

Camden County Planning Board
Minutes
September 17, 2008, 7:00 pm
Historic Courtroom
Camden County Courthouse Complex

Members Present: Chairman Rodney Needham,
Vice Chairman Terri Griffin,
Members Fletcher Harris,
Ray Albertson, Michael Etheridge,
John Aydlett

Absent: Calvin Leary

Call to Order & Welcome

Chairman Rodney Needham called to order the September 17, 2008 meeting at 7:00 PM.

Others Present at Meeting

Present were staff members Dave Parks, Permit & Flood Administrator, and Amy Barnett, Planning Board Clerk. Present for purposes of presenting information relevant to a re-zoning request was Michael C. Riggs. June Brooks, the Planning Director for Elizabeth City, was present and presented a program on Commercial Overlay Districts to the Board.

Consideration of Agenda

Dave Parks recommended deviating from the agenda by switching agenda items 1 and 2, so that the rezoning item would be heard first, and the Commercial Overlay District presentation would be second. The agenda changes were approved by a general vote, called by the chairman, without a motion or 2nd, voted on, and approved as all members voted aye to approve the changes.

Consideration of the Minutes - August 20, 2008

Chairman Rodney Needham called for the consideration of the minutes from the August 20, 2008 meeting. Michael Etheridge made a motion to approve the minutes as written. John Aydlett seconded the motion. The motion was approved with Chairman Rodney Needham, Vice Chairman Terri Griffin, Members Fletcher Harris, Ray Albertson, 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, UDO 2008-08-11, Rezoning Request, Michael C. Riggs

Findings of Facts

UDO 2008-08-11 Zoning Map Amendment

- 1. Name of Applicant:** Michael C. Riggs
- 2. Agent for Applicant:**
- 3. Address of Applicant:** 1442 South 343
Shiloh, NC, 27974
- 4. PIN:** 03-8973-00-40-3337
- 5. File Reference:** UDO 2008-08-11
- 6. Street Address of Property:** Off Sassafras Lane (SR 1108)
- 7. Location of Property:** Shiloh Township
- 8. Flood Zone:** X
- 9. Zoning District(s):** General Use District (GUD)
- 10. General Description of Proposal:** Request rezone property from General Use District (GUD) to Mixed Single Family Residential (R-2)
- 11. Date Application Received by County:** August 8, 2008
- 12. Received by:** David Parks, Permit Officer
- 13. Application Fee Paid:** \$1500.00, Check#6584
- 14. Completeness of Application:** Application is complete.
- 15. Documents received upon filing of application or otherwise included:**
 - A. Rezoning Application
 - B. GIS Aerial/Current Zoning/Flood Plain/Land Suitability Map
 - C. Copy of Deed
 - D. Table of Permissible Use (Article 151.334) comparison GUD vs. R-2
- 16. Soil Classifications:**
 - A. Predominant: Bojac (BoA) Moderate wetness
 - B. Other: Portsmouth (PtA) Severe wetness, poor filter
- 17. Adjacent Property Uses:**
 - A. Predominant: Agriculture
 - B. Other: Residential
- 18. Existing Land Uses:** Agriculture
- 19. Lot Size:** Approximately 90 Acres
- 20. Findings Regarding Additional Requirements (Article 151.585):**
 - A. How will the proposed zoning change enhance the public health, safety or welfare?
The proposed zoning change will enhance the public welfare by providing more land for affordable housing.

- B. Is the entire range of permitted uses in the requested classification more appropriate than the range of uses in the existing classification? The entire range of permitted uses in the requested zoning classification is more appropriate, due to the location of property. Staffs opinion is that the commercial uses in existing zoning classification are not likely to come to exist in the near future (see attached zoning comparison sheet).
- C. For proposals to re-zone to non-residential districts along major arterial roads:
N/A
(1) Is this an expansion of an adjacent zoning district of the same classification?
(2) What extraordinary showing of public need or demand is met by this application?
- D. Conformity with the Plans:
(1) Land Use Plan - Proposed zoning request is conforming as Future Land Use Maps have adjacent properties of the same zoning classification.
(2) Other Plans officially adopted by the Board of Commissioners. None

Staff recommends approval as the proposed zoning amendment is in conformity with the County's Land Use Plan as the permissible uses in the requested zoning classification are more appropriate than in the existing classification.

