

**Camden County Planning Board  
Minutes**

**August 17, 2011, 7:00 PM**

Historic Courtroom

Camden County Courthouse Complex

**BOARD MEMBERSHIP PRESENT / ABSENT**

<b>Present:</b>	<b>Absent:</b>
Chairman Rodney Needham	Vice Chairman Calvin Leary
Fletcher Harris	Michael Etheridge
Ray Albertson	
David Bundy	
John Aydlett	

**STAFF PRESENT**

<b>Name:</b>	<b>Title:</b>
Dave Parks	Permit Officer/Flood Administrator
Amy Barnett	Planning Clerk/Clerk to the Board

**OTHERS PRESENT**

<b>Name and Town of Residence:</b>	<b>Title:</b>	<b>Purpose / Representing:</b>	<b>Meeting Section</b>
Ms. Kim Hamby of Hyman & Robey	Agent for Applicant	Forbes Sand Company Inc.	Item#6.A.

**Call to Order & Welcome**

Chairman Rodney Needham called to order the August 17, 2011 meeting at 7:00 PM

**Consideration of Agenda**

Chairman Rodney Needham called for consideration of the agenda. There were no changes to the agenda.

Ray Albertson made a motion to approve the agenda. Fletcher Harris seconded the motion. The motion passed with Chairman Rodney Needham, Members Fletcher Harris, Ray Albertson, David Bundy, and John Aydlett voting aye; none voting no; Vice Chairman Calvin Leary and Michael Etheridge absent; none not voting.

## **Consideration of the Minutes - March 16, 2011**

Consideration of the minutes from the March 16, 2011 meeting:

Motion: "Approve minutes from March 16, 2011 meeting as written"  
Made By: John Aydlett  
Seconded: David Bundy  
Vote: The motion passed with Chairman Rodney Needham, Members Fletcher Harris, Ray Albertson, David Bundy, and John Aydlett voting aye; none voting no; Vice Chairman Calvin Leary and Michael Etheridge absent; none not voting.  
Result: By a vote of 5-0, the March 16, 2011 minutes were approved as written.

## **Comments from the Public**

None

## **Old Business**

None

## **New Business**

*Item 6.A. - Special Use Permit (UDO 2011-07-13); Forbes Sasnd Company, Inc. Expansion of Mining Operation*

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### **Findings of Facts Special Use Permit UDO 2011-07-13**

1. **Name of Applicant:** Mrs. Wilson L. Forbes, III
2. **Agent for Applicant:** Eddie Hyman (Hyman & Robey Engineering)
3. **Address of Applicant:** P. O. Box 339, Camden, NC, 27921
4. **File Reference:** UDO 2011-07-13
5. **PIN:** 03-8965-00-56-8601-0000
6. **Street Address of Property:** 380 Sandy Hook Road
7. **Location of Property:** Shiloh township
8. **Flood Zone:** X/AE
9. **Zoning District(s):** General Use District (GUD)
10. **Is a Zoning Change required for the Proposed Use?** No
11. **General Description of the Proposal:** Expansion of Mining Operation (Top Soil, Sand, Clay) Forbes Sand Company, Inc from approx. 39 acres disturbed to approx. 76 acres disturbed.
12. **Use Classification:** Article 151.334 (Use # 14.300)
13. **Date Application Received by County:** July 13, 2011
14. **Received by:** Dave Parks, Permit Officer
15. **Application Fee Paid:** \$400.00 (Check #1385)

