



CAMDEN COUNTY

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PLANNING BOARD

April 17, 2024

7:00 PM

Regular Meeting

**Camden Public Library
Boardroom**

Agenda

Camden County Planning Board

Regular Meeting

April 17, 2024, 7:00 PM

Boardroom, Camden Public Library

- ITEM I. Call to Order & Welcome**
- ITEM II. Consideration of Agenda**
- ITEM III. Consideration of Minutes**
 - A. Planning Board Minutes
- ITEM IV. Old Business**
- ITEM V. New Business**
 - A. Crouse Tract Zoning Map Amendment
- ITEM VI. Information from Board and Staff**
- ITEM VII. Consider Date of Next Meeting**
- ITEM VIII. Adjourn**



CAMDEN COUNTY

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Camden County Planning Board AGENDA ITEM SUMMARY SHEET

Consideration of Minutes

Item Number: 3.A

Meeting Date: April 17, 2024

Submitted By: Amber Curling, Planning Board
Prepared by: Amber Curling

Planning Board Minutes

Item Title

Attachments: 1_PBminutes_2024-01_17-final (DOCX)
2_RezoningStaffReportPB-UpdatedMinutes (DOCX)
3_TextAmendmentsOrdinance_2023-01-17 (DOCX)

**Camden County Planning Board
Regular Meeting
January 17, 2024; 7:00 PM
Camden County Library - Board Room
Camden, North Carolina**

MINUTES

The regular meeting of the Camden County Planning board was held on January 17, 2024 in the boardroom Camden County Library in Camden, North Carolina.

ITEM 1. 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 Lee Powell, Roger Lambertson, Tom White, Ray Albertson, and David Bundy.

Administration Staff Present: Planning Director Amber Curling, Clerk to the Boards Karen Davis and Macey Carver.

ITEM II. CONSIDERATION OF AGENDA

Motion to approve the Agenda as presented.

RESULT:	PASSED [7-0]
MOVER:	Tom White
SECONDER:	Steven Bradshaw
AYES:	Steven Bradshaw, Nathan Lilley Lee Powell, Roger Lambertson, Tom White, Ray Albertson, and David Bundy

ITEM III. CONSIDERATION OF MINUTES

Motion to approve minutes from October 18, 2024 as written.

RESULT:	PASSED [7-0]
MOVER:	Nathan Lilley
SECONDER:	Steven Bradshaw
AYES:	Steven Bradshaw, Nathan Lilley Lee Powell, Roger Lambertson, Tom White, Ray Albertson, and David Bundy

ITEM IV. OLD BUSINESS

None.

Attachment: 1_PBminutes_2024-01_17-final (Planning Board Minutes)

ITEM V. NEW BUSINESS

A. Zoning Map Amendment UDO 2024-02-103-Smith and LaFlamme

- Planning Director Amber Curling presented the Staff Report (incorporated herein after as Attachment A) which included the following:
- An Application for a Zoning Map Amendment has been submitted by Brian Smith. The application is to rezone the 10-acre parcel from Rural Residential (RR) and Neighborhood Residential (NR) to only Rural Residential. The application package includes the Rezoning Application, the Deed, the Neighborhood Meeting Information and Plat. The Application is generally complete.
- A Neighborhood Meeting was held on September 26, 2023. A second meeting was held November 24, 2023. Neighbors attended the September meeting. no attendance at the November 24th meeting. There are some concerns and questions from neighbors.
- The property is located on the north west corner of Upton Road and Seymour Drive in the Courthouse Core Village. Currently the parcel is vacant land. The surrounding property uses are Residential lots, Farmlands, Wetlands, Woods and Religious Institutions.
- The parcel approximately 10.08 total acres with is Zoned as approximately 5 acres Rural Residential Zoning District and approximately 5 acres Neighborhood Residential Zoning District.
- The current Zoning District to be changed is Neighborhood Residential (NR) which serves as a transition district from the rural and suburban portions of the County, to areas proximate to village centers and major commercial corridors. The district is intended to accommodate single-family detached homes in a neighborhood setting at moderate densities. Agricultural uses are limited in order to preserve the district's neighborhood character.
- The proposed Zoning District is the Rural Residential (RR). The district is established to accommodate low density residential neighborhoods and supporting uses on lots near bona fide farms and agricultural areas in the rural portion of the County. The district is intended to accommodate residential development in ways that will not interfere with agricultural activity or negatively impact the rural character of the County. The district accommodates several differing agricultural uses and homes. District regulations discourage uses that interfere with the development of residential dwellings or that are detrimental to the rural nature of the district.

- According to the CAMA Land Suitability Plan the property is Very High, Moderate and Very Low in Land Suitability.
- According to the Wetlands Map the property has some Wetlands. The majority being Managed Pines.
- The property is not located in Watershed. Flood Zones X, Shaded X and AE are located on the property.
- The County's Comprehensive Future Land Use Plan identifies the parcel as Rural Residential District One to Two Acre lots of residential. The intention, of these areas, is to serve as a buffer between rural preservation areas and more intense development. The proposed zoning map amendment is inconsistent with the County's Comprehensive Future Land Use Plan because the location to serve as a buffer between rural preservation areas and more intense development, should not be located within the Courthouse Core Village.
- The proposed zoning change is inconsistent with the CAMA Future Land Use Maps which identifies the majority of property as Medium Density Residential and Low Density Residential. With a very small area on the property identified as Conservation. Medium Density Residential is designated by a mixture of single-family dwelling types in relatively close proximity to a core village. This district is intended to restrict the encroachment of incompatible business uses in established residential areas.
- Water lines are located adjacent to the property along Upton Road and Seymour Drive. Sewer is not available. The property is served by the South Camden Fire District. And Staff finds that the proposed zoning change will have minimal impact on Schools and Traffic.
- Board members asks about Special Use Permit Application details.
- Amber Curling explains the applicant is also applying for a Special Use Permit. The Public Hearing for the Special Use Permit Application will be placed on the Board of Commissioners Agenda. It is not reviewed by the Planning Board. The Special Use Permit is dependent on the Text Amendment being approved.

B. Text Amendment UDO 2024-02-103-Smith and LaFlamme

- Planning Director Amber Curling presented the Staff Report (incorporated herein after as Attachment B) which included the following:
- Ordinance No. 2024-02-02 is a proposed text amendment to the Unified Development Ordinance submitted by Brian Smith. Mr. Smith is proposed text amendment is to 151.4 Use Regulations of the Unified Development Ordinance or the UDO. The specific sections in 151.4.5 Accessory Uses is

151.4.5.4 of the Table of Allowable Locations and 151.4.5.5 Standards for Specific Accessory Uses.

- The proposed text amendment is to add Sawmill as an Accessory Use permitted in the Rural Residential Zoning District to the Table 4.5.4 Common Accessory Use Table. Standards for Specific Accessory Uses to include specifics about a Sawmill as an Accessory Use with the following specific language:
 1. Mobile or Portable Sawmill: A sawing or cutting machine used to turn logs into lumber, whether trailered or truck-mounted; Capable of easily being moved, set up and operated on a site; Not attached or fixed in location.
 2. Stationary Sawmill: A fixed structure mounted on a foundation for the purpose of turning logs into lumber; Includes the entire operational area: log sorting yard (s), milling machine (s), sorting area (s), storage area (s), administration area (s), maintenance (s).
- Amber Curling confirms the applicants Text Amendment was for a Sawmill to be permitted with a Special Use Permit.
- Discussion with the Board about the split zoning of property and confirmation all 10 acres would be zoned Rural Residential if approved.
- Mr. Brian Smith presents information about the rezoning and text amendment application. Mr. Smith states that for his property to be zoned half and half just does not make any sense and he wants one zoning district not two zoning districts for his parcel. Mr. Smith discusses the confusion with two zoning districts and the permitted uses allowed in one zoning district but not the other.
- Chair Bradshaw asks for example of a conflicting use.
- Mr. Smith gives animals, farm stands, and parking of heavy trucks/trailers.
- Discussion of uses continues between Mr. Smith and Chair Bradshaw between accessory uses and principal uses establishing some differences in the Neighborhood and Rural Residential Zoning Districts.
- Mr. Smith continued stating this plan came about from us sitting down with the County Manager, Erin Burke. The request of a change to the UDO is essentially for some standard in Camden to allow a sawmill or disallow. There is nothing that I have seen that is written that states that you cannot have a sawmill. He states all the applications may not be approved and the text amendment would benefit someone else however it was submitted for clarity.
- Mr. Smith does not agree with the Staff Findings. He does not understand the value of Land Use Plans.
- Roger Lambertson and Mr. Smith discuss location of sawmill on property. Mr. Smith states ideal location towards rear of property not front.
- Nathan Lilley states it would make sense to rezone the whole thing to rural residential to restrict building.

- Discussion continues about the 1-acre parcel owned by Camden County, the parcel leased by Mediacom and sunflowers being grow on the 10-acre parcel.
- Chair Bradshaw commented about the need for the County to revisit the current zoning districts and develop zoning district consist with the Core Village Plan.
- Chair Bradshaw states to his understanding the intended uses of the property are permitted with the current zoning and he does not see a compelling reason to rezone it. This does not include rezoning for the sawmill.

Public Comments for Zoning Map Amendment

- Lindsey Smith (Laflamme) states that the property is a Bona Fide Farm they have animals and are not required to go by the zoning laws as long as what they are doing is farm related. They have a tax-exempt form with an ID number. Her confusion is where the non-farm related things/activities are permitted due to split zoning.
- Mike Gall is a retired neighbor. He is upset about the amount of large trucks and mud on the street from property in the Core Village with commercial contracts.
- Amber Curling clarifies who receives notices and when.
- Catherine Carabine an Isaac Court neighbor expressed concern about health, safety and well being of children with noisy activities affecting air quality.
- Eldon Young a neighbor states who was not informed of all the applications or meetings. He contacted neighbors to hold a meeting and discuss the applications. He would prefer rezoning not be approved.
- Tommy Harrison asks Mrs. Smith (LaFlamme), about due diligence when property was bought. Discussion continues - Was is sold as a farm? Was it on your agents remarks? Was the property residential? and Potential subdividing?
- Amber Curling clarifies the following the Planning Board Members make a recommendation to the Board of Commissioners. The meeting will take place on February 5th, 2024 at 7:00 pm. The notification letters will be sent out tomorrow, 01/18/2024 notifying all neighbors within 300 ft of the property about the Public Hearing.
- Board Members discuss the rezoning to approve or deny application.

Motion to deny zoning map amendment.

- **RESULT:** PASSED [6-1]
- **MOVER:** Tom White
- **SECONDER:** Steven Bradshaw
- **AYES:** Steven Bradshaw, Nathan Lilley Lee Powell, Roger Lambertson, Tom White, and Ray Albertson
- **NAYES:** David Bundy

Public Comments for the Text Amendment to the UDO

- Chair and Members discuss text amendment.
- David Hicks, a neighbor, discusses being familiar with sawmilling process and it does not belong in residential neighborhood.
- Roger Lambertson then asks, do we have a sawmill in the county? & gets responses from the public stating that yes, there are multiple.
- Tommy Harrison discusses the continuous noise from the Smith’s portable sawmill on property. He feels the use will lessen the value and enjoyment of property. He is opposed to text amendment.
- Eldon Young speaking for Isaac Ct group opposed to text amendment. The trucks and other equipment are a problem for the road as well as being noise. He feels the sawmill use should not be permitted in the Core Village area.
- Chair Steve Bradshaw and Roger Lambertson discuss appropriate places or situations in the County allowing sawmills.
- Chair Steve Bradshaw states, disapproving this text amendment doesn’t mean that someone can’t have a portable sawmill. Continuous use of a sawmill is manufacturing lumber which is a business. I don’t personally think that any of the residential areas should have a sawmill located in them.

Motion to deny the text amendment.

- **RESULT:** PASSED [7-0]
- **MOVER:** Steven Bradshaw
- **SECONDER:** Tom White
- **AYES:** Steven Bradshaw, Nathan Lilley Lee Powell, Roger Lambertson, Tom White, Ray Albertson, and David Bundy

ITEM VI. INFORMATION FROM BOARD AND STAFF

None.

ITEM VII. CONSIDER DATE OF NEXT MEETING

The next meeting is scheduled for February 21, 2024.

ITEM VIII. ADJOURN

Motion to adjourn.

RESULT:	Passed [7-0]
MOVER:	Ray Albertson
SECONDER:	Steven Bradshaw
AYES:	Steven Bradshaw, Nathan Lilley Lee Powell, Roger Lambertson, Tom White, Ray Albertson, and David Bundy

The GIS maps, application, deed, plat, neighborhood minutes and neighborhood comments are herein incorporated by reference and can be found in the January 17, 2024 Planning Board Packet located in the Planning Department.

