

**Camden County Planning Board**  
**Minutes**  
**April 21, 2010, 7:00pm**  
 Historic Courtroom  
 Camden County Courthouse Complex

<b>Members Present:</b>	<b>Absent:</b>
Chairman Rodney Needham	None
Vice Chairman Calvin Leary	
Fletcher Harris	
Ray Albertson	
David W. Bundy	
Michael Etheridge	
John Aydlett	

**Call to Order & Welcome**

Chairman Rodney Needham called to order the April 21, 2010 meeting at 7:00 PM.

**Others Present at Meeting**

**STAFF PRESENT**

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

**OTHERS PRESENT**

<b>Name/Residence:</b>	<b>Title:</b>	<b>Purpose / Representing:</b>	<b>Meeting Section:</b>
Richard Browner	Owner	Lakes of Shiloh	New Business #1

**Consideration of Agenda**

Chairman Rodney Needham called for consideration of the agenda.

Motion to Approve the agenda as written was made by: Vice Chairman Calvin Leary.

Motion Seconded by: John Aydlett.

The motion was approved with Chairman Rodney Needham, Vice Chairman Calvin Leary, Members Fletcher Harris, Ray Albertson, David W. Bundy, Michael Etheridge, and John Aydlett, voting aye; none voting no; none absent; none not voting.

## **Consideration of the Minutes - January 20, 2010**

Chairman Rodney Needham called for consideration of the minutes from the January 20, 2010 meeting.

Motion to Approve As Written made by: John Aydlett.

Motion Seconded by: Vice Chairman Calvin Leary.

The motion was approved with Chairman Rodney Needham, Vice Chairman Calvin Leary, Members Fletcher Harris, Ray Albertson, David W. Bundy, Michael Etheridge, and John Aydlett, voting aye; none voting no; none absent; none not voting.

## **Comments from the Public**

None

## **Old Business**

None

## **New Business**

### ***Item #1, Special Use Permit, Preliminary Plat, "The Lakes of Shiloh", Major Subdivision (24 Lots)***

Dave Parks gave a brief introduction to this Special Use Permit application, then introduced Richard Browner who gave a few comments:

- All necessary permits have been obtained from the state
- County (staff) wants Lakes of Shiloh to at some point apply for a rezoning to R-3-1 to restrict building to "Stick-Built Homes" only, which is what Lakes of Shiloh intends for their development anyway. Mr. Browner indicated that a restriction to building only "Stick Built" homes would be in the covenants of the subdivision, but that he understands the feeling of the county that a rezoning would facilitate ease of enforcement of that standard. He mentioned that he hoped to avoid a rezoning fee, but understands that may be necessary.
- Mr. Browner passed out a handout outlining the status of the reviews and approvals of the sketch plan for Lakes of Shiloh itself, as well as the status of all the required state permits that were required to be submitted before submitting their preliminary plat. These state permits included:
  - Erosion & Sedimentation Control Permit
  - Waterline Extension Permit
  - Storm Water Management Permits
  - Right of Way Encroachment Agreement (driveway permit & encroachment contract for 6" water line)
  - Corps of Engineers Approval

At this point, Dave Parks continued describing this preliminary plat:

- Located north of Garrington Island Road off Sandy Hook Road in Shiloh Township
- Technical Review Committee - meeting was scheduled, no one showed up, however committee provided their comments and reviews of plans and approvals paperwork in writing. Those comment sheets are part of the board packet for the April 21, 2010 Planning Board meeting. Approvals of TRC are as follows:
  - South Camden Water & Sewer District - Approved
  - Health Department - Pending
    - Made application to them based off sketch plan;
    - Soil test done shows best soil in county for septic systems basically pure sand almost;
    - Health department approval for each lot down there is one of the conditions of the project, but should not hold up the preliminary plat based off of that.
  - Sheriff's Department - Approved
  - Fire Department - Approved
  - Post Office (Shawboro office) - Approved (verbal approval)
  - Schools - Approved with Comments/Recommendations:
    - Schools usually approve based on meeting adequate facilities ordinance;
    - Central point for pick up and drop off point for school bussing of children to and from schools;
    - Shelters needed to protect from adverse weather;
    - Comment from Schools: "That the bus stop be moved to the northeast corner of the second phase and that money be appropriated to the schools, in the amount of \$5500.00 for the bus shelter."
    - Possibility of having to purchase additional school busses.
  - NC Dept of Transportation - Approved
  - Soil Conservation Service - No Response
  - Media Com - No Response
  - U.S. Army Corps of Engineers - There are no wetlands located on the portion of property to be developed.
  - DENR (Storm-water, E&S Plan, and Public Water) - Will need to amend Storm-water and E&S Plan to reflect 24 lots vice 23.