16. **Completeness of Application:** Application appears to be complete.  
 A. Items Needed: None
17. **Documents Received Upon Filing Application or otherwise included:**  
 A. Land Use Application  
 B. Site Plan  
 C. Aerial Photo  
 D. NCDENR Notice of Application for a Mining Permit
18. **Adjacent Property Use:** Agriculture and some Residential
19. **Existing Land Use:** Existing Mine / Agriculture
20. **Lot Size:** Approximately 150 Acres
21. **Utilities:**  
 A. **Does the application include a letter or certificate from the District Health Department regarding septic tanks?** Septic already on site for office.  
 B. **does the applicant propose the use of public sewage systems?** No  
 C. **Does the applicant propose the use of public water systems?** Connected.  
 D. **Distance from existing public water supply system:** N/A  
 E. **Is the area within a five-year proposal for the provision of public water?** No  
 F. **Is the area within a five-year proposal for the provision of public sewage?** No
22. **Streets**  
 A. **Are all streets designed to be placed under State system?** N/A  
 B. **Are proposed streets named?** N/A  
 C. **Street names:** N/A  
 D. **Are any street names already being used elsewhere in the County?** N/A
23. **Landscaping**  
 A. **Is any buffer required?** Yes. 50 foot buffer as shown on site plan.  
 B. **Is any landscaping described in application:** No
24. **Findings Regarding Additional Requirements**  
 A. Endangering the public health and safety: Staff feels the proposed use does not endanger the public health and safety.  
 B. Injure the value of adjoining or abutting property: Staff feels that the continuation of the development will not injure the values of adjoining or abutting property.  
 C. Harmony with the area in which it is located: Proposed use is in harmony with the area in which located as this is an expansion of an existing mining operation and the property is zoned for use.  
 D. Conformity with the Plans  
 (1). Land Use Plan - Project is in conformity with Land Use Plan.  
 (2). Thoroughfare Plan - Only access is off Sandy Hook Road (SR 1107)  
 (3). Other Plans officially adopted by the Board of Commissioners - N/A  
 E. Will not exceed the county's ability to provide public facilities  
 (1). Schools - Proposed development will have no impact on schools.  
 (2). Fire and rescue - No  
 (3). Law Enforcement - No  
 F. Other County Facilities - N/A

**Staff recommends approval with the following conditions:**

1. The developer must strictly abide by all the requirements of the Unified Development Ordinance of Camden County, North Carolina, 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.
2. the developer shall complete the development strictly in accordance with the plans approved by the Board of Commissioners of Camden County, North Carolina, and contained in the file titled UDO 2011-07-13.
3. The developer shall provide copy of approved NCDENR Mining Permit to County when received.
4. Any further requests for expansion of the Mine shall be processed as a minor amendment to the Special Use Permit.
5. If any of the conditions affixed hereto or any part thereof shall be held invalid or void, then this special use permit shall be voided and have no effect.

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Dave Parks described this special use permit and introduced the agent for the applicant, Ms. Kim Hamby of Hyman and Robey. Mr. Parks then gave the following information with regards to this special use permit:

Mrs. Wilson L. Forbes III has applied for a special use permit to expand the existing mining operation known as Forbes Sand Mine Company Incorporated. Forbes is seeking to expand the disturbed area from 39 acres up to 76 acres. Staff is recommending approval of the permit with the conditions as stated in the findings of fact.

After a brief discussion, the following motion was made and actions taken:

Motion: “approve Special Use Permit, UDO 2011-07-13, Forbes Sand Company, Inc. Expansion of Mining Operation, with the conditions as recommended by staff”  
Made By: Fletcher Harris  
Seconded: John Aydlett  
Vote: The motion passed with Chairman Rodney Needham, Members Fletcher Harris, Ray Albertson, David Bundy, and John Aydlett voting aye; none voting no; Vice Chairman Calvin Leary and Michael Etheridge absent; none not voting.  
Result: By a vote of 5-0, Special Use Permit, UDO 2011-07-13, Forbes Sand Company, Inc. Expansion of Mining Operation has been approved by the Planning Board with the conditions as recommended by staff.

**Information from Board and Staff**

Dave Parks described the following items of information from staff:

- Clarion Associates were hired for the Camden County Comprehensive Plan, a 12-14 month process aimed at the preparation of a county wide comprehensive plan which will guide growth in the county.
- Solar Farms
- Density in Residential Districts
- Camden Eco Industrial Park
- Water Tap Special which will run from September through the end of October.
- Interim County Manager - Bill Cowan - will start in September and will be in the offices 2 to 3 days a week.
- Next meeting of the Planning Board will include election of officers.

**Consider Date of Next Meeting - September 21, 2011 (unless there is no business to be brought before the board)**

**Adjournment**

At 7:25 PM, a motion was made to adjourn the meeting.

Motion: "Adjourn the August 17, 2011 meeting."  
Made By: Ray Albertson  
Seconded By: Fletcher Harris  
Vote: The motion passed with Chairman Rodney Needham, Members Fletcher Harris, Ray Albertson, David Bundy, and John Aydlett voting aye; none voting no; Vice Chairman Calvin Leary and Michael Etheridge absent; none not voting.  
Results: By a vote of 5-0, the meeting is adjourned.

Date: \_\_\_\_\_

Approved: \_\_\_\_\_  
Chairman Rodney Needham

Attested: \_\_\_\_\_  
Amy Barnett, Clerk to the Board  
Camden County Planning Board