Attachment A:

Staff Finding of the Facts Report
UDO 2023-10-85
Zoning Map Amendment
Ordinance 2023-02-01

PROJECT INFORMATION

File Reference: 2023-10-85
Project Name: Parcel NW corner Upton Road and Seymour Drive
PIN: 02-8934-02-56-8337-0000

Applicant: Brian Smith
Address: 202 McPherson Road
South Mills, NC 27976
Phone: 804-386-7811
Email: bcsmith53@hotmail.com

Agent for Applicant: Owner
Address: same as above
Phone: same as above
Email: same as above

Current Owner of Record: Brian Smith and Lindsey M. LaFlamme

Meeting Dates:
November 24, 2023 **Neighborhood Meeting**
January 17, 2023 **Planning Board Meeting**

Application Received: October 12, 2023
By: Amber Curling, Planning

Application Fee paid: \$650.00

Completeness of Application: Application is generally complete

Documents received upon filing of application or otherwise included:

- A. Rezoning Application
- B. Neighborhood Meeting Comments
- C. Neighborhood Meeting Notification Letter
- D. Deed
- E. Plat

REQUEST: The request is for a zoning map amendment from Rural Residential and Neighborhood Residential Zoning Districts to Rural Residential Zoning District only.

Description: The parcel identified by parcel ID number 02-8934-02-56-8337-0000 is, located on the north west corner of Upton Road and Seymour Drive in the Courthouse Township and Courthouse Core Village. The parcel approximately 10.08 total acres with approximately 5 acres Rural Residential and approximately 5 acres Neighborhood Residential.

Attachment: 2_ RezoningStaffReportPB-UpdatedMinutes (Planning Board Minutes)

Zoning Map Amendment from the Rural Residential and Neighborhood Residential Zoning Districts to only the Rural Residential Zoning District:

Rural Residential (RR) Purpose Statement (Article 151.3.5.3)

The Rural Residential (RR) district is established to accommodate low density residential neighborhoods and supporting uses on lots near bona fide farms and agricultural areas in the rural portion of the County. The district is intended to accommodate residential development in ways that will not interfere with agricultural activity or negatively impact the rural character of the County. One of the primary tools for character protection is the requirement to configure residential subdivisions of more than five lots as conservation subdivisions. The conservation subdivision approach seeks to minimize the visibility of new residential development from adjacent roadways through proper placement and screening. The district accommodates several differing agricultural uses and single-family detached homes. It also allows supporting uses like educational facilities, parks, public safety facilities, and utilities. District regulations discourage uses that interfere with the development of residential dwellings or that are detrimental to the rural nature of the district.

Rezoning from the following Zoning District:

Neighborhood Residential Zoning District 151.3.5.5

The Neighborhood Residential (NR) district serves as a transition district from the rural and suburban portions of the County to areas proximate to village centers and major commercial corridors. The district is intended to accommodate single-family detached homes in a neighborhood setting at moderate densities. Mobile and manufactured homes on individual lots, conservation subdivisions, and agricultural uses are limited in order to preserve the district’s neighborhood character. Manufactured homes are not allowed on lots within 5,280 linear feet of a village center boundary. The district’s 40,000-square-foot minimum lot area may be reduced when lots are within one mile of a designated village center boundary and served by public sewer. District regulations discourage uses that interfere with the development of residential neighborhoods or that are detrimental to the district’s single-family detached neighborhood character.

SITE DATA

Size of Lots: Approximately 10 acres
Flood Zone: **Most of parcel is X**
Zoning District(s): Rural Residential (RR) and Neighborhood Residential (NR)
Existing Land Uses: Vacant

Adjacent Zoning & Uses:

	North	South	East	West
Zoning	Neighborhood Residential (NR)	Rural Residential (RR)	Rural Residential (RR)	Rural Residential (RR and Neighborhood Residential (NR))
Use	Wetlands, Residential Lots and Church	Residential Lots	Residential Lots, & Farmland	Open Space Wetlands Vacant Property

Proposed Use(s) – manufacturing and production of wood with sawmill and sales of products

Attachment: 2_ RezoningStaffReportPB-UpdatedMinutes (Planning Board Minutes)

INFRASTRUCTURE & COMMUNITY FACILITIES

Water: Water lines are located adjacent to property along Upton Road and Seymour Drive

Sewer: Not available.

Fire District: South Camden Fire District.

Schools: Proposed zoning will have no impact on Schools.

Traffic: Proposed zoning should have no impact on Traffic.

CONSISTENCY with PLANS and MAPS

CAMA Land Use Plan Policies & Objectives:

Consistent **Inconsistent**

The CAMA Land Use Plan was adopted by the Camden County Board of Commissioners on April 4, 2005. The proposed zoning change is inconsistent in that the CAMA Future Land Use Maps has the majority of property identified as Medium Density Residential and Low Density Residential. Conservation with a small area on the property is identified as Conservation. The most restrictive, Medium Density Residential designated by a mixture of single-family dwelling types in relatively close proximity to core village. The district is intended to restrict the encroachment of incompatible business uses in established residential areas.

2035 Comprehensive Plan

Consistent **Inconsistent**

The County’s Comprehensive Future Land Use Plan (Adopted 2012) identifies the parcel as Rural Residential District One to Two Acre lots of residential areas serving as a buffer between rural preservation areas and more intense development. The proposed zoning map amendment is inconsistent with the County’s Comprehensive Future Land Use Plan. The location to serve as a buffer between rural preservation areas and more intense development, should not be in the Courthouse Core Village.

Comprehensive Transportation Plan

Consistent **Inconsistent**

Property abuts Seymour Drive and Upton Road.

Other Plans officially adopted by the Board of Commissioners

N/A

SPECIFIC CAMA LAND USE QUESTIONS FOR THE PLANNING BOARD TO CONSIDER:

1. Does Camden County need more land in the zoning class requested?

Yes **No**

Reasoning: In the appropriate location rural residential zoning district works well. The rural residential zoning district is intended to be a buffer between core village areas with density and areas intended to preserve the of rural integrity of Camden County.

Attachment: 2_ RezoningStaffReportPB-UpdatedMinutes (Planning Board Minutes)

2. Is there other land in the county that would be more appropriate for the proposed uses?

Yes No

Reasoning: The proposed application is for growing agricultural items and a residence. This is permitted in the Rural Residential and Neighborhood Residential Zoning Districts. Manufacturing and production of materials is not permitted in a Residential Zoning District.

3. Is the request in accordance with the Camden County land use plans?

Yes No

Reasoning: The Future Land Use plans has the Core Villages designated with new development of core villages utilizing infrastructure and preserving rural areas.

4. Will the request have serious impact on traffic circulation, parking space, sewer and water services, other utilities?

Yes No

Reasoning: The proposed rezoning and uses should not create a serious impact on traffic, parking or utilities.

5. Will the request have an impact on other county services, including police protection, fire protection or the school system?

Yes No

Reasoning: The proposed rezoning and uses should not have an impact on other county services.

6. Is there a good possibility that the request, as proposed, will result in lessening the enjoyment or use of adjacent properties?

Yes No

Reasoning: All uses permitted in the requested zoning classification should not cause any serious noise, odors, light activity, or unusual disturbances.

7. Will the request, as proposed cause serious noise, odors, light, activity, or unusual disturbances?

Yes No

Reasoning: All uses permitted in the requested zoning classification should not cause any serious noise, odors, light activity, or unusual disturbances.

8. Does the request raise serious legal questions such as spot zoning, hardship, violation of precedents, or need for this type of use?

Yes No

9. Does the request impact any CAMA Areas of Environmental Concern?

Yes No

Summary and Recommendations

The proposed zoning map amendment is inconsistent the County’s Comprehensive Future Land Use Plan identifies the parcel as Rural Residential District One to Two Acre lots of residential areas however the location, as a buffer between rural preservation areas and more intense development, should not be in the Courthouse Core Village.

The CAMA Land Use Plan is inconsistent in that the property is identified as Medium Density Residential and Low Density Residential. The core village district is intended to restrict the encroachment of incompatible business uses in established residential areas.

The, application, neighborhood minutes and neighborhood comments are herein incorporated by reference and can be found in the January 17, 2024 Planning Board Packet located in the Planning Department.

Attachment B:

**Ordinance No. 2023-02-02
An Ordinance
Amending the Camden County Code of Ordinances
Camden County, North Carolina**

BE IT ORDAINED BY THE CAMDEN COUNTY BOARD OF COMMISSIONERS as follows:

Article I: Purpose

The purpose of this Ordinance is to amend Chapter 151 of the Camden County Code of Ordinances of Camden County, North Carolina, which was originally adopted by the County Commissioners on January 1, 1998, and subsequently revised February 4, 2019 and subsequently amended, and as otherwise incorporated into the Camden County Code.

Article II: Construction

For purposes of this Ordinance strikethrough words (~~strikethrough~~) shall be considered deletions to existing language. New language of proposed ordinance shall be shown in italics, underlined, and highlighted (*italics*).

Article III: Amending Camden County Code of Ordinances, Chapter 151 specifically

Article 4 Use Regulations: 4.5 Accessory Uses Sections 4.5.4 Table of Allowable Locations and 4.5.5 Standards for Specific Accessory Uses which shall read as follows:

TABLE ERROR! REFERENCE SOURCE NOT FOUND.: COMMON ACCESSORY USE TABLE															
"P"= Permitted "S"= Permitted with Special Use Permit "."= Prohibited															
ACCESSORY USE	RESIDENTIAL						COMMERCIAL					IND.		ACC. USE-SPECIFIC STANDARD	
	CP	WL	RR	SR	NR	VR	CC	VC	MX	HC	MC	LI	HI		PD
Accessory Dwelling Unit	.	P	P	P	P	P	P	P	P	P	P	.	.	A	Error! Reference source not found.
Amateur Ham Radio	.	P	P	P	P	P	P	P	P	P	P	P	P	A	Error! Reference source not found.
Boat Lifts	P	P	P	P	P	P	P	P	P	P	P	P	P	A	Error! Reference source not found.
Boat Ramps	P	P	P	P	P	P	P	P	P	P	P	P	P	A	Error! Reference source not found.

Attachment: 3_TextAmendmentsOrdinance_2023-01-17 (Planning Board Minutes)

TABLE ERROR! REFERENCE SOURCE NOT FOUND.: COMMON ACCESSORY USE TABLE															
"P"= Permitted "S"= Permitted with Special Use Permit "."= Prohibited															
ACCESSORY USE	RESIDENTIAL						COMMERCIAL					IND.		ACC. USE-SPECIFIC STANDARD	
	CP	WL	RR	SR	NR	VR	CC	VC	MX	HC	MC	LI	HI		PD
Cemetery, Family or Religious Institution	.	P	P	P	S	.	P	.	.	P	.	.	.	A	Error! Reference source not found.
Child Care, Incidental	.	P	P	P	P	P	P	P	P	.	.	.	.	A	Error! Reference source not found.
Community Agriculture	S	P	P	P	P	P	P	P	P	.	.	.	.	A	Error! Reference source not found.
Docks, Piers	P	P	P	P	P	P	P	P	P	P	P	P	P	A	Error! Reference source not found.
Drive-Through	P	P	.	P	.	P	.	A	Error! Reference source not found.
Excavation	.	P	.	.	.	.	.	.	.	P	P	P	P	A	Error! Reference source not found.
Gasoline Sales	P	P	S	P	P	P	.	A	Error! Reference source not found.
Home Occupation	.	P	P	P	P	P	P	P	P	P	P	.	.	A	Error! Reference source not found.
Horse Stable	.	P	P	P	P	P	.	.	.	.	.	.	.	A	Error! Reference source not found.
Housing for Poultry	.	P	P	P	P	.	P	.	.	P	.	.	.	A	Error! Reference source not found.
Ice House	P	P	P	P	P	P	.	A	Error! Reference source not found.

Attachment: 3_TextAmendmentsOrdinance_2023-01-17 (Planning Board Minutes)

TABLE ERROR! REFERENCE SOURCE NOT FOUND.: COMMON ACCESSORY USE TABLE															
"P"= Permitted "S"= Permitted with Special Use Permit "."= Prohibited															
ACCESSORY USE	RESIDENTIAL						COMMERCIAL					IND.		ACC. USE-SPECIFIC STANDARD	
	CP	WL	RR	SR	NR	VR	CC	VC	MX	HC	MC	LI	HI		PD
Outdoor Display and Sales	P	P	P	P	.	P	.	A	Error! Reference source not found.
Outdoor Storage (Nonresidential)	P	P	P	P	P	P	P	A	Error! Reference source not found.
Parking of Boats or Watercraft	.	P	P	P	P	P	P	P	P	P	P	P	P	A	Error! Reference source not found.
Parking of Heavy Trucks, Trailers in Residential Districts	.	P	P	S	S	.	.	.	.	.	.	.	.	A	Error! Reference source not found.
Produce Stands	.	P	P	P	.	.	P	P	P	P	.	P	.	A	Error! Reference source not found.
Recreational Vehicles	.	P	P	P	.	.	.	.	.	P	.	.	.	A	Error! Reference source not found.
Retail Sales from a Vehicle	.	S	.	.	.	.	P	P	P	P	P	P	P	A	Error! Reference source not found.
Sawmill			S												4.5.5.W
Solar Energy Equipment	.	P	P	P	P	P	P	P	P	P	P	P	P	A	4.5.5.W X
Underground Storage Tanks	.	S	.	.	.	.	P	S	.	P	P	P	P	A	XX Y
Wind Energy Conversion Facility, Small	.	P	S	S	S	S	P	P	S	P	P	P	P	A	Y

Attachment: 3_TextAmendmentsOrdinance_2023-01-17 (Planning Board Minutes)

