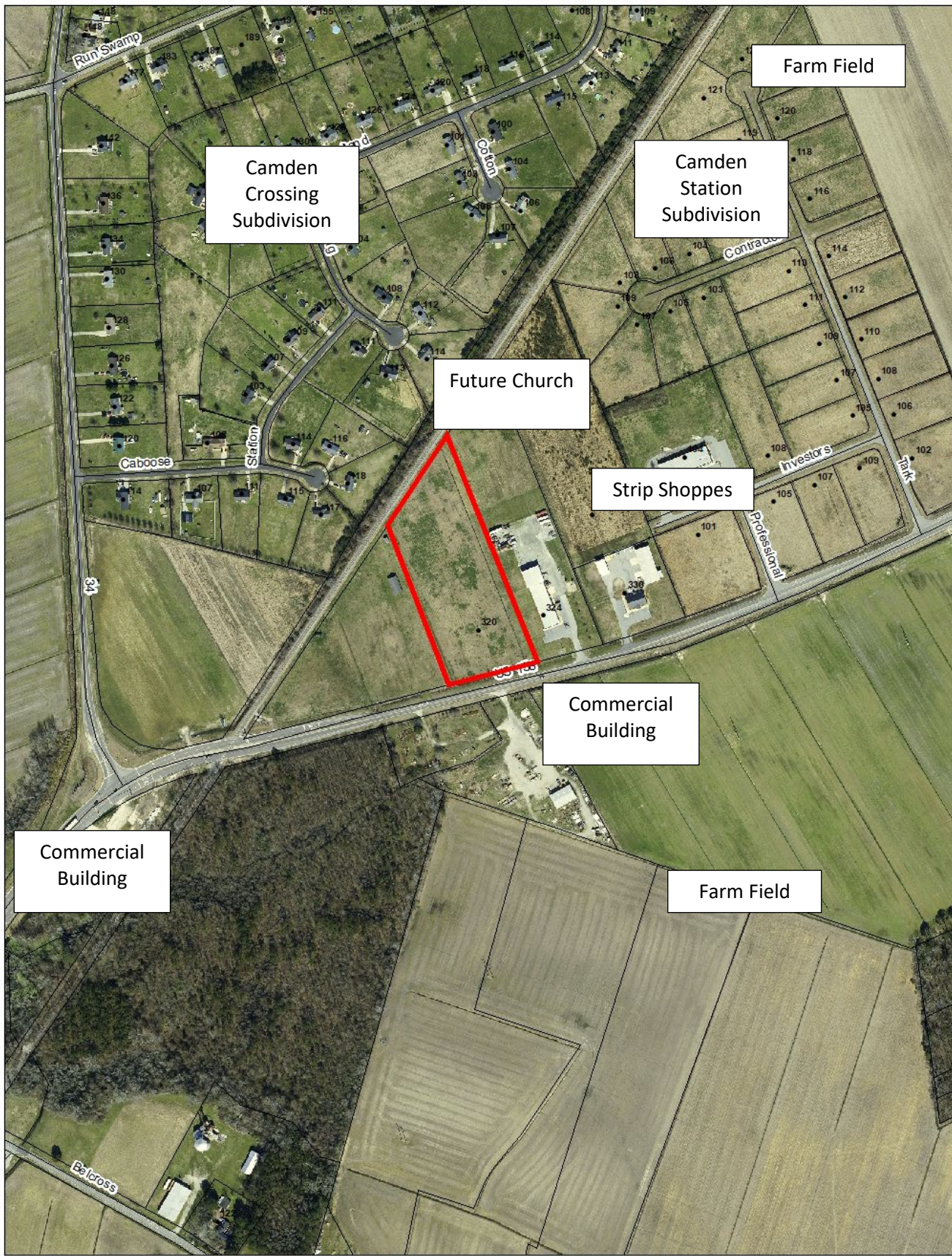
US Hwy 158

One Mile buffer from Courthouse Core Village

Zoning Districts







Camden
Crossing
Subdivision

Farm Field

Camden
Station
Subdivision

Future Church

Strip Shoppes

Commercial
Building

Commercial
Building

Farm Field

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