John Aydlett asked about the buffer requirements. Dave Parks responded that there is a 50 foot vegetative buffer between residential uses and farmland.

Calvin Leary asked about the cemetery existing on lots 11 & 12 of the project. He asked Mr. Browner if he had considered moving the small cemetery. Mr. Browner responded saying that he needed to get a representative from a funeral home out to the site to look at it and recommend what actions to take in order to ensure that the matter is taken care of in a caring and respectful manner, also that there are state laws that come into play and that a professional from a funeral home is in more of a position to recommend a proper course with regards to the rules, regulations, and general statutes governing this type of situation.

Rodney Needham asked about the landscape buffers for areas bordering back yards facing Sandy Hook Road. Mr. Browner answered saying that the landscaping would be comprised of crepe myrtles, street trees, etc. He added that Dave Parks has a landscaping plan to go with the preliminary plat. He then showed the board a copy of the landscape plan, which includes (but is not limited to) the following features:

- Sidewalks
- Trail system
- Lakes and ponds
  - Bulkheaded
  - Canoe and Kayak launches
  - Homeowners association to maintain areas around lakes

At this time, Dave Parks read the recommendation of Staff regarding approval of this Preliminary Plat:

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

1. The applicant must strictly abide by all 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 applicant shall complete the development strictly in accordance with the approved Preliminary Plat and specifications submitted to the Planning Office of Camden County, North Carolina, and contained in the file titled (UDO 2010-03-15).
3. Prior to any land disturbing activity, applicant shall provide planning staff with updated storm-water permit from DENR approving 24 lots vice the 23 stated in permit submitted.

4. Amend Preliminary Plat as follows:
  - a. Page 1, under site data, change total acreage to 58
  - b. Under site data, add:
    - i. Open Space required:  $58 \text{ acres} \times .05\% = 2.9 \text{ acres}$
    - ii. Open Space provided: In accordance with Article 151.199 (Flexibility in Administration Authorized) of the Camden County Code, staff feels due to the peculiarities of the tract of land the requirements of open space are met through the proposed trail system (.6 acres) and existing ponds (est. 5 acres).
  - c. Move location of bus stop to the Northeast corner (20' setback from Right of Way's). Plat shall reflect a 10x10 paved area for the location of the bus shelter.
5. Developer shall provide letter from the Transportation Director of Camden County Schools stating that the provision of providing a bus shelter per the UDO has been satisfied prior to submission of final plat.
6. Developer shall address (i.e. care/maintenance) of the existing cemetery located on lots 11 & 12.
7. Upon approval/recordation of Final Plat, property shall be petitioned to be rezoned to Basic Residential (R3-1).
8. If any of the conditions affixed hereto or any part thereof shall be held invalid or void, then this approval in its entirety shall be void and have no effect.

Chairman Rodney Needham asked if there was any further discussion. Hearing none, he entertained a motion.

Motion to Approve As Recommended by Staff made by: Vice Chairman Calvin Leary.  
Motion Seconded by: Ray Albertson.

The motion was approved with Chairman Rodney Needham, Vice Chairman Calvin Leary, Members Fletcher Harris, Ray Albertson, David W. Bundy, Michael Etheridge, and John Aydlett, voting aye; none voting no; none absent; none not voting.

**Information From Board and Staff**

- Camden Plantation to submit Master Plan within 60 days
- One inquiry thus far in regards to Internet Sweepstakes Cafe’s
  - No new details as of yet on Court of Appeals case regarding Internet Sweepstakes Cafe’s
- John Aydlett asked for an Update on the Impact Fee Issue:
  - Dan Porter Answered: Fees are still being collected; the Board of Commissioners considered lifting it considering the Union County case, but they got an opinion from the Camden County attorney saying that the Union County case does not set precedent for Camden County. And until either the Supreme Court denies their ‘writ of certiorari’ or the Supreme Court accepts the writ and hears the case and makes a ruling, to date the Supreme Court has not issued a ruling one way or the other. So until and unless the Board of Commissioners chooses to repeal the ordinance, then we will still continue to collect the fees.
- John Aydlett asked for information regarding sign ordinances to be brought to the Planning Board. Would like to see if Camden County can be more like Currituck with regard to its sign ordinances so that the signage can be posted in a ‘seasonal’ manner. Staff agreed to bring materials for discussion to the May Planning Board Meeting.