4.5.5 STANDARDS FOR SPECIFIC ACCESSORY USES

- W Sawmill**
1. **Mobile or Portable Sawmill**
 - a. *A sawing or cutting machine used to turn logs into lumber, whether trailered or truck-mounted.*
 - b. *Capable of easily being moved, set up and operated on a site.*
 - c. *Not attached or fixed in location*
 2. **Stationary Sawmill**
 - a. *A fixed structure mounted on a foundation for the purpose of turning logs into lumber.*
 - b. *Includes the entire operational area:*
 - i. *log sorting yard (s)*
 - ii. *milling machine (s)*

- iii. sorting area (s)
- iv. storage area (s)
- v. administration area (s)
- vi. maintenance (s)

- W. **X. Solar Energy Equipment**
Solar energy equipment shall comply with the following standards:
- X. **Y. Underground Storage Tanks**
- Y. **Z. Wind Energy Conversion Facility, Small**



CAMDEN COUNTY

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Camden County Planning Board AGENDA ITEM SUMMARY SHEET

New Business

Item Number: 5.A

Meeting Date: April 17, 2024

Submitted By: Amber Curling
Planning Board
Prepared by : Amber Curling

Item Title Crouse Tract Zoning Map Amendment

Attachments: 1_CrousePropertyRezoningStaffReportPB (DOCX)
2_CamdenYard_Application_Attachments (PDF)
3_Deed (PDF)
4_2023Oct23-NeighborhoodMeeting (PDF)
5_Proposed_OutlineDevelopmentAgreement (PDF)

STAFF REPORT

**UDO 2024-02-103
Zoning Map Amendment**

PROJECT INFORMATION

File Reference: 2024-02-103
Project Name: The Crouse Tract
PIN: 01-7008-00-26-3513.0000

Applicant: Camden Yards LLC.
Address: 417-D Caratoke Highway
Moyock NC, 27958
Phone: 252-435-2718
Email: jold@qqhoc.com

Current Owner of Record: Camden Yards, LLC
Address: 417-D Caratoke Highway
Moyock NC, 27958
Phone: 252-435-2718
Email: jold@qqhoc.com

Meeting Dates:
October 23, 2023 **Neighborhood Meeting**
April 17, 2024 **Planning Board Meeting**

Application Received: 2/15/2024
By: Amber Curling, Planning

Application Fee paid: \$10,650 Ck1021

Completeness of Application: Application is generally complete

Documents received upon filing of application or otherwise included:

- A. Rezoning Application
- B. Deed
- C. Neighborhood Meeting Comments

Request: Camden Yards LLC is requesting a Zoning Map Amendment from Highway Commercial and Light Industrial zoning districts to Planned Development zoning district.

Description: The parcel identified with pin number 01.7082.00.26.3513.0000 of approximately 1010 acres is located on the southeast corner of US Hwy 17 and Ponderosa Drive in the South Mills Township. The parcel consists of approximately 110 acres on US Hwy 17 of Highway Commercial. The remaining acreage is zoned as Light Industrial

Attachment: 1_CrousePropertyRezoningStaffReportPB (Crouse Tract Zoning Map Amendment)

Rezoning from the following Zoning Districts of Highway Commercial and Light Industrial:

Highway Commercial Zoning District 151.3.6.5

The Highway Commercial district is applied to lots along the County's major roadways (e.g., US 158, US 17, NC 34, and NC 343) and is intended for automobile-oriented commercial development as well as large floorplate commercial uses and uses that require or generate truck traffic. The district also accommodates agricultural and institutional uses as well as higher density residential uses with a special use permit. New development in the HC district is grouped and configured to ensure regular lateral vehicular and pedestrian access along major transportation routes as a means of establishing a well-connected transportation system. New development is configured to maintain high visual quality along the major roadway, or is fully screened from view. Sufficient spacing and screening is included along lot lines shared with adjacent residential zoning districts to ensure compatibility. New commercial and multi-family developments in the district are subject to the design standards in Article 151.5 Development Standards.

Light Industrial Zoning District 151.3.6.7

The Light Industrial district is established to accommodate agricultural and light manufacturing uses, including assembly, fabrication, processing, distribution, storage, and wholesales sale of finished or semi-finished products from previously prepared materials. The district also allows commercial activities intended to serve the primary businesses in the district and their employees. Uses allowed in the district do not require large amounts of land or large building areas for operation nor large yard areas for isolation or protection from adjoining premises or activities. Activities take place almost entirely indoors and result in minimal exterior movement of vehicles, materials, and goods in areas around the district. Buildings are situated so as to have minimal visual impacts, and are well-screened from adjacent lower intensity uses. Heavy industrial uses and uses with significant adverse impacts on adjoining lands are prohibited. Single-family detached homes and other low-intensity uses which could interfere with industrial operations are also prohibited.

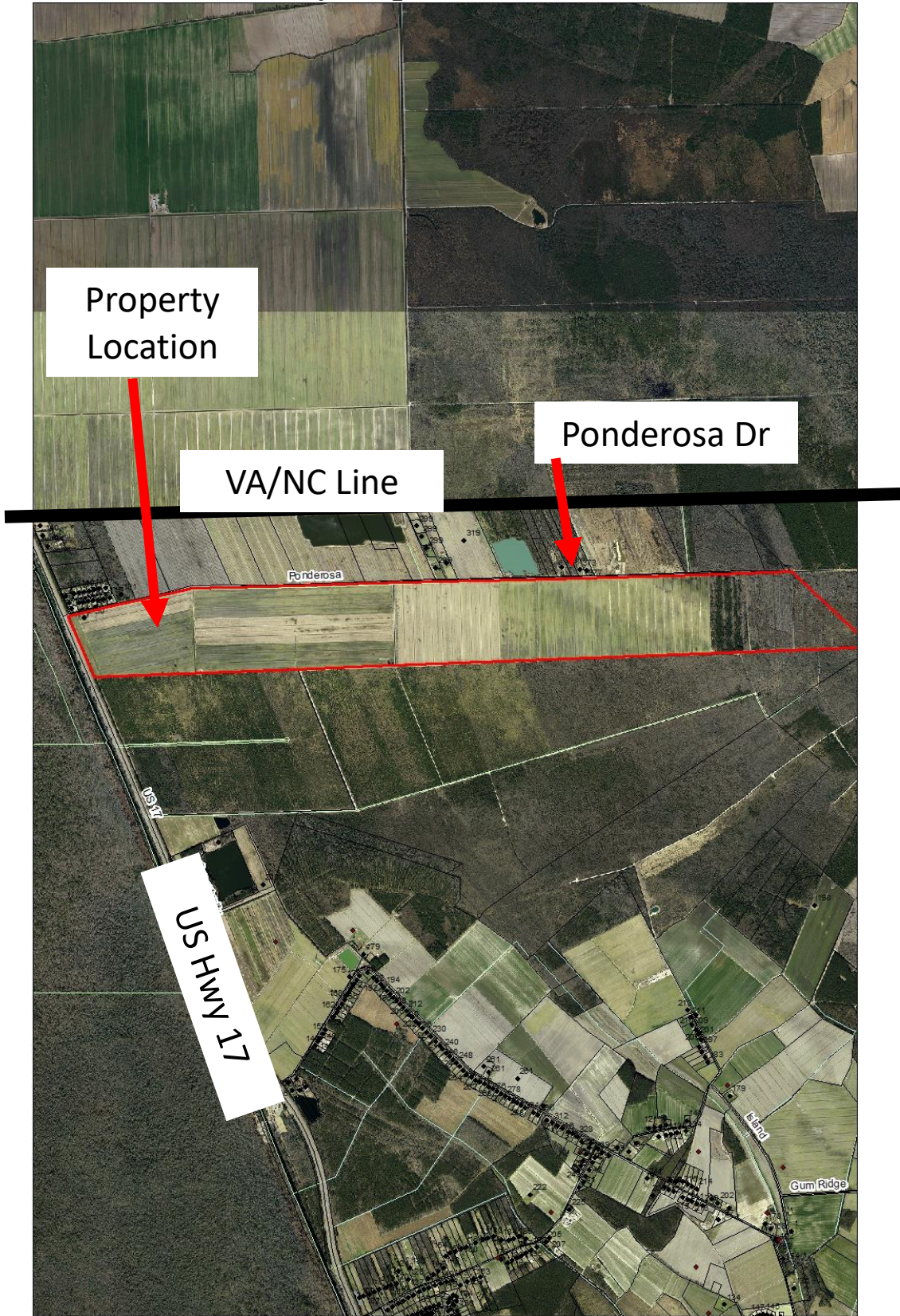
Rezoning to the following Zoning District of Planned Development:

Planned Development (PD) Purpose Statement (Article 151.3.6.3)

The Planned Development (PD) district is established and intended to encourage innovative land planning and site design concepts that support a high quality of life and achieve a high quality of development, environmental sensitivity, energy efficiency, and other County goals and objectives by:

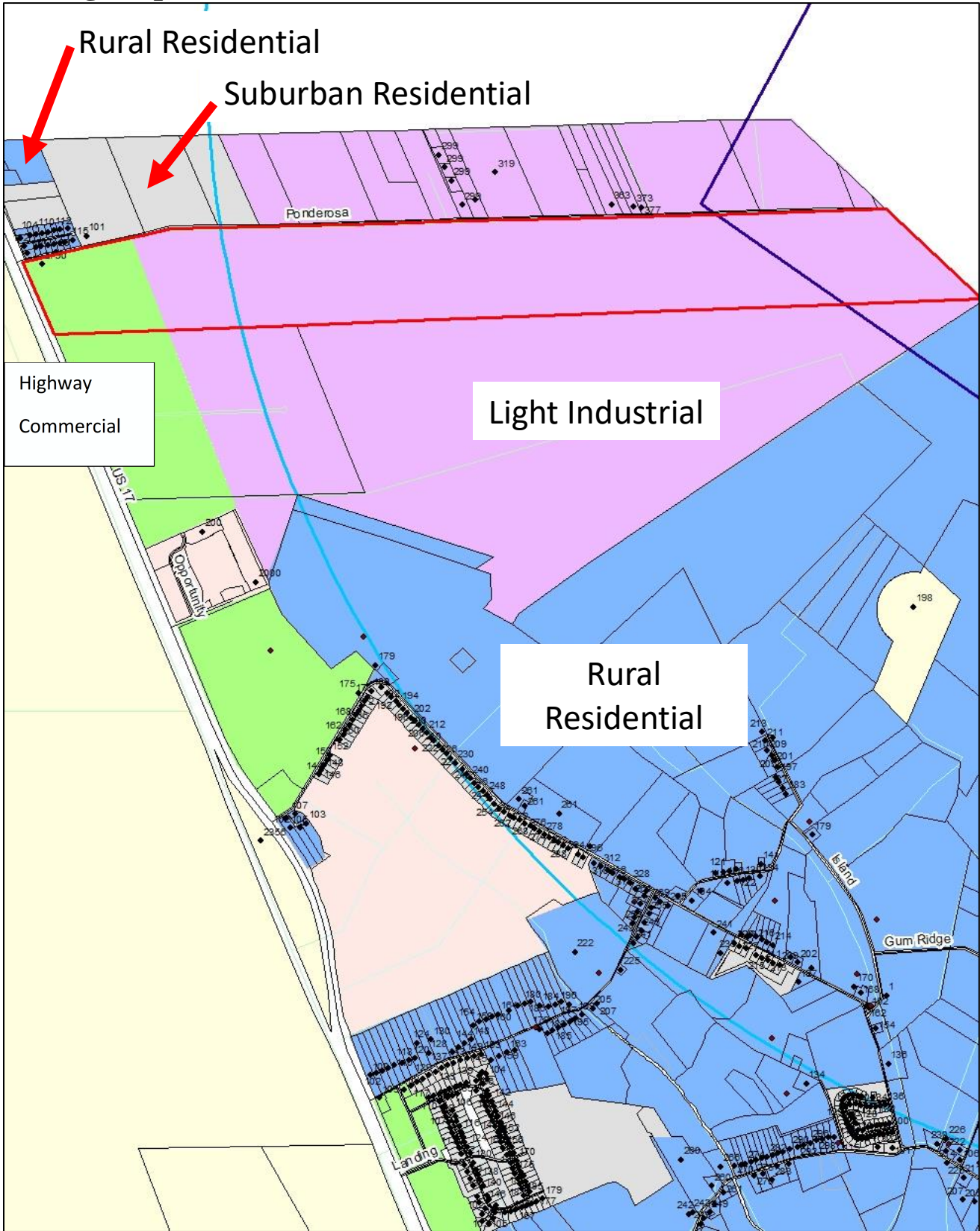
- Reducing or diminishing inflexibility or uniform design that sometimes results from the strict application of zoning and development standards designed primarily for individual lots;
- Allowing greater freedom in selecting the means of providing access, open space, and design amenities;
- Allowing greater freedom in providing a well-integrated mix of residential and nonresidential land uses in the same development, including a mix of housing types, lot sizes, and densities;
- Providing for efficient use of land resulting in smaller networks of utilities and streets and thereby lowering development and housing costs; and
- Promoting quality design and environmentally sensitive development that respects surrounding established land use character and respects and takes advantage of a site's natural and man-made features, such as trees, estuaries, shorelines, special flood hazard area, and historic features.