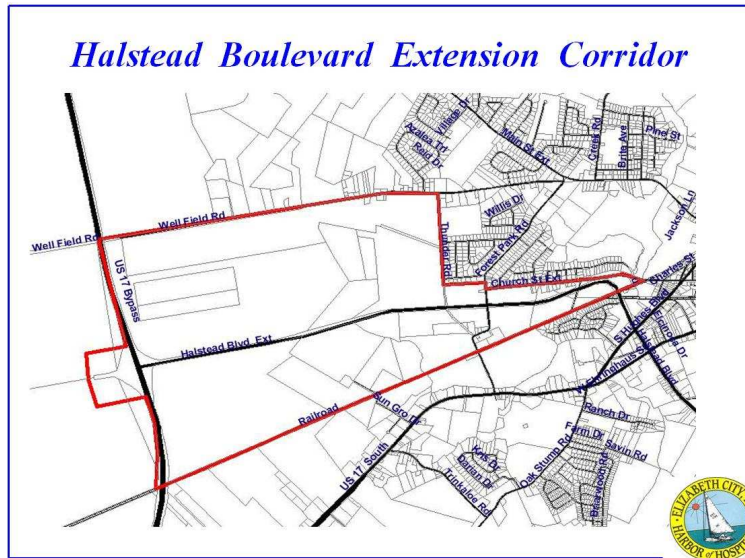
Dave Parks summarized the rezoning request as shown in the findings of facts (see lines 53-113). The property consists of approximately 90 acres. The property is located off Sandy Hook Road and Sassafras Lane. The property is located outside the flood zone, and has adjacent zoning of the same type in plain sight next to it. Staff provided a comparison of the GUD and R-2 zoning districts. Staff is recommending approval of the rezoning request as it is compatible with the land use plan and staff feels that it would be more appropriate as an R-2 zoning district.

Chairman Needham asked the Board if there were any questions for Mr. Riggs, hearing none, he called for a motion. Michael Etheridge made a motion to approve the rezoning request, with the conditions set forth by the Planning Department, as it is compatible with the land use plan. Fletcher Harris seconded the motion. The motion was approved with Chairman Rodney Needham, Vice Chairman Terri Griffin, Members Fletcher Harris, Ray Albertson, Michael Etheridge, and John Aydlett voting aye; none voting no; 1 absent; none not voting.

Item #2, Presentation by June Brooks, Elizabeth City Planning Office, Commercial Overlay District

Ms. June Brooks, the Elizabeth City Planning Director, made a presentation on Commercial Overlay Districts. This presentation centered on the Halstead Boulevard Extension Corridor. A copy of the PowerPoint slides used for this presentation is included below along with notes on each slide.

Slide 1




Slide 2

Halstead Boulevard Extension Corridor

Purpose

- *Provide set of comprehensive land use regulations*
- *Ensure compatible relationship for mixed uses*
- *Create visually appealing corridor*



Notes: Avoid mix of signage clutter

Slide 3

Building and Design Facades

- *Reduce massive scale & one dimensional appearance*
- *Facades longer than 50 feet must have architectural breaks*
- *Incorporate architectural features on sides visible to public*
- *Facades not on public area must be painted*



Notes: Provide Landscape Standards
Create Architectural Design of Buildings
Landscape Back of Buildings

Slide 4

Landscaping and Buffering

- *Loading areas must be screened by berms or solid walls*
- *Parking areas enhance with additional landscaping*
- *Establishes landscaping standards for internal islands in parking area*
- *Landscaped islands separate out parcels & main parking area*



Slide 5

Parking & Circulation

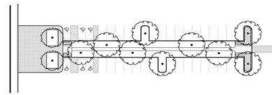
- *Parking areas on 3 sides of building*
- *Parking area designed to reduce number of vehicular conflicts*
- *Internal streets designed to meet city & state standards*

Notes: Avoid all parking in fronts of buildings

Slide 6

Pedestrian Access

- *Out parcels to connect main shopping with pedestrian walkways*
- *Pedestrian walkways to connect parking to principal buildings*
- *Walkways feature landscaped areas*



Slide 7

Signs

- *No Billboards*
- *Style & color coordinate with building design*
- *Base of signs neutral or earth tone*
- *Size*
 - *Buildings - 1.5 square feet per linear foot building frontage*
 - *Freestanding – 8 ft high x 8 ft length*

Sign face 32 square ft
Base landscaped
Base masonry or similar material



Notes: Signage standards are the key thing Elizabeth City Council wanted.
Sets Size / Color / Building Material standards

Slide 8

Entrance Way Sign – 8 ft high x 12 Length

Sign face 50 square feet
Base landscaped
Base masonry or similar material



Auxiliary monument signs 7ft high x 12 length

Sign Face 24 square feet
Base Landscaped
Base masonry or similar material

Tower or Beacon sign – 25 feet x 12 feet

Sign Face -50 square feet
Base Landscaped
Base masonry or similar material



Notes: Auxiliary signs are for internal development where the streets are inside.
Tower / Beacon and Entrance signs are along outside roadways.

