

CAMDEN COUNTY PLANNING BOARD

Regular Meeting – February 21, 2018

Camden County Planning Board

Regular Meeting

February 21, 2018 7:00 PM

Historic Courtroom, Courthouse Complex

Camden, North Carolina

MINUTES

The regular meeting of the Camden County Planning Board was held on February 21, 2018 in the Historic Courtroom, Camden, North Carolina. The following members were present:

CALL TO ORDER & WELCOME

Chairman Calvin Leary called the meeting to order at 7:00 PM. The following Planning Board Members were present:

Attendee Name	Title	Status	Arrived
Calvin Leary	Chairman	Present	6:50 PM
Fletcher Harris	Board Member	Present	6:50 PM
Patricia Delano	Vice 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	Absent	
Cathleen M. Saunders	Board Member	Present	6:50 PM

Planning Department Staff Present

Attendee Name	Title	Status	Arrived
Dan Porter	Planning Director	Present	6:50 PM
Dave Parks	Permit Officer	Present	6:40 PM
Amy Barnett	Planning Clerk	Present	6:30 PM

Others Present:

Name / Title	Title / Purpose of Attendance	Meeting Section
Joseph Howell, Community Plans & Liaison Officer, Naval Support Activity Hampton Rhoads	Present for purposes of presenting concerns regarding rezoning request.	New Business, #1

CONSIDERATION OF AGENDA

Motion to Approve the Agenda As Presented

RESULT:	PASSED [UNANIMOUS]
MOVER:	Fletcher Harris, Member
SECONDER:	Ray Albertson, Member
AYES:	Leary, Harris, Delano, McCall, Albertson, Saunders
ABSENT:	Bradshaw

CAMDEN COUNTY PLANNING BOARD

Regular Meeting – February 21, 2018

CONSIDERATION OF MINUTES FROM 12-20-17

Motion to Approve Minutes from 12-20-17 As Written

RESULT:	PASSED [UNANIMOUS]
MOVER:	Ray Albertson, Member
SECONDER:	Fletcher Harris, Member
AYES:	Leary, Harris, Delano, McCall, Albertson, Saunders
ABSENT:	Bradshaw

OLD BUSINESS

None.

NEW BUSINESS

Item 1. UDO 2018-02-02 Rezoning Camden County Spray Field

Dan Porter described this agenda item and went over the Staff Report as incorporated herein below:

**STAFF REPORT
UDO 2018-02-02
Zoning Map Amendment**

PROJECT INFORMATION

File Reference: UDO 2018-02-02
Project Name: N/A
PIN: 01-7071-00-67-6843-0000

Applicant: Camden County
Address: 117 NC Hwy 343 North
Camden, NC 27921
Phone: (252) 338-1919
Email:

Agent for Applicant:
Address:
Phone:
Email:

Current Owner of Record: Applicant

Meeting Dates: Planning Board, 02/21/2018

Application Received: 02/02/2018
By: David Parks, Permit Officer

Application Fee Paid: N/A

Completeness of Application: Application is generally complete

CAMDEN COUNTY PLANNING BOARD

Regular Meeting – February 21, 2018

Documents received upon filing of application or otherwise included:

- A. Rezoning Application
- B. GIS Aerial, existing zoning, Comprehensive Plan / CAMA Plan future land use maps, and CAMA Land Use Plan Suitability Maps
- C. Table of Permissible Use comparison
- D. Highway 17 Corridor Plan

REQUEST:

Rezone approximately 260 acres from General Use District (GUD) to Light Industrial (I-1) on property located at the intersections of US 17 and McPherson Road.

From: *General Use District (GUD)*

The GUD, general use, district is established to allow opportunities for very low density residential development and bona fide farms, along with agricultural and related agricultural uses (e.g. timber, horticulture, silviculture, and aquaculture).

To: *Light Industrial (I-1)*

The I-1, light industrial, district is designed to provide space for industries, wholesaling and warehouse facilities and some related service establishments which can be operated in a relatively clean and quiet manner and which will not be obnoxious to adjacent residential or commercial districts.

MAPS SHOW:

Vicinity Map: Located in South Mills Township, adjacent to US17 & McPherson Road intersection.

Zoning Map: General Use District (GUD), adjacent to Residential and Planned Unit Development with Highway Commercial and Light Industrial nearby

Comprehensive Plan Future Land Use Map: Mixed Use Employment, Rural Preservation & Village Mixed Use adjacent on same side of highway.