Vicinity Map: South Mills Township



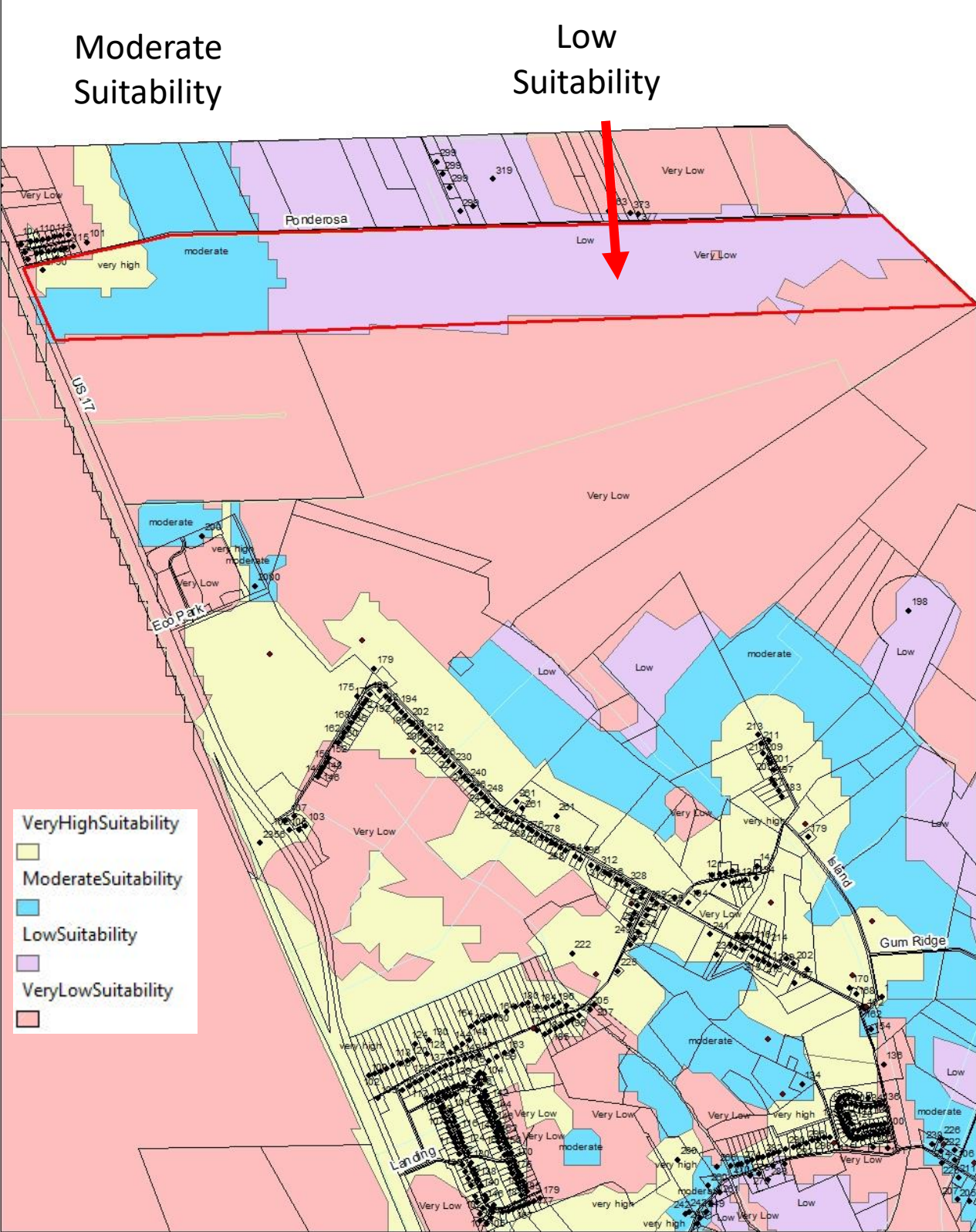
Attachment: 1_CrousePropertyRezoningStaffReportPB (Crouse Tract Zoning Map Amendment)

Zoning Map:



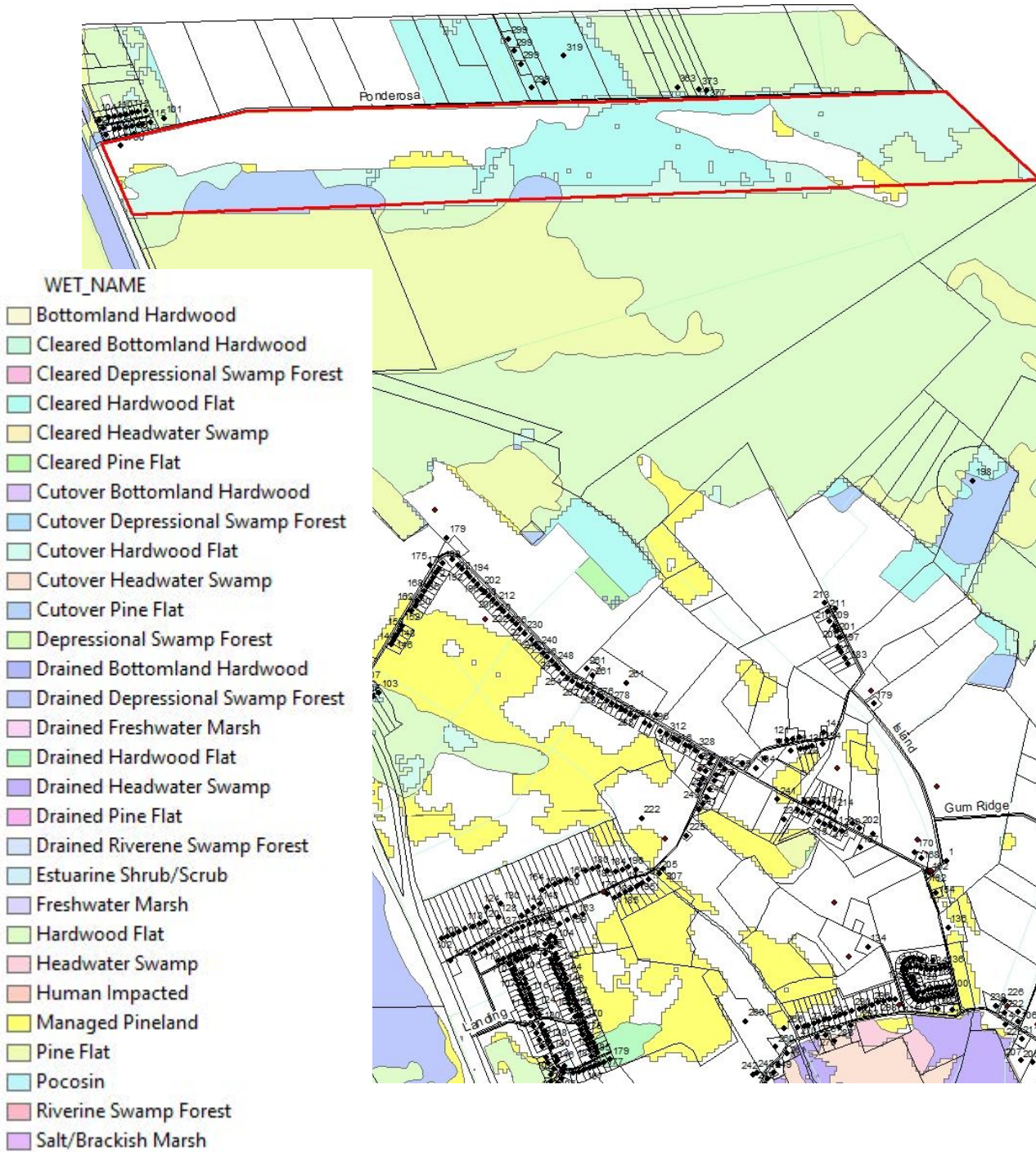
Attachment: 1_CrousePropertyRezoningStaffReportPB (Crouse Tract Zoning Map Amendment)

CAMA Land Suitability:



Attachment: 1_CrousePropertyRezoningStaffReportPB (Crouse Tract Zoning Map Amendment)

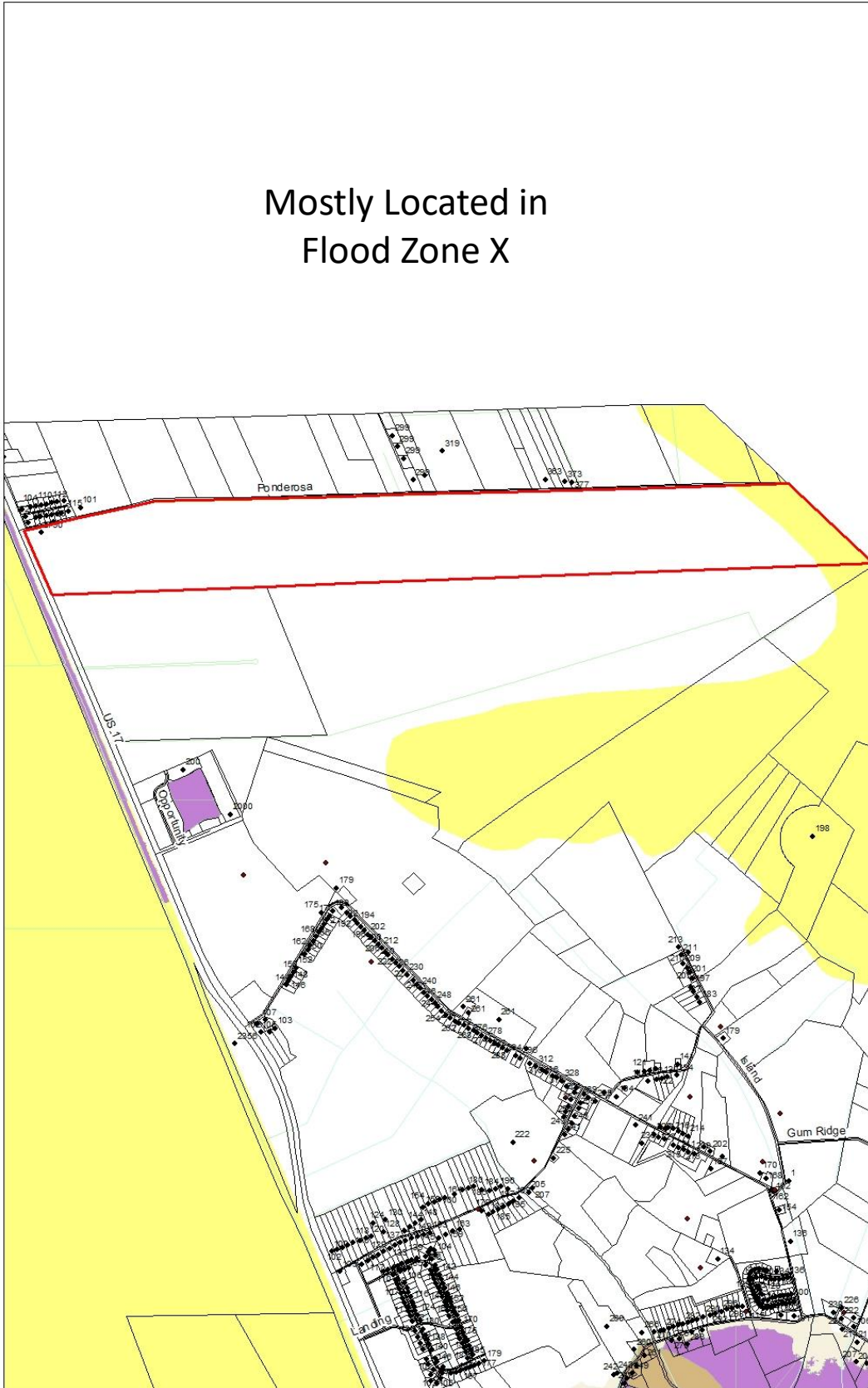
Wetlands Map and Not located in Watershed



Attachment: 1_CrousePropertyRezoningStaffReportPB (Crouse Tract Zoning Map Amendment)