**Consider Date of Next Meeting – May 19, 2010**

**Adjournment**

At 7:40 PM, Ray Albertson made a motion to adjourn the meeting. Fletcher Harris seconded the motion. The motion was approved with Chairman Rodney Needham, Vice Chairman Calvin Leary, Members Fletcher Harris, Ray Albertson, David W. Bundy, Michael Etheridge, and John Aydlett, voting aye; none voting no; none absent; none not voting.

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

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

Attested: \_\_\_\_\_  
Amy Barnett, Planning Clerk

**Camden County Planning Board**  
**Minutes**  
**May 19, 2010, 7:00pm**  
 Historic Courtroom  
 Camden County Courthouse Complex

Members Present:	Absent:
Chairman Rodney Needham	Ray Albertson
Vice Chairman Calvin Leary	
Fletcher Harris	
David W. Bundy	
Michael Etheridge	
John Aydlett	

**Call to Order & Welcome**

Chairman Rodney Needham called to order the May 19, 2010 meeting at 7:00 PM.

**Others Present at Meeting**

**STAFF PRESENT**

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

**OTHERS PRESENT**

Name/Residence:	Title:	Purpose / Representing:	Meeting Section:
None			

**Consideration of Agenda**

Chairman Rodney Needham called for consideration of the agenda.

Motion to Approve the agenda as written was made by: Michael Etheridge.

Motion Seconded by: John Aydlett.

The motion was approved with Chairman Rodney Needham, Vice Chairman Calvin Leary, Members Fletcher Harris, David W. Bundy, Michael Etheridge, and John Aydlett, voting aye; none voting no; 1 absent; none not voting.

## **Consideration of the Minutes - April 21, 2010**

Chairman Rodney Needham called for consideration of the minutes from the April 21, 2010 meeting.

Motion to Approve As Written made by: Vice Chairman Calvin Leary.

Motion Seconded by: Michael Etheridge.

The motion was approved with Chairman Rodney Needham, Vice Chairman Calvin Leary, Members Fletcher Harris, David W. Bundy, Michael Etheridge, and John Aydlett, voting aye; none voting no; 1 absent; none not voting.

## **Comments from the Public**

None

## **Old Business**

None

## **New Business**

### ***Item #1, Sign Regulations - Discussion***

Dan Porter made a brief introduction to the sign regulations. He went over a few of the details included in the current sign ordinance.

Mr. Porter commented that the commissioners do not want any sign ordinance language to be brought to the board until after the general elections (after January 1, 2011).

At this time, Mr. Porter showed a Power Point slide show of signs throughout the region. Below is a listing of the signs that were pictured in the slide show:

1. CVS
2. Sonic - smaller signs - landscaping
3. ECSU Viking Village
4. Strip Mall with many businesses on it
5. Window Signs where you can't see what is inside the business
6. Currituck Billboards (Currituck Ordinance prohibits billboards, current existing billboards in Currituck are probably legal non-conforming uses) - Camden's Ordinance is that you can't have more than 1 billboard within 500 feet of each other
7. Mildred's Florist Sign - with other signs included in her signs - looks tacky - advertising the people who do her landscaping
8. Fast Food Signs - Royal Wok
9. Signs on Buildings - Express Lube



10. Pole Sign - Colony Tire - Looks bad... possibly too high, height a possible issue
  - a. Halstead Overlay limits a lot of things, might want to look at the overlay to see what kind of ideas to use in Camden's Ordinance
11. Layered business signs with landscaping
  - a. John Aydlett asked if the County can dictate what the signs can be made of. Dan Porter answered that yes it can dictate what they are made of, but not the content of what is on the sign because that would get into the 1<sup>st</sup> amendment rights of the business owner.
12. Couple of businesses with Letter Signs over by Sissy's Subs
  - a. Fletcher Harris asked about Portable Signs - He said that they work well, but they are ugly. Dan Porter responded that Portable Signs meet a specific need and work well in advertising community meetings and are really effective advertising overall. Mr. Harris' opinion is that it looks tacky when half the letters are falling off and not kept straight on a portable sign. Mr. Porter agrees with this assessment, and that owners of portable signs need to keep their lettering straight and as secure as possible to guard against having to purchase additional letter sets for their signs.
13. River's Edge Mini Storage Sign
14. Bank of Currituck - Good quality sign
15. Dusty Attic - Add on signs
16. Gas Stations - Signs all over the place - Cigarette, soda, gas prices, etc.
17. Camden Square Strip Mall with portable signs (where Sissy's Subs is located)
18. River Bridge Apartments - Flags ok for temporary use like grand openings, question is how long to allow them to stay up.
19. River Bridge Apartment Entry Sign - good quality sign
20. Window signs - again, not attractive, presents security problem, can not see inside building from outside.
21. Camden Medical Park
22. Camden Intermediate School - Good Sign, needs some landscaping
23. Grandy Primary School - Good Sign, has good landscaping
24. Camden Business Park
25. Randy Brown Motor Sports - Coast to Coast; a little bit close (cluttered?), but ok.