CAMA Future Land Use Map: Low Density Residential, other Low Density Residential and Conservation adjacent

CAMA Land Suitability Map: Very High

SITE DATA

Lot Size: Approximately 260 acres
Flood Zone: X
Zoning District(s): General Use District (GUD)
Existing Land Uses: Farmland / Sewer Plant Spray Field

CAMDEN COUNTY PLANNING BOARD

Regular Meeting – February 21, 2018

Adjacent Zoning & Uses:

	North	South	East	West
Zoning	Planned Unit Development (PUD)	Basic Residential / Planned Unit Development (PUD)	Basic Residential (R-3-2)	General Use District (GUD)
Use & Size	Camden Commerce Park	Camden Plantation	Farmland	Dismal Swamp

Proposed Use(s): Commercial Uses

Description of property: Majority of property being farmed with the portion to the East being used as a Sewage Treatment Facility holding pond / spray field.

ENVIRONMENTAL ASSESSMENT

Streams, Creeks, Major Ditches: Property drains into the Dismal Swamp Canal.

Distance & description of nearest outfall: Less than 1 mile

INFRASTRUCTURE & COMMUNITY FACILITIES

Water: Water lines are located adjacent to property along US 17 and McPherson Road
Sewer: Sewer runs along US 17
Fire District: South Mills Fire District off Keeter Barn located approximately 3 miles from property
Schools: Proposed uses in requested will not impact schools
Traffic: Staffs opinion is traffic will not exceed road capacities

PLANS CONSISTENCY

CAMA Land Use Plan Policies & Objectives: *Inconsistent;* The proposed zoning change is inconsistent with the CAMA Land Use Plan as Future Land Use Maps has it designated as Low Density Residential. Plan will need to be amended.

2035 Comprehensive Plan: *Consistent;* Consistent with Comprehensive Plan (Adopted 2012) as Future Land Use Maps reflect land as Mixed Use Employment. To have Mixed Use Employment, water and sewer is preferred which both are adjacent to this parcel.

Comprehensive Transportation Plan: *Consistent;* Property abuts US 17 and McPherson Road. Property also does not have direct access to US 17

Other Plans Officially adopted by the Board of Commissioners:
N/A

CAMDEN COUNTY PLANNING BOARD

Regular Meeting – February 21, 2018

FINDINGS REGARDING ADDITIONAL REQUIREMENTS:

Will the proposed zoning change enhance the public health, safety, or welfare? Yes; Reasoning: The proposed zoning change will enhance the public welfare as proposed zoning change will encourage commercial development along a major corridor providing a needed tax base and employment opportunities.

Is the entire range of permitted uses in the requested classification more appropriate than the range of uses in the existing classification? Yes; Reasoning: Requested uses are more appropriate due to the location of the property and infrastructure available (water & sewer). The eastern portion of the property serves as the County's Sewage Treatment Plant Spray Fields.

For Proposals to re-zone to non-residential districts along major arterial roads:

Is this an expansion of an adjacent zoning district of the same classification? Yes; Reasoning: The property abuts county owned Commercial Park directly to the north.

What extraordinary showing of public need or demand is met by this application? Yes; Reasoning: The need for commercial development and employment opportunities.

Will the request, as proposed, cause serious noise, odors, light, activity, or unusual disturbances? Yes; Reasoning: Some uses could cause some serious noise, odors, light, activity, or unusual disturbances. Buffering will be addressed at permit issuance for the use which should mitigate some of the issues.

Does the request impact any CAMA Areas of Environmental Concern? No; Reasoning: Property is outside any CAMA Areas of Environmental Concern. Property located outside the 100 year floodplain.

Does the county need more land in the zoning class requested? Yes; Reasoning: In appropriate areas where location of property and infrastructure (water & Sewer) is available. Property abuts US 17 and there is water and sewer available to the site.

Is there other land in the county that would be more appropriate for the proposed uses? No; Reasoning: The property along US 17 and future I-87 corridor is one of the most appropriate and marketable properties in the County.

CAMDEN COUNTY PLANNING BOARD

Regular Meeting – February 21, 2018

Will not exceed the county's ability to provide public facilities:

Schools - N/A

Fire & Rescue - Level of impact would be determined upon the type and size of the business attracted to the site.