Floodplain Map

Mostly Located in
Flood Zone X

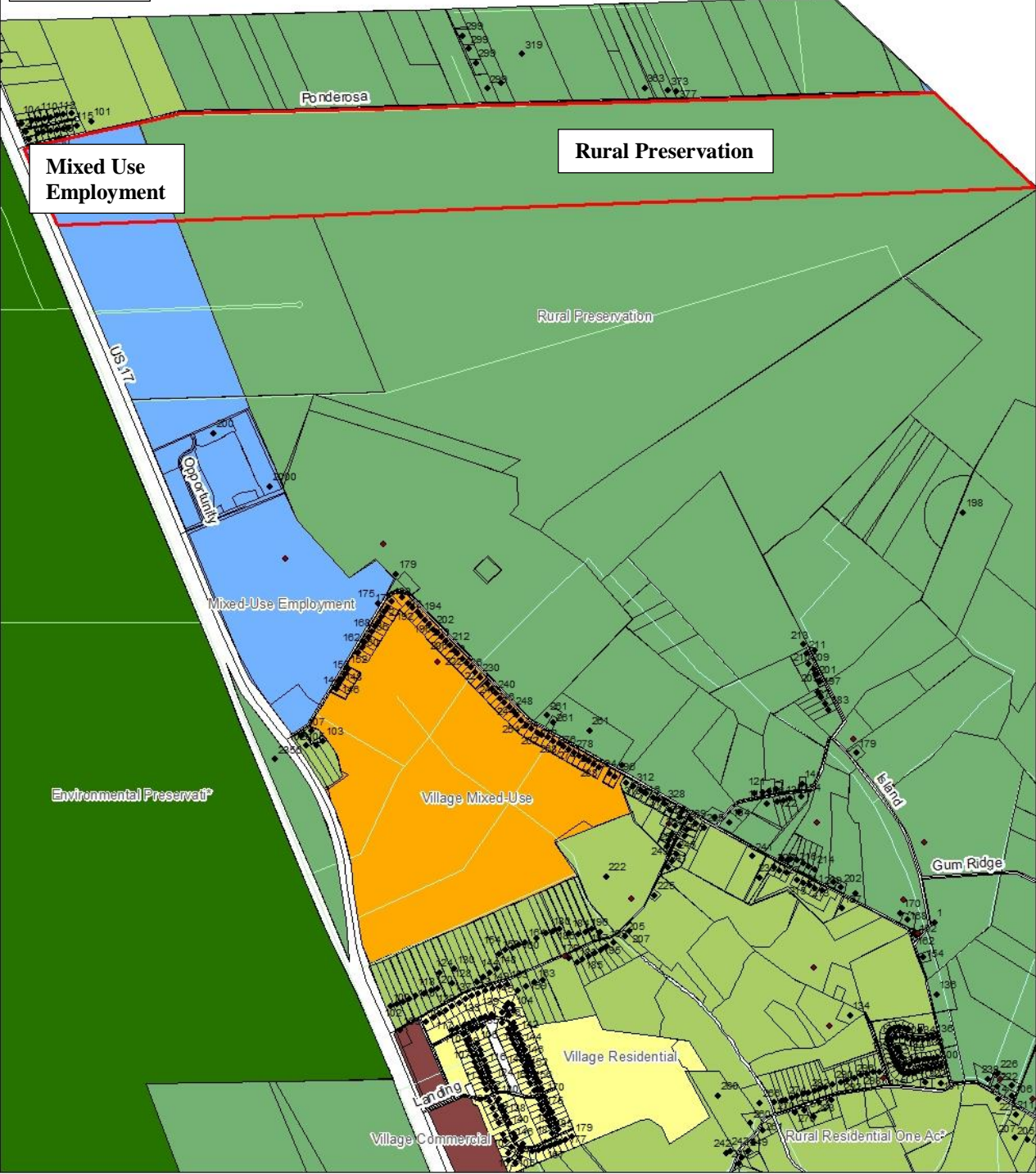


Comprehensive Plan Future Land Use Map

Residential
1-2 Acres

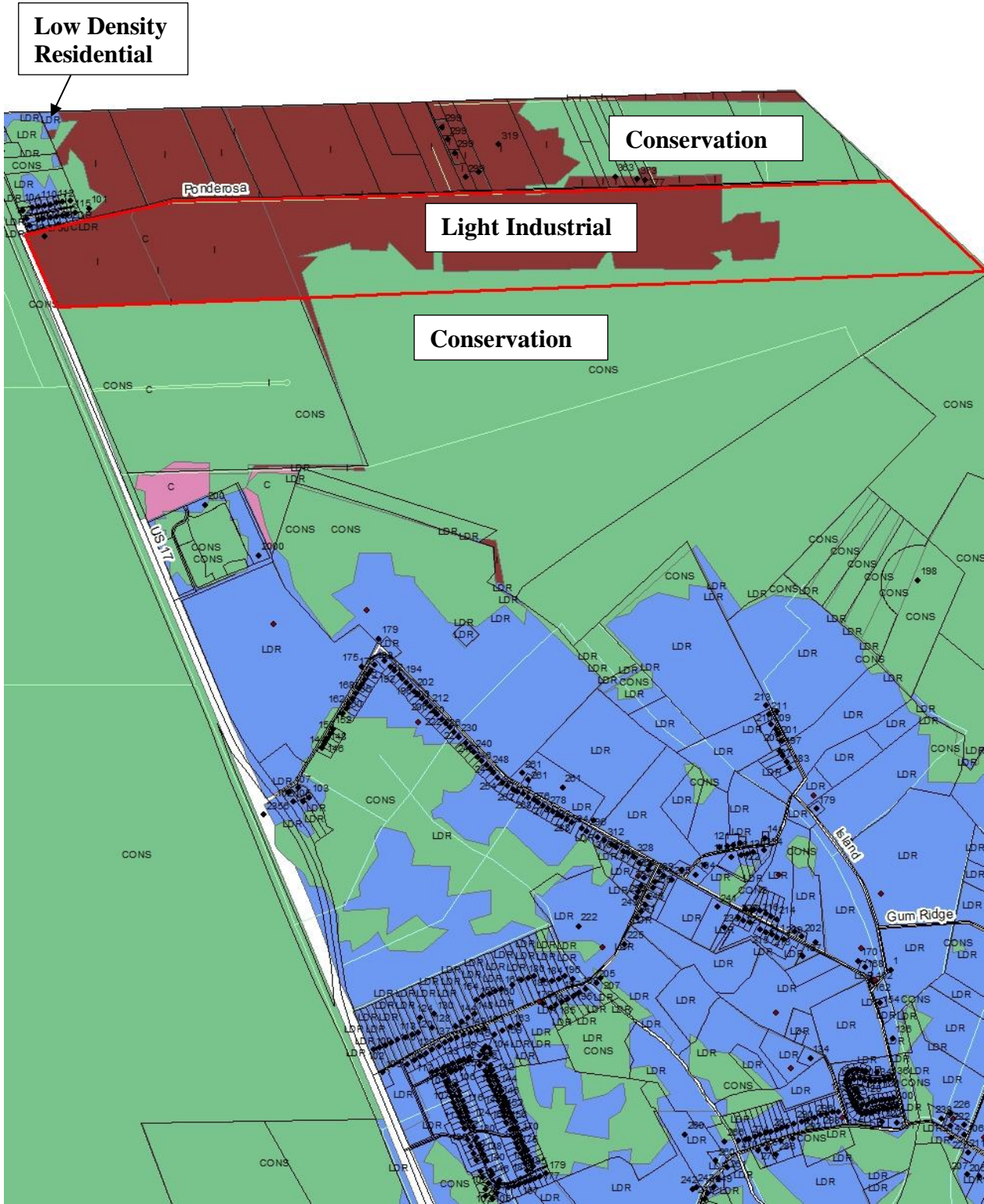
Mixed Use
Employment

Rural Preservation



Attachment: 1_CrousePropertyRezoningStaffReportPB (Crouse Tract Zoning Map Amendment)

CAMA Future Land Use Map



Attachment: 1_CrousePropertyRezoningStaffReportPB (Crouse Tract Zoning Map Amendment)

SITE DATA

Size of Lots: Approximately 1010 acres
Flood Zone: X and A
Zoning District(s): Highway Commercial (HC) and Light Industrial (LI)
Existing Land Uses: Farmland and Wooded

Adjacent Zoning & Uses:

	North	South	East	West
Zoning	Rural Residential, Suburban Residential, and Light Industrial	Highway Commercial and Light Industrial	Currituck County Line	US Highway 17
Use & size	Mining Pits, Residential Lots, Woods & Farmland	Woods	Woods	NA

Proposed Use(s) – The proposed use is a Planned Development Subdivision with Phasing consisting of residential lots and commercial lots.

INFRASTRUCTURE & COMMUNITY FACILITIES

Water: Not available
Sewer: Not available.
Fire District: South Mills Fire District.
Schools: Proposed zoning will have an impact on Schools.
Traffic: Proposed zoning will have impact on Traffic. A Traffic Impact Analysis will be required at development stage.

Summary

CONSISTENCY with PLANS and MAPS

2035 Comprehensive Plan

Consistent **Inconsistent**

The proposed rezoning is inconsistent with the 2035 Comprehensive Future Land Use Plan (Adopted 2012). The Comprehensive Future Land Use Map identifies 110 acres of the parcel as Mixed Use Employment and the remaining acres as Rural Preservation. Rural Preservation promotes the continued use of working lands and protection of environmentally sensitive lands from more intense development.

CAMA Land Use Plan Policies & Objectives:

Consistent **Inconsistent**

The CAMA Land Use Plan was adopted by the Camden County Board of Commissioners on April 4, 2005. The proposed zoning change is inconsistent in that the CAMA Future Land Use Maps has the majority of property identified as Light Industrial and the remaining identified as Conservation.

Attachment: 1_CrousePropertyRezoningStaffReportPB (Crouse Tract Zoning Map Amendment)

Conservation is designated to provide for effective long-term management of significant limited or irreplaceable areas.

Comprehensive Transportation Plan

Consistent Inconsistent

Property abuts US Hwy 17.

Other Plans officially adopted by the Board of Commissioners

N/A

FINDINGS REGARDING ADDITIONAL REQUIREMENTS:

1. Will the proposed rezoning enhance the public health, safety or welfare?

Yes No

Reasoning:

2. Is the entire range of permitted uses in the requested classification more appropriate than the range of uses in the existing classification?

Yes No

Reasoning

SPECIFIC CAMA LAND USE QUESTIONS TO CONSIDER:

1. Does Camden County need more land in the zoning class requested?

Yes No

Reasoning: The rezoning is inconsistent with the Future Land Use Plans. The majority of Planned Developments are located in the South Mills Township

2. Is there other land in the county that would be more appropriate for the proposed uses?

Yes No

Reasoning: The majority of Planned Developments are located in the South Mills Township.

3. Is the request in accordance with the Camden County land use plan?

Yes No

Reasoning: The rezoning is inconsistent with the Future Land Use Plans.

4. Will the request have serious impact on traffic circulation, parking space, sewer and water services, other utilities?

Yes No

Reasoning: The proposed Plan Development would consist of over 1500 dwelling units and commercial properties.

5. Will the request have an impact on other county services, including police protection, fire protection or the school system?

Attachment: 1_CrousePropertyRezoningStaffReportPB (Crouse Tract Zoning Map Amendment)

Yes No

Reasoning The proposed Plan Development would consist of over 1500 dwelling units and commercial properties.

6. Is there a good possibility that the request, as proposed, will result in lessening the enjoyment or use of adjacent properties?

Yes No

Reasoning: Staff opinion is all uses permitted in the requested zoning classification should not cause any possibility of lessening enjoyment or use of adjacent properties.

7. Will the request, as proposed cause serious noise, odors, light, activity, or unusual disturbances?

Yes No

Reasoning: All uses permitted in the requested zoning classification should not cause any serious noise, odors, light activity, or unusual disturbances.

8. Does the request raise serious legal questions such as spot zoning, hardship, violation of precedents, or need for this type of use?

Yes No

9. Does the request impact any CAMA Areas of Environmental Concern?

Yes No

Reasoning: All areas including environmental concern will be addressed through required permitting process of North Carolina State and Camden County. (CAMA permit, NCDEQ Erosion & Sediment Control permit, NCDEQ Stormwater permit, County drainage plan, Etc.)

Summary:

CONSISTENCY with PLANS and MAPS

2035 Comprehensive Plan

Consistent Inconsistent

The County’s Comprehensive Future Land Use Map (Adopted 2012) shows the current parcel to be Mixed-Use Employment and Rural Preservation. Village Mixed use areas include moderate to higher density mixed use including residential, commercial, and recreational uses. The Working Lands are shown on the Future Land Use map as Rural Preservation. Rural Preservation promotes the continued use of working lands and protection of environmentally sensitive lands from more intense development. And the small approximately half acre property is identified as One to Two Acre Rural Residential.

CAMA Land Use Plan Policies & Objectives:

Consistent Inconsistent

The CAMA Land Use Plan was adopted by the Camden County Board of Commissioners on April 4, 2005. The proposed zoning change is inconsistent in that the CAMA Future Land Use Maps has the majority of property identified as Conservation. Small areas on the water are identified as Low Density

Attachment: 1_CrousePropertyRezoningStaffReportPB (Crouse Tract Zoning Map Amendment)

Residential. Conservation is designated to provide for effective long term management of significant limited or irreplaceable areas.

Comprehensive Transportation Plan

Consistent Inconsistent

Property abuts US Hwy 17.

Other Plans officially adopted by the Board of Commissioners

N/A

Recommendations:

Planning Staff makes the following recommendations for either:

Consistency Statement:

The proposed zoning change is inconsistent with the 2035 Comprehensive Future Land Use Plan in that the Comprehensive Future Land Use Maps has the property identified as Mixed-Use Employment and Rural Preservation.

The proposed zoning change is inconsistent with the 2005 CAMA Future Land Use Plan in that the CAMA Future Land Use Maps has the property identified as Industrial and Conservations.

Motion for denial:

Planning Staff recommends denial of the Zoning Map Amendment Application (UDO 2024-02-103 and Ordinance 2024-06-01) as the rezoning request is inconsistent with the Camden County Future Land Use Plans.

If recommendation of the Board is for approval a need for the following motion:

Motion to amend the Camden County Future Land Use Plan Maps.