Dan Porter said that he wants to bring in an expert, people who make signs for a living, to speak with the Planning Board about how signs are made and safety issues with regard to visibility from the road. He went on to say that he had read several articles that went into the philosophy of signs, what factors are effective, how far off the road they should be, design criteria, safety issues, etc. Vice Chairman Calvin Leary agreed that this is a good idea and commented that he himself did not know much about signs [outside of what is in Camden's ordinances].

John Aydlett asked if lighting would be part of the sign ordinance. Dan Porter responded that typically with sign ordinances you would regulations prohibiting lighting in some areas but you basically allow up lighting and down lighting but you can not have spill over into the driving space because there can be glare and it can cause problems, and they have to be such that they do not shine on to the street.

Dan Porter mentioned another type of sign, a vehicular sign. A vehicle painted on all sides with advertising content, is then parked in a location where it can be seen by the highest amount of traffic. One issue with this is that it is not a permanent sign, no permit can be issued for this since it is on a vehicle.

Mr. Porter mentioned that on one of his many trips, traveling down I-40, he saw a few high definition digital billboards. With the way technology is going, the county's ordinances may want to address this type of sign as well.

Chairman Rodney Needham mentioned seasonal signs such as you would see at Christmas, Easter, etc. He asked if there should be size restrictions, or constraints such as whether or not these should be only temporary or not, placement constraints, etc. Dan Porter answered saying that Currituck County has done a good job with their seasonal sign ordinances (part of the board packet for the May meeting). Currituck allows a 100 sq ft sign at the row if it is not more than 10 ft across. If it is more than 10 ft tall and more than 10 ft off the row you can have up to 200 sq ft sign. So the distance in height is relative to how large the signage you can have. Talking about roadside market signs, which are seasonal signs, they can be placed 30 days before the market opens and must be removed within 30 days after the market closes.

Vice Chairman Calvin Leary asked what kind of regulations should be placed on yard sale signs. Dan Porter answered saying that yard sale signs are allowed to be put up 3 days before the sale and must be taken down immediately afterward. It is prohibited for them to be placed on utility poles, or traffic poles otherwise you would see a lot of staples in the poles. What is seen a lot here in Camden are temporary signs advertising things like Shriner's Club fund raising events and so forth. Where this type of signage is concerned, it is hard to say "no you can't put this sign up", and so the county needs to be able to accommodate this type of signage.

Mr. Porter went on to say that signage that seems offensive in the way it looks is the kind of signs which look like election signs but advertise a business, are on stakes, and are located in the NCDOT right of way. The problem with this is that since they are in the NCDOT right of way, the county can not enforce any sign ordinance there because the NCDOT has their own ordinance, if they would enforce it.

Chairman Rodney Needham asked what would need to be done when a person applies to put up a sign, with regard to the allowable materials and so forth. Dan Porter answered saying that specific standards would need to be addressed at the time of permitting depending on the then current ordinances in place.

Dave Parks asked the Planning Board if they wanted staff to prepare something to go into the Table of Permissible Uses to address "Farm Markets" and the appropriate applicable signage. Dan Porter said that he could draft something to bring back to the Planning Board.

Mr. Porter then reminded the board of his earlier suggestion of bringing an expert on signage to the next meeting. Dave Parks suggested bringing a couple of business owners as well to get their input.

Fletcher Harris asked about banner signs. He mentioned that banners can sometimes get ragged if left up for too long. Mr. Porter said that banner signs are addressed in the Currituck Ordinance as well, and for the Planning Board to refer to that as a way to get an idea for how to plan for the Camden sign ordinance.

**Information from Board and Staff**

- Preliminary Plat for Lakes of Shiloh was approved.
  - Lakes of Shiloh and School System to sit down and decide how to build the bus shelter and what the \$5500.00 is building and then require the school system to send the county a letter stating that they have complied and done what they have promised.

**Consider Date of Next Meeting – June 16, 2010**

**Adjournment**

At 7:55 PM, John Aydlett made a motion to adjourn the meeting. David Bundy seconded the motion. The motion was approved with Chairman Rodney Needham, Vice Chairman Calvin Leary, Members Fletcher Harris, David W. Bundy, Michael Etheridge, and John Aydlett, voting aye; none voting no; 1 absent; none not voting.

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

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

Attested: \_\_\_\_\_  
Amy Barnett, Planning Clerk