Law Enforcement - Minimal Impact

Parks & Recreation - No impact

Traffic Circulation or Parking - Depends on type and size of business

Other County Facilities - No

Is this a small scale "Spot" rezoning request requiring evaluation of community benefits? No

If Yes (regarding small scale spot rezoning) - Applicant's Reasoning:

	Personal Benefits / Impact	Community Benefits / Impact
With Rezoning	N/A	N/A
Without Rezoning	N/A	N/A

STAFF COMMENTARY / RECOMMENDATION:

Staff recommends approval of the rezoning as the uses in the proposed zoning classification are more appropriate than that of the existing zoning classification.

The original intended use of this parcel was for utilization of the County's Waste Water Treatment Facility to spray the affluent from the plant on trees. Technology back then required 1 acre of land to every 100 gallons of affluent. New technology and possible partnership with the development community has diminished the amount of land required for handling affluent. Staff feels that the current highest and best use of the property due to its location (abuts US 17 / future Interstate 87) and infrastructure (water / sewer) available is commercial.

Dan Porter added the following:

- The property in question is the spray field for the Camden County Waste Water Treatment Facility
- At present, only a portion of the property is being utilized as spray field
- New technologies in waste water treatment need less area to use as spray field
- Want to rezone property from General Use to Light Industrial to allow for commercial / industrial uses

CAMDEN COUNTY PLANNING BOARD

Regular Meeting – February 21, 2018

- Plans
 - Consistent with 2035 Comprehensive Plan, plan has area as Mixed Use Employment. There is also water and sewer systems available to property.
 - Not consistent with CAMA Future Land Use Plan as plan has property designated as low density residential. Plan will have to be amended to reflect use as commercial development property.
- Staff is recommending approval to rezone from GUD to I-1.

At this time, Mr. Porter introduced Mr. Joseph Howell, the Community Plans & Liaison Officer, Naval Support Activity Hampton Rhoads, who was present for purposes of presenting concerns regarding this rezoning request.

Joseph Howell, Community Plans & Liaison Officer, Naval Fleet Surveillance Support Center, Hampton Rhoads, NW Annex, RothR

- Works with Captain Freeman at the NW Annex, ROTH (Relocatable Over the Horizon Radar).
- NW Annex monitors changes in land activities in surrounding areas which might affect the radar's performance
- NW Annex is part of the Naval Fleet Surveillance Support Center
- Part of the mission of the NW Annex is counter drug surveillance using the long range radar
- The radar can "hear" all the way to South America
- Reiterated concerns expressed in earlier years regarding electro magnetic interference which some kinds of commercial businesses can produce
- Requests that language be added to rezoning which stipulates that Naval Fleet Surveillance Support Center / ROTH will be consulted prior to approval of any businesses being located at the subject property due to the possibility of electro magnetic interference.

Chairman Calvin Leary asked if Fleet Surveillance Support had been notified on other projects. Dan Porter replied that they keep them notified of activities which may impact them.

Dan Porter stated that the request to notify Fleet Surveillance Support Center can not be placed in the ordinance, but that staff can be directed by the board to notify them.

Rick McCall asked what exactly were the concerns. Mr. Howell replied that it is the noise footprints that some activities create. He added that some types of commercial activities (manufacture, welding, other noisy activities) could impact the performance of the radar and its ability to detect. He stated that the individual radar noise environment would be adversely affected.

CAMDEN COUNTY PLANNING BOARD

Regular Meeting – February 21, 2018

Fletcher Harris asked for clarification sake if ROTH (Fleet Surveillance Support Center) needs to be kept in the loop on all agenda items relating to land in an area near their location. Mr. Howell replied stating that they would appreciate being apprised of any and all activities that are within a 5-mile radius of their location. He further stated that the Fleet Surveillance Support Center can and will work with staff regarding analysis of any proposals so as to determine the affects it will have on the radar.

Vice Chairman Patricia Delano asked how large the ROTH property was and where was it located. Mr. Howell stated that he did not know the exact acreage, but that the ROTH facility was located in lower Chesapeake, Virginia, with some of it located across the state line in North Carolina. Ms. Delano further asked if it was all on federal land. Mr. Howell replied that it was on Navy owned land.

Rick McCall asked if the condition of notifying the ROTH (Fleet Surveillance Support Center) could be put on the approval.