Slide 9

Machines Ground Level Equipment

- Mechanical HVAC cannot face street
- Solid fence wall must enclose equipment
- Outside displays enclosed by fencing
- Vending Machines prohibited outside areas

Storm water Management

- On-site retention ponds landscaped
- Aerated
- Chain link fencing prohibited





Notes: HVAC must be placed so it cannot be seen
No vending machines unless they are behind screen / facade / enclosure

Slide 10

Residential development

- Outdoor lighting shield from Halstead
- Greater setbacks from major arterials
- Light Poles decorative black
- Utilities underground

Streetscapes

- Design to encourage pedestrian traffic
- Entry statement for subdivisions with more than 40 lots
- Street connectivity
- Street trees
- Parks , open space





Notes: Establish lighting standards
Establish setbacks on Halstead
Encourage pedestrian traffic
Storm Water Management: Retention Pond example

Slide 11

*Establishes Direct Access- cross easements
across others properties that do not have
access to Halstead Boulevard*

*Establishes fee to properties abutting
Halstead Boulevard for installation of
concrete sidewalk to promote bike path.*



Notes: Halstead Blvd only has 7 NCDOT approved access points
Entry easements are requested from developers.

Slide 12



Notes: New 7-11 Prototype, Brick siding,
Architectural breaks, roofline not flat,
Signage relatively small.

Slide 13



Notes: New Hall Honda, near the new Wal-Mart
They will have landscaping to meet certain design standards.

Slide 14



Notes: New McDonalds that is going in next to Wal-Mart.
All brick and/or stucco building materials on outside of building.
Design standards along Halstead don't allow metal buildings.

Slide 15



Notes: Weatherly building, on McPherson tract.

Chairman Needham asked at what point in the planning stage did the developer have to submit an architectural view of the building, what it would look like? The response was at the Technical Review stage.

Slide 16



Notes: A&A Building
Architectural features are its all brick siding
Keystones over windows, etc.

Slide 17



Notes: Hard to see in this picture, but dumpster and HVAC are camouflaged by a brick wall made of the same materials as the siding of the building (see line 183 second picture for a zoomed in view of this)

Slide 18



Notes: New Flowers Printing building

Slide 19



Notes: New Ihop

Slide 20



Notes: New Ihop sign

Sign section of ordinance has been amended:

- Developer can create entry signs, can be much larger type of sign, but must be made of a mix of materials used in the construction of the building itself, etc.
- No huge billboard type signs allowed, no pole based signs (like Cracker Barrel)

- Bottom must be made of materials building was constructed from, other materials and mix of colors allowed on top of sign (i.e. if building is brick, base of sign must be brick).
- Colors are not restricted, as long as base of sign is made from materials that the building is constructed from.

Halstead Boulevard Extension Overlay District Regulations ordinances took 9 months to a year to create. Halstead Blvd is the only place where there is a design overlay. There are some residential developments that are in the process of being developed back off the corridor roadway. These developments are what are termed 'cluster developments'. Lot size with regards to zoning is one step smaller than the existing zoning, and the pricing is at a more moderate level for that area (\$200-\$250,000). The city is currently working on a sign ordinance, which is encountering a bit of opposition. Other facilities and businesses that are looking at Halstead Blvd are Children's Hospital of the Kings Daughters (for office buildings, they have submitted a site plan), doctors offices and other medical type offices, other commercial businesses like Dunkin' Doughnuts, and they are trying to recruit Target into the area.

Information from Board and Staff

1. School site has been approved by the Board of Commissioners
2. Board of Commissioners is going forward with what is next to get Golf Cart ordinances for Taylors Beach

More on Design Standards

Vice Chairman Terri Griffin and Dave Parks spoke about design standards, etc, that allow a lot of really nice commercial development areas, good architectural design, and areas that are out in the middle of nowhere that have the most stringent of design standards in place. Facades on the fronts and sides of buildings was spoken about. Chairman Rodney Needham asked the Board to consider whether Camden should require the same types of requirements as Elizabeth City with regards to design standards in overlay districts. Vice Chairman Terri Griffin said that if we created an overlay district, the best area to do this in would be the Courthouse area because that is what everyone sees [as Camden's center]. Dave Parks suggested that the Board look through the Halstead ordinance that was given to them at tonight's meeting and highlight what they would like to see in a design standards ordinance along 158 / 343. Mr. Parks said it would be best to get the design standards in place and then build to those standards.

Consider Date of Next Meeting - October 15, 2008

Adjournment

At approximately 8:00 PM, Ray Albertson made a motion to adjourn the meeting. Vice Chairman Terri Griffin seconded the motion. The motion was approved with Chairman Rodney Needham, Vice Chairman Terri Griffin, Members Fletcher Harris, Ray Albertson, 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