Zoning Map Amendment Application

OFFICIAL USE ONLY:
 UDO Number: 20242-103
 Date Filed: 2/15/24
 Amount Paid: 10650⁰⁰
 Received By: AJC
LLC ✓

CK# 1021

Contact Information

PROPERTY OWNER APPLICANT AGENT FOR APPLICANT

Name: Camden Yards, LLC ✓ Name: Same

Address: 417-D Caratoke Highway Address: _____

Moyock, NC 27958 Telephone: _____

Telephone: 252-435-2718 Fax: _____

Fax: _____ Email: _____

Email: jold@qghoc.com

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: Same

DOCUMENTATION OF PROPERTY OWNER GIVING CONSENT TO APPLICANT (Y/N/NA) _____

Property Information

Physical Street Address 2790 17 US Highway

Location: South Mills, NC

Parcel ID Number(s): 017082002635130000

Deed Book/ Page Number and/or Plate Cabinet/Slide Number 429/116

Total Parcel(s) Acreage: 1009.09 Perk Test or County Sewer Approval Central Sewer

Existing Land Use of Property: 1009.09 **Proposed Land Use** development

Deed 987

Request

Current Zoning of Property: HC and L-1 **Proposed Zoning District:** PD-on plans

Total Acreage for Rezoning: _____ Are you rezoning the entire parcel(s): Yes No

Metes and Bounds Description Provided: Yes No Map provided

Community Meeting, if applicable: Date Held: 10/23/23 ; Location: Camden County Library

Zoning Change Application Questions

The UDO requires the Board to consider principal issues when considering an application for a zoning change. Please respond to each issue in the space provided below or on a separate sheet.

See attachments

Attachment: 2_CamdenYard_Application_Attachments (Crouse Tract Zoning Map Amendment)

(A) What reasons/purpose for the rezoning request?

(B) Will the rezoning request cause noise, odors, light, activity or unusual disturbances?

(C) How will the proposed zoning change enhance the public health, safety, or welfare?

(D) Is the rezoning consistent with the purposes, goals, objectives and policies of the County's adopted policy guidance and future land use plans?

(E) Is the rezoning in the best interest of the public? Explain.

(F) For proposals to re-zone to non-residential districts along major arterial roads:

(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?

I, the undersigned, do certify that all of the information presented in this application is accurate to the best of my knowledge, information, and belief. Further, I hereby authorize county officials to enter my property for purposes of determining zoning compliance. All information submitted and required as part of this application process shall become public record.


Property Owner(s)/Applicant

2-13-24 Date

Note: Form must be signed by the owner(s) of record, contract purchaser(s), or other person(s) having a recognized property interest. If there are multiple property owners/applicants, a signature is required for each.

10/09/2020

Attachment: 2_CamdenYard_Application_Attachments (Crouse Tract Zoning Map Amendment)

ATTACHMENT TO APPLICATION

Description of Project:

The objective of this application is to build a community that is a creative design, providing a mix of different residential uses in close proximity to one another, while at the same time providing an efficient use of open space that promotes an active lifestyle and a strong sense of community. Commercial development is also proposed to serve the needs of both the residents of the development and the nearby South Mills community. Land is also being set aside for government facilities including land for schools, a police and fire station, and satellite county administrative offices.

To put the project on context, the tract is just south of the VA/NC line, approximately one half mile from the Coastal Virginia Commerce Park, a 1420 acre first phase of an industrial park is being developed by the City of Chesapeake and the State of Virginia. No residential development will be included in the commerce park, so hundreds of future employees will need places to live, places to shop and eat, and Camden County can be the beneficiary of the development near the state line that will have minimal impact on traffic, can provide for public services and provide for some amenities that one currently doesn't find in Camden County, that can be available to County residents.

The site is 6.7 miles north of South Mills, so should not have any negative impact on the South Mills community. However, South Mills residents can take a short ride north to go shopping, go out to eat, or enjoy some recreational opportunities.

A: The purpose of the request is to rezone a 1009 acre tract from its current zoning of approximately 120 acre of Highway Commercial and 889 acres of Light Industrial to Planned Development. The development will support the changing conditions outlined above with regard to the Coastal Virginia Commerce Park and will provide a positive economic benefit to Camden County and its residents.

B: The rezoning will not cause noise, odors, light, activity or unusual disturbances other than those associated with normal construction activity. Buffers are being provided to the existing residential uses to the north to screen noise and dust from construction activity, so no adverse impacts are anticipated on the adjacent community.

C: Stormwater management will be provided in accordance with the Camden County stormwater manual and the UDO. As series of lakes and ponds will be constructed to manage and retain stormwater in excess of the referenced requirements. Surrounding drainage ditches will be improved and/or new ditches constructed in parallel to improve existing drainage conditions.

A 9 acre wastewater site has been set aside for use by Camden County or a public utility in the processing and disposal of wastewater generated from the development. The developer is also willing to run a force main from the site to the county's existing wastewater facility to the site.

The subdivision is being designed in accordance with the NC Department of Energy, Mineral and Land Resources Sedimentation and Erosion control standards and will therefore minimize erosion and will contain siltation on site.

The subdivision will be accessed by an existing road from US 17, which will be improved in consultation with NCDOT. A second roadway connection is also being proposed to US 17 to properly manage traffic. A Traffic Impact Analysis report will be prepared at the preliminary plat stage of the approval process.

Also, the public welfare will be enhanced through the positive economic benefit that the development will have on Camden County's finances.

D: The development is constant with many provisions of both the Camden County/US 17 Corridor Master Plan and that the 2035 Comprehensive Plan. Several of the consistencies are outlined below:

With the Corridor Master Plan

1. An objective of the plan was "to create a thriving business community which will benefit the citizens of Camden County through local jobs, business opportunities, public revenue and quality of life for its citizens." The proposed development supports these objectives.
2. "New development should consider the characteristics of the residents and potential work force, infrastructure needs and availability, funding and investment, and quality of life which would be fostered by the new development, as well as new potential revenue and opportunities." All of these objectives will be enhanced through this development.
3. The Corridor Master Plan recommends multi modal transportation including the use of Complete Streets design and the use of multi-use pathways to interconnect residential and recreational facilities within the development. The project will be designed in accordance with these standards.

The Project is Supported by the 2035 Comprehensive Plan in the following ways:

1. The county's future land use pattern should promote development in targeted locations..."along main road corridors", served by public utilities.

2. "Camden County will have a diverse and balanced economy that provides new business opportunities to employee citizens and provide goods and services and that will generate revenues to fund high quality government facilities and services."
3. "Provide infrastructure and facilities in a fiscally and responsible manner and take advantage of the opportunity for public and private partnerships to expand water and sewer capacity." The development will provide funds to facilitate those expansions.

Action Strategies:

The Plan Indicates that the land use plan has "the flexibility to consider and explore new opportunities that arise in the future that were not part of the discussions when the land use plan was developed". The development of the Coastal Virginia Commerce Park is a new development that was not considered and now makes the Crouse Tract a viable site for mixed use development.

The plan proposes "to ensure new development has a positive impact on the county budget." The developer has had an study done by NAHB that indicates that the development will have a highly significant and positive impact on the county budget and provide resources for many new opportunities in Camden County.

E: Rezoning is in the best interest of the public due to the positive fiscal impact it will have on the county budget, due to the shopping, dining, employment and recreational opportunities that will be generated, due to land that will be set aside for fire, sheriff, EMS offices and for a new school, and additional revenue that will generated to be able to expand existing government service offerings.

F:

1. The highway frontage on this tract is currently zoned Highway Commercial and will still be commercial after the rezoning takes place. A shopping center and government offices are proposed along the highway after the rezoning.
2. The back 889 acres is currently zoned Light Industrial. Since the Coastal Virginia Commerce Park is now being developed one half mile to the north, and there are hundreds of acres of undeveloped industrial zoned lands adjacent to this tract, it is not envisioned that light industrial zoning is appropriated at this stage. The Coastal Virginia Commerce Park will create an extraordinary need for residential housing, shopping and recreational facilities which this site can provide, which will also benefit the citizens of Camden County.



Doc No: 215153
Recorded: 08/26/2022 03:06:18 PM
Fee Amt: \$26.00 Page 1 of 4
Excise Tax: \$13.287.00
Camden County North Carolina
Tammie Krauss, Register of Deeds
BK 429 PG 116 - 119 (4)

THIS DEED IS BEING RECORDED IN CAMDEN AND CURRITUCK COUNTIES
NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:

Parcel Identifier No. 01.7082.00.26.3513.0000 (Camden) Verified by Camden County on
000100000070000 (Currituck)
the 26 day of August, 20 22 By: OPM \$6,643,343.50 / \$666,434.00 pd 1

Mail/Box to: Trimpi & Nash, LLP

This instrument was prepared by: THOMPSON & PUREZA, P.A., 101 West Main Street, Elizabeth City,
NC 27909 (2022-412)

Brief description for the Index:

no selling tax - BOP - 8-26-22

THIS DEED made this 28th day of July, 2022, by and between

GRANTOR	GRANTEE
JONATHAN S. CROUSE and wife, DONNA W. CROUSE 818a Delmas Avenue Nashville, TN 37216	CAMDEN YARDS LLC A North Carolina Limited Liability Company 417-D Caratoke Highway Moyock, NC 27958

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in South Mills Township, Camden County, North Carolina, and Moyock Township, Currituck County, North Carolina, and more particularly described as follows:

SEE "EXHIBIT A" ATTACHED HERETO AND MADE A PART HEREOF.

Per N.C.G.S. §105-317.2, the property herein described does not include the primary residence of Grantor.

This document was prepared by David R. Pureza, a licensed North Carolina attorney, without title examination, closing or tax advice. Delinquent taxes, if any, to be paid by the closing attorney to the County Tax Collector upon disbursement of closing proceeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 332, Page 56, Camden County Public Registry, and Book 1309, Page 718, Currituck County Public Registry.

Attachment: 3_Deed (Crouse Tract Zoning Map Amendment)

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Ad valorem taxes for the current and subsequent years
Easements, restrictions and rights-of-way of record, and exceptions set forth on "Exhibit B" attached hereto and made a part hereof.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

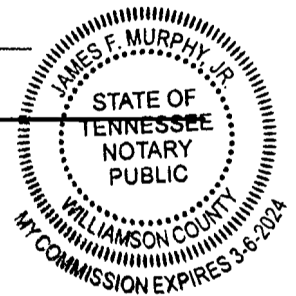
Jonathan S. Crouse (SEAL)
JONATHAN S. CROUSE
Donna W. Crouse (SEAL)
DONNA W. CROUSE

State/Commonwealth of Tennessee, Davidson - County/City of Nashville

I, the undersigned Notary Public of the County or City of Nashville and State aforesaid, certify that JONATHAN S. CROUSE and wife, DONNA W. CROUSE, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 3rd day of August, 2022.

(Affix Seal)

My Commission Expires: 08-06-2024
[Signature]
Notary Public



Attachment: 3_Deed (Crouse Tract Zoning Map Amendment)

EXHIBIT A

BEGINNING at a new cotton spindle set in the asphalt of an access lane near the center of US Highway 17, said point having NC Grid Coordinates (NAD 83) of N(Y) 1,026,805.88 E(X)2,771,805.04 derived using a combined scale factor of 0.99984598 and static GPS observations; thence North 77° 25' 05" East 188.96 feet to a computed point in a canal and on the Eastern right of way of US Highway 17, said point being located South 22° 44' 21" East 60.97 feet from an existing iron pipe and South 22° 44' 21" East 754.74 feet from an existing iron stake, both located on the Eastern right of way of US Highway 17; thence along the Southern side of a 30 foot lane shown on a survey titled "Sawyer State Line Farm," recorded in Plat Cabinet "A" Page 231 of the Camden County Register of Deeds North 77° 25' 05" East 3,397.64 feet to an existing iron stake on the North edge of a canal, said point being a survey control corner having NC Grid Coordinates (NAD83) of N(Y) 1,027,587.04 E(X) 2,775,304.98; thence along the Southern side of said lane, North 88° 28' 19" East 18,122.79 feet and crossing into Currituck County, to an existing iron pipe East of a bend in the canal, said point being a survey control corner having NC Grid Coordinates (NAD83) of N(Y) 1,028,070.20 E(X) 2,793,418.54; thence South 07° 04' 49" East 2,081.33 feet to an existing iron pipe on the East side of and at the bend of the canal; Thence South 88° 32' 43" West 185.49 feet to a marble monument labeled "RCW JLRC 1917" on the North side of a canal and on the Currituck/Camden County line; thence South 87° 44' 13" West 12,794.68 feet to an existing iron pin on the South side of a canal; thence South 87° 44' 13" West 8,025.58 feet to a computed point on the Eastern right of way of US Highway 17; thence South 87° 44' 13" West 198.54 feet to a new iron pipe set in the median of US Highway 17; thence North 22° 44' 21" West 1,773.49 feet to the POINT OF BEGINNING, containing a total of 1,063.00 acres, all according to a survey by Surveying Solutions, P.C. titled "Boundary Survey for Waste Industries, Inc.," dated July 16, 2004.