Dan Porter replied that the approval could not have conditions on it, but that the board can direct staff to notify the Fleet Surveillance Support Center of any activities which fall within the 5-mile radius of the ROTH which could potentially affect the radar. He added that the Board of Commissioners also hears input from the FSSC ROTH personnel when agenda items go before them for public hearings.

Dave Parks stated that any applications that come in for commercial businesses in that area, that a copy of the commercial site plan could be provided to ROTH.

Dave Parks then described the Table of Permissible Uses Use Comparison.

- Blank indicates use is not allowed
- Z means the use is allowable with a zoning permit which requires simple administrative approval by staff without need to come before board
- S means Special Use Permit is required, which means must come before the Planning Board and then subsequently the Board of Commissioners for approval of the specific use. Most Special Use Permit uses require additional documentations such as commercial site plans, drainage plans, environmental / erosion sedimentation control plans, and so on.

CAMDEN COUNTY PLANNING BOARD

Regular Meeting – February 21, 2018

At this time, Chairman Calvin Leary asked if there were any further comments or questions. Hearing none, he called for the following motions.

Motion to Amend CAMA Future Land Use Map to change this property from Low Density Residential to Industrial.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Patricia Delano, Vice Chairman
SECONDER:	Rick McCall, Member
AYES:	Leary, Harris, Delano, McCall, Albertson, Saunders
ABSENT:	Bradshaw

Motion to Approve Consistency Statement: "The Requested zoning amendment is consistent with both the County's Comprehensive Plan and CAMA Land Use Plan with the above amendment. With new technology in the treatment of wastewater and possible partnership with the development community that the current and highest use of the property is commercial which will bring in a much needed sales tax base for the residents of the County."

RESULT:	PASSED [UNANIMOUS]
MOVER:	Ray Albertson, Member
SECONDER:	Rick McCall, Member
AYES:	Leary, Harris, Delano, McCall, Albertson, Saunders
ABSENT:	Bradshaw

Motion to Approve UDO 2018-02-02 Rezoning Camden County Spray Field

RESULT:	PASSED [UNANIMOUS]
MOVER:	Patricia Delano, Vice Chairman
SECONDER:	Ray Albertson, Member
AYES:	Leary, Harris, Delano, McCall, Albertson, Saunders
ABSENT:	Bradshaw

CAMDEN COUNTY PLANNING BOARD

Regular Meeting – February 21, 2018

INFORMATION FROM BOARD AND STAFF

Dan Porter gave the following information:

- A Dropbox link to Module 1 of the Draft UDO has been emailed to the board. Any who did not receive it or who have problems accessing the file can request a hard copy from staff
- The Review Team for the UDO Update is made up of 1 member of the Board of Commissioners, County Manager, 1 Planning Board Member, 1 Member of the Development Community, and 1 Member of South Mills Water Association
- The purpose of the UDO Update is to make the UDO usable, flexible, readable, etc.
- Fletcher Harris has agreed to serve on the Review Team. If any other members of the Planning Board would like to serve, they are welcome.
- The Review Team will do a lot of work which includes a lot of reading, highlighting, commenting, and so forth
- There will be several work sessions
- Module 1 contains introductory language and actual procedures to follow, as well as the Table of Permissible Uses.
- Module 2 contains language which gets into the standards that are associated with the zoning districts (setbacks, lighting standards, signing standards, environmental standards, etc.)
- Review Team will meet to review Module 1 in March and Module 2 in April, and then bring to Planning Board in May, then it will go to the Board of Commissioners in June or July for setting Public Hearing, and hopefully hold public hearing and obtain approval in August.

Vice Chairman Patricia Delano asked if the module documents could be put "in the cloud" so that all board members could have easy access to them.

Dan Porter replied that he would look into it.

CONSIDER DATE OF NEXT MEETING - MARCH 21, 2018

CAMDEN COUNTY PLANNING BOARD

Regular Meeting – February 21, 2018

ADJOURN

Motion to Adjourn

RESULT:	PASSED [UNANIMOUS]
MOVER:	Ray Albertson, Member
SECONDER:	Fletcher Harris, Member
AYES:	Leary, Harris, Delano, McCall, Albertson, Saunders
ABSENT:	Bradshaw

The meeting adjourned at 7:35 PM

Chairman Calvin Leary
Camden County Planning Board

ATTEST:

Amy Barnett
Planning Clerk