EXHIBIT B

1. **Taxes for the year 2022, and subsequent years, not yet due and payable.**
2. **Any inaccuracy in the area, square footage, or acreage of the property described on Exhibit "A".**
3. **Easement(s) to Department of Transportation recorded in Book 70 at Page 161, Camden County as revised by Access Revision Agreement recorded in Deed Book 289 at Page 231, Camden County.**
4. **Deed of Easement(s) recorded in Book 200 at Page 814, Camden County.**
5. **Agreement with Albemarle Electric Membership Corporation recorded in Deed Book 71, Page 199, Camden County.**
6. **Subject to the terms and conditions of that Termination of Farm Lease recorded on June 19, 2014 in Camden County and Currituck County.**
7. **Subject to Memorandum of Royalty recorded on June 19, 2014 in Book 327, Page 501, Camden County and Book 1296, Page 23, Currituck County.**
8. **Subject to matters shown on Deed Book 72 at Page 338-A, Camden County.**
9. **Subject to matters shown on Plat Cabinet A at Page 242, Currituck County.**
10. **Plat of survey by Dwayne R. Kroeze, PLS, dated 7/16/2004, shows perpetual easement for highway purposes on the West 3' wire fence located along highway right of way on West, overhead utilities on the West and North lines, 30' easement for 30' land known as Ponderosa Drive located on the North, 1.11 acre overlap on the East, various ditches and canals, 100-year flood hazard area on the East and various soil paths on and crossing the property located on the Land.**
11. **Such state of facts occurring subsequent to 7/16/2004, date of survey by Dwayne R. Kroeze, PLS, as would be disclosed by an accurate survey and inspection of the property.**
12. **Rights of others thereto entitled in and to the [ditch(es)] [canal] along the boundary lie(s) of the property.**



October 11, 2023

RE: Community Meeting to discuss Master Plan for the Crouse Tract

Dear Community Members,

The purpose of this letter is to bring you some news about a new plan for the Crouse Tract that we are working on, involving the development of a large tract of land located on US 17, just south of the Virginia state line. We are planning a new upscale mixed use community on this tract, immediately south of Ponderosa Drive, which is now owned by Camden Yards, LLC, parcel number 017082002635130000. We are preparing to have a neighborhood/community meeting on **Monday, October 23, 2023 at 5:30pm**, at the new **Camden County Library Meeting Room, located at 118 N. Carolina Highway 343, Camden, NC 27921**, and would like to invite you to join us for a presentation and discussion.

The purpose of this meeting is to present an overview of the plan, along with its potential benefits to the community, and to obtain community feedback while we are still in the early planning stages for this development. Your inquiries, concerns, and ideas are important for us to hear and we will make an effort to incorporate them into the master plan for this development.

Please mark the date and time in your calendar and join us. We look forward to this opportunity to hear from you and to get your input on how we can make this development one that we are all proud to be a part of.

Respectfully,
BISSELL PROFESSIONAL GROUP

Mark S. Bissell, P.E.

cc: Camden Planning Department

Kitty Hawk, NC 27949

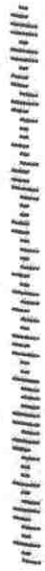
Attachment: 4_2023Oct23-NeighborhoodMeeting (Crouse Tract Zoning Map Amendment)

12 OCT 2023PM 1 L

Camden Co. Planning
Dept
PO Box 714
Camden, NC 27921



27921-007474



OUTLINE OF DEVELOPMENT AGREEMENT

By and Between Camden Yards, LLC and County of Camden, NC

December 15, 2023

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Outline of Development Agreement

By and Between Camden Yards, LLC and County of Camden, NC

December 15, 2023

BACKGROUND

1. Camden Yards, LLC is the owner of the following tract of land:
A 987.03-acre tract of land located at 2790 US 17 North, Camden County, NC, PIN # 0170082002635130000, as described in Deed Book 429 at page 116 of the Camden County Registry, also known as the Crouse Tract.
2. The property is currently zoned Highway Commercial (HC) and Light Industrial (LI). The City of Chesapeake and the State of Virginia are working together to develop the Coastal Virginia Commerce Park. The first phase of the park, consisting of 1435 acres located adjacent to the state line, about one-half mile north of the Crouse Tract, has recently obtained zoning approval, and a financial commitment of \$14.3 Million for development. With the commerce park in close proximity, development of the Crouse Tract for industrial purposes would not make economic sense, so the landowner has developed a plan for a mixed-use development that will be appropriate for the area and will have land uses complement the Coastal Virginia Commerce Park.
3. The objective of this development is to build a community that has a creative design, providing a mix of different residential uses in close proximity to one another, while at the same time providing an efficient use of open space that promotes an active lifestyle and a strong sense of community. Commercial development is also proposed to serve the needs of both the residents of the development and the nearby South Mills community. Land is also being set aside for government facilities, including land for schools, police & fire station, and satellite county administrative offices.
4. A Master Plan for a Planned Development has been created and is being proposed for adoption to serve as a template for the long-term development of the Property. An application for rezoning is in progress, and this Development Agreement is being proposed to define the scope of the development and to govern the responsibilities of the parties over the projected 10-to-15-year term of the development process. The Master Plan and associated terms and conditions are outlined on the following pages.

Legal Description of the Property

The Camden County portion of the Property that is the subject of the Agreement consists of 987.03 acres, located at 2790 US 17 North, Camden County, NC, PIN # 0170082002635130000, as described in Deed Book 429 at page 116 of the Camden County Registry, also known as the Crouse Tract.

A boundary survey of the property is attached as Exhibit "A".

Exhibit "A"

Boundary Survey

Duration of the Agreement

The duration of this Development Agreement shall be a period of fifteen (15) years.

Description of Development Plan

The proposed Development is shown on the Master Plan, now referred to as the "Plan". The Master Plan was prepared by Koontz Jones Design and Bissell Professional Group and dated March 24, 2023, attached as Exhibit B.

The Master Plan shows a mixed-use development that includes commercial, governmental, school and a variety of residential development within a walking scale community. There will be both vehicular and pedestrian connectivity throughout, along with a high level of amenities.

Typical commercial and residential building elevations, typical site layouts and preliminary amenity designs are attached as Exhibit "C" on the following pages. These plans and elevations show the development concept but are subject change during final design. It is represented that these elevations and site layouts are similar to, but do not represent exactly, the actual development that will be constructed within the Crouse Tract. The developer reserves the right to modify the final plans to fit builder preferences and changing market conditions.

A tentative Phasing Plan has also been developed. The property is expected to be developed in four (4) major phases, with each major phase further divided into sub-phases. The four major phases are summarized on Exhibit "D" following the typical development plans.

Exhibit "B"
Master Plan

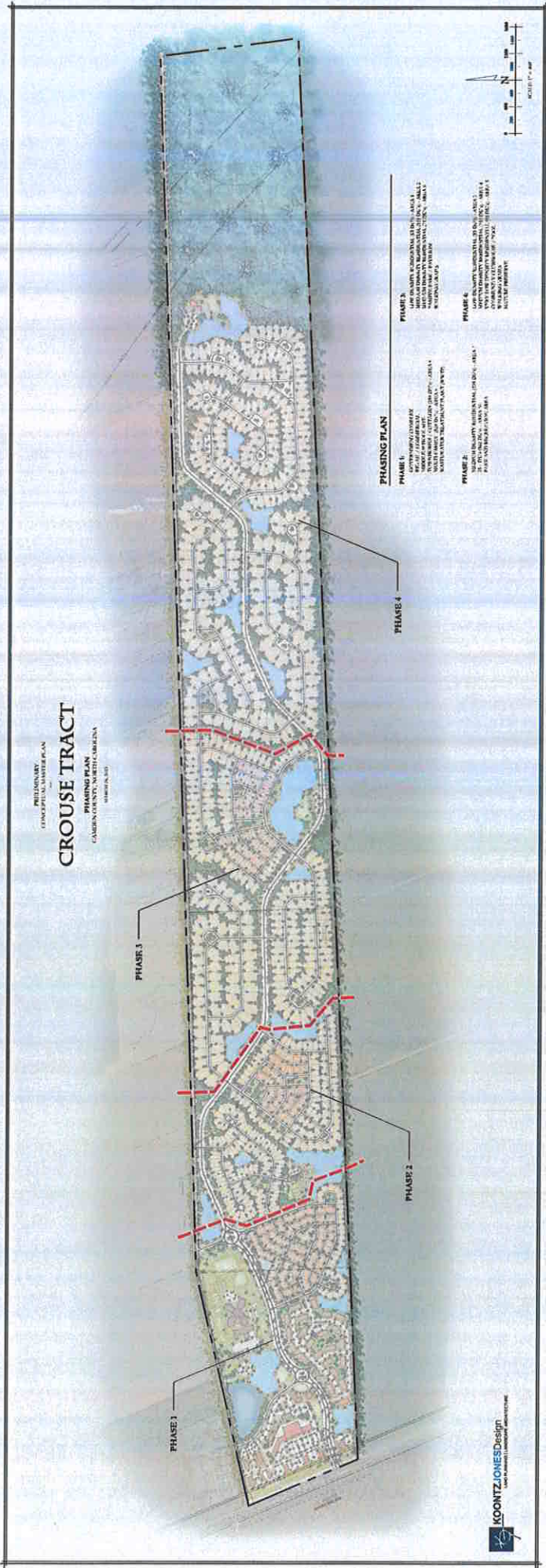
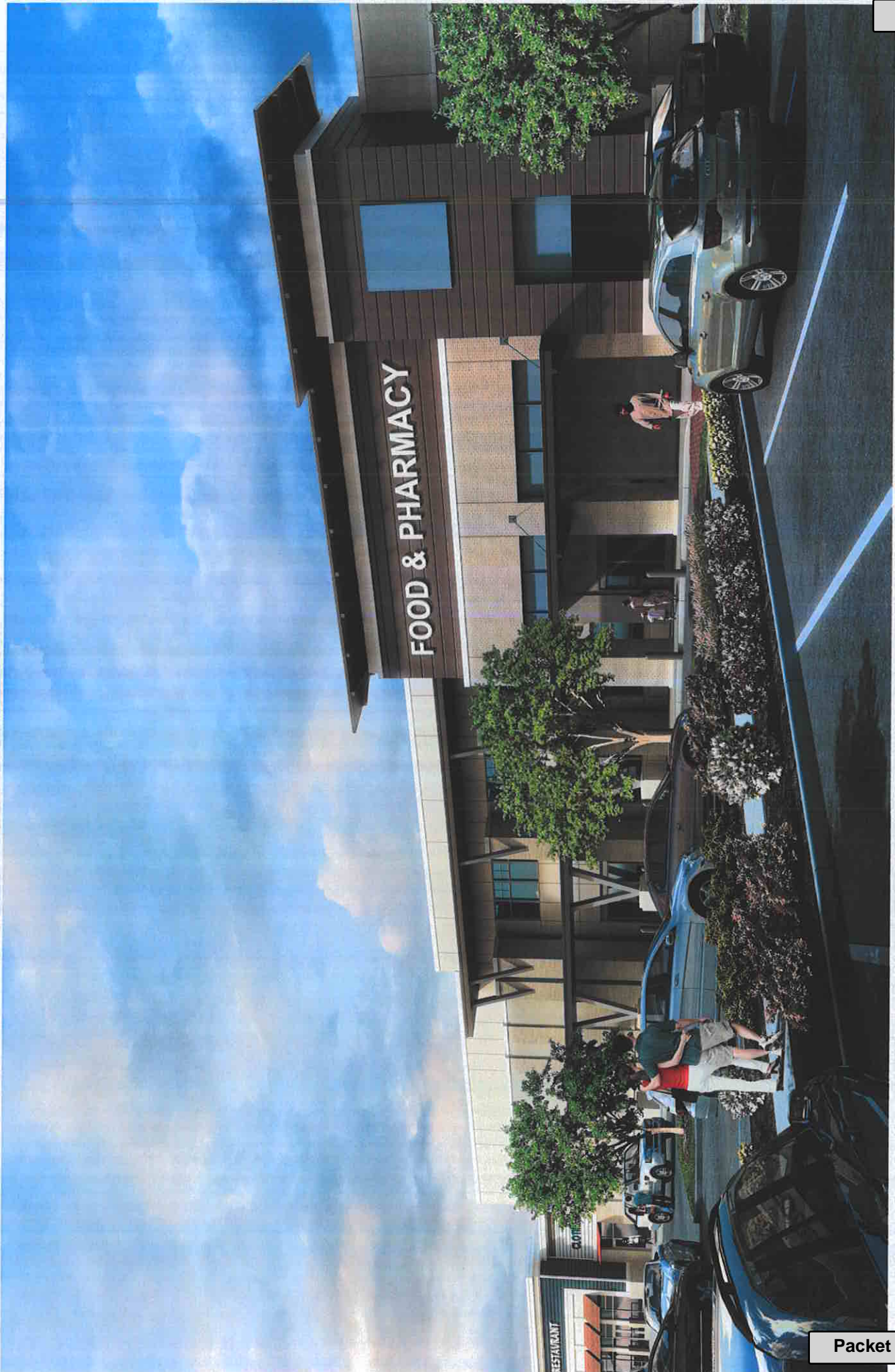


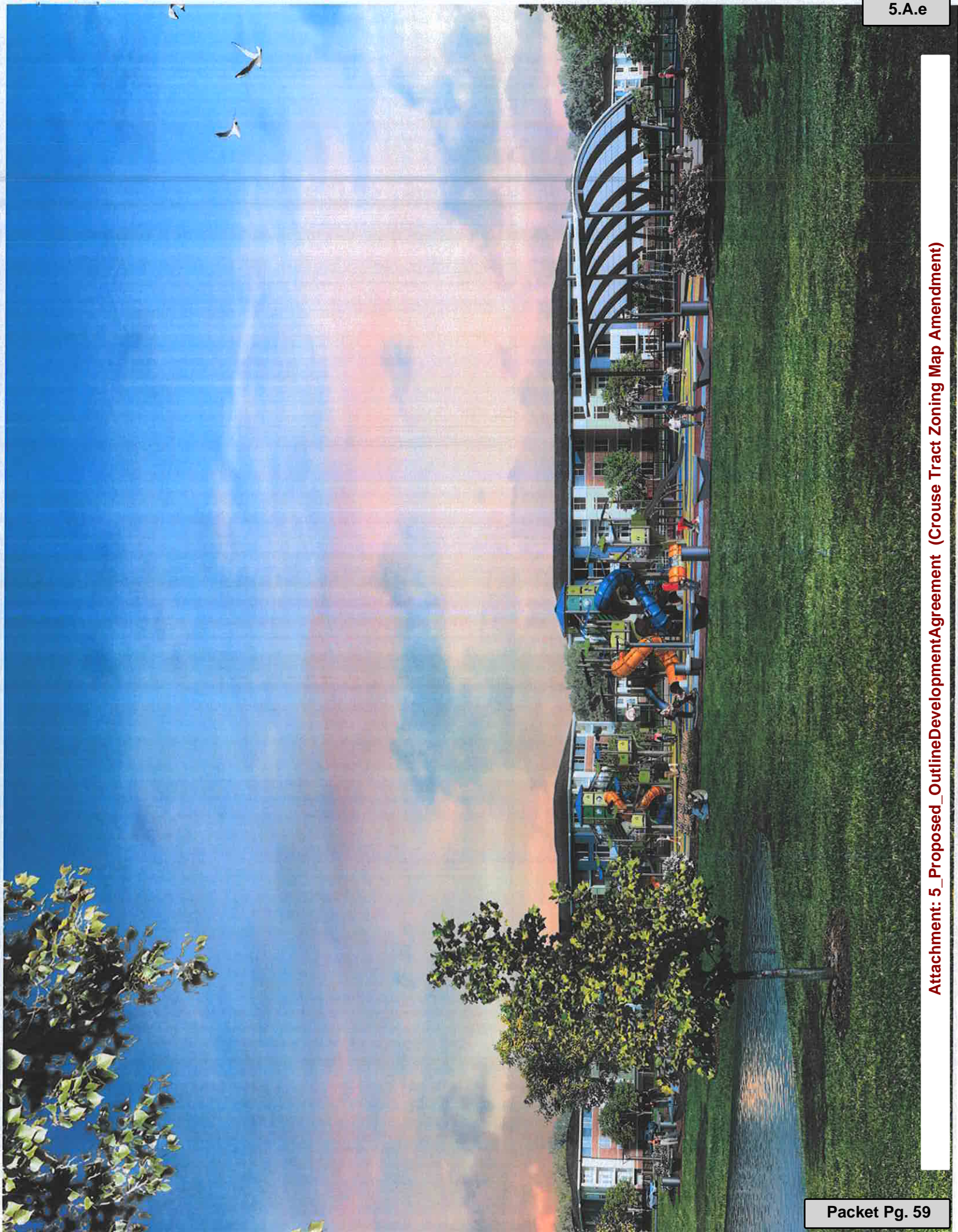
Exhibit "C"
Typical Development Layouts

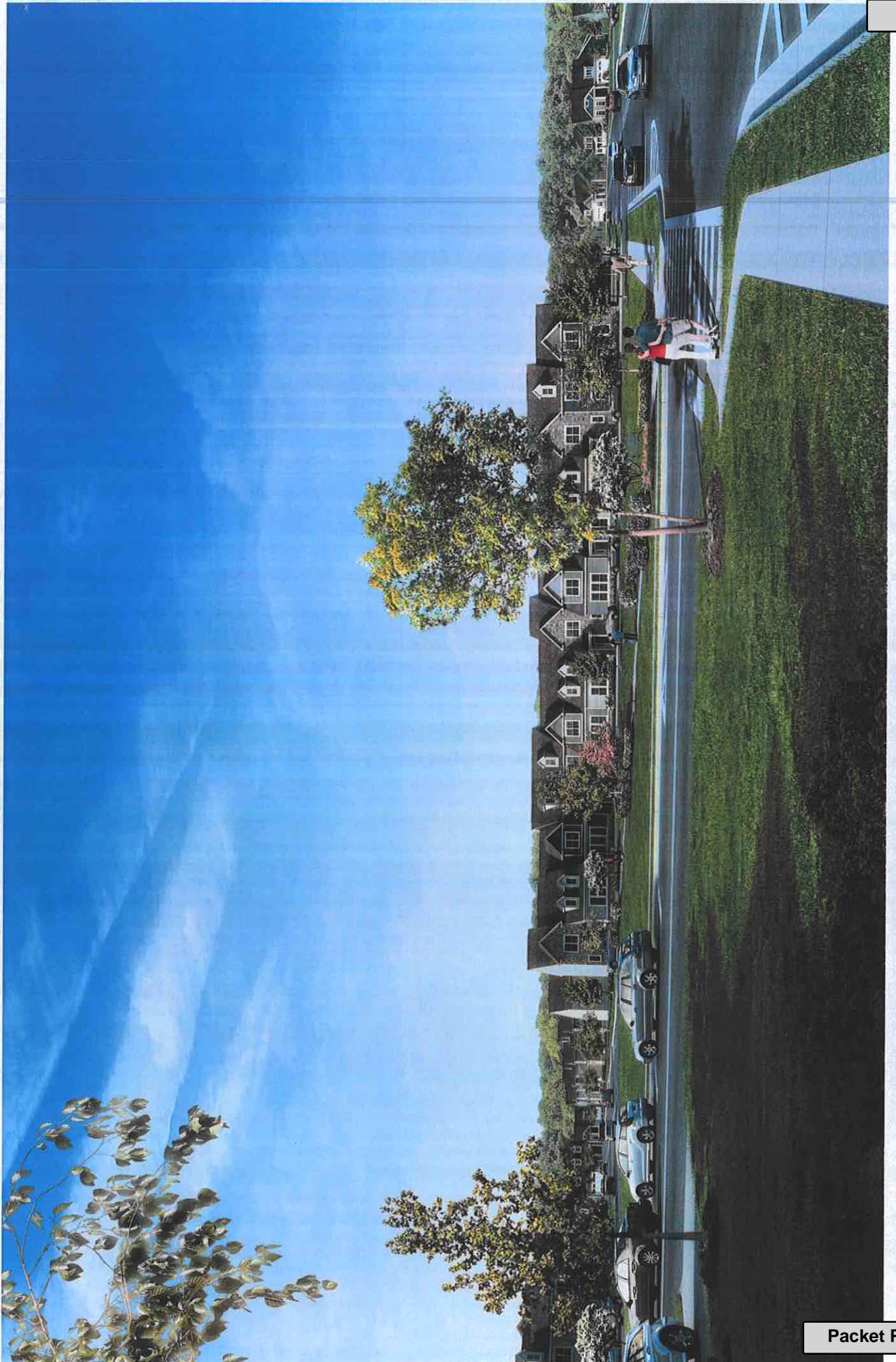


Attachment: 5_Proposed_OutlineDevelopmentAgreement (Crouse Tract Zoning Map Amendment)



Attachment: 5_Proposed_OutlineDevelopmentAgreement (Crouse Tract Zoning Map Amendment)

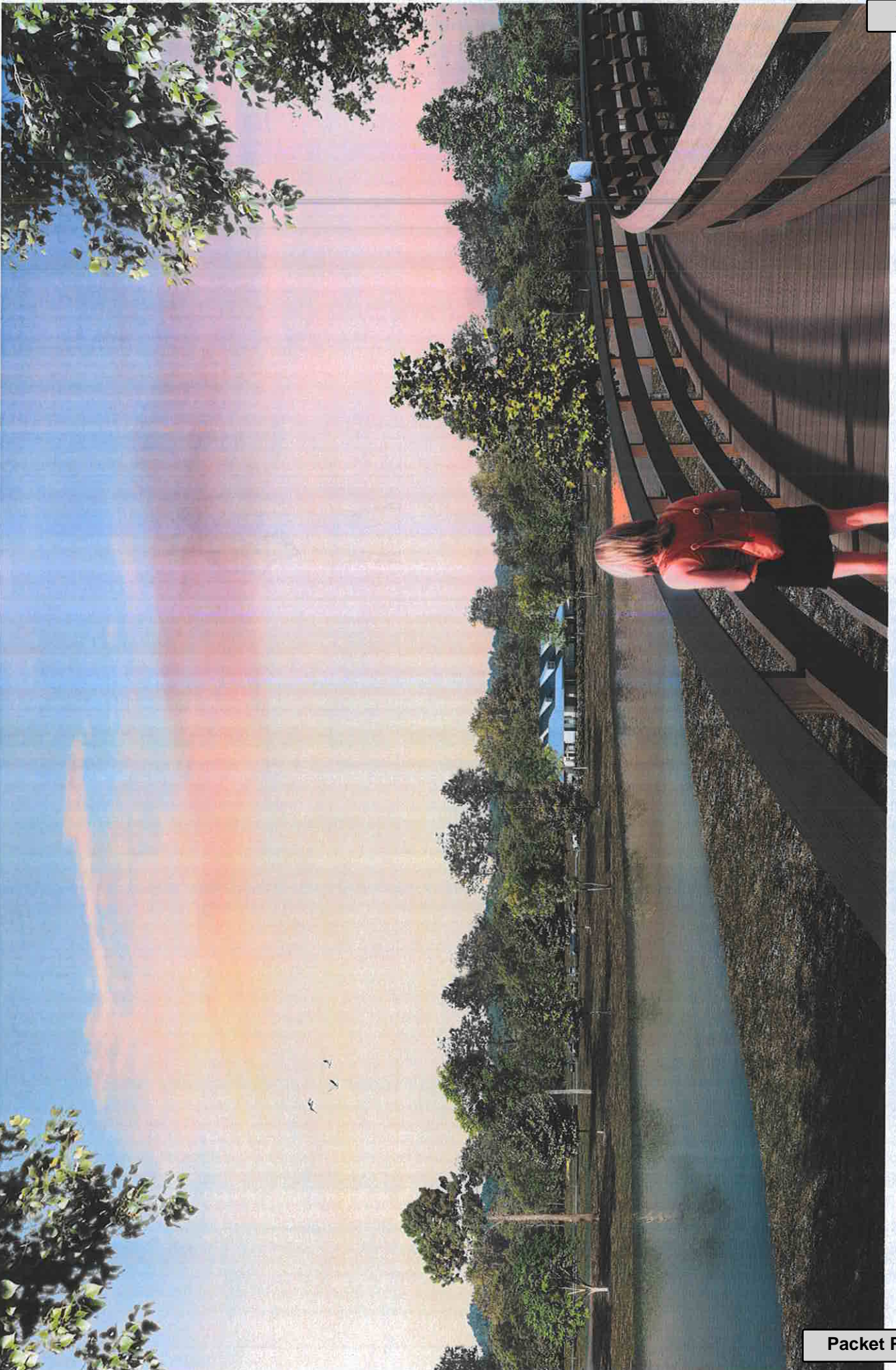




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Exhibit "D"

Phasing Plan

Tentative phase lines are shown on the overall Master Plan in Exhibit "B", with approximate acreages and uses outlined below. The developer reserves the right to modify the final development plans, within the spirit of the Master Plan, to adapt to changing market conditions.

PHASE 1:

8-ACRE (+/-) GOVERNMENT COMPLEX
 20-ACRE (+/-) RETAIL/ COMMERCIAL CENTER
 40 ACRE (+/-) SCHOOL & RECREATION SITE
 TOWNHOMES / COTTAGES (APPROXIMATELY 248 DWELLING UNITS)
 MULTI-FAMILY (APPROXIMATELY 528 DWELLING UNITS)
 WASTEWATER TREATMENT PLANT SITE (APPROXIMATELY 8 ACRES)

PHASE 2:

MEDIUM DENSITY RESIDENTIAL (APPROXIMATELY 238 DWELLING UNITS)
 AGE RESTRICTED (55+) COMMUNITY (APPROXIMATELY 102 DWELLING UNITS)
 PARK AND RECREATION AREA

PHASE 3:

LOW DENSITY RESIDENTIAL (APPROXIMATELY 63 DWELLING UNITS)
 MEDIUM DENSITY RESIDENTIAL (APPROXIMATELY 151 DWELLING UNITS)
 MEDIUM DENSITY RESIDENTIAL (APPROXIMATELY 71 DWELLING UNITS)
 PASSIVE PARK / PAVILION
 WALKING TRAILS

PHASE 4:

LOW DENSITY RESIDENTIAL (APPROXIMATELY 83 DWELLING UNITS)
 MEDIUM DENSITY RESIDENTIAL (APPROXIMATELY 152 DWELLING UNITS)
 VERY LOW DENSITY RESIDENTIAL (APPROXIMATELY 53 DWELLING UNITS)
 COMMUNITY CLUBHOUSE / POOL
 WALKING TRAILS
 NATURE PRESERVE

The lot sizes in the single-family detached areas of the development range from over 40,000 square feet in the low-density areas down to a minimum of 6,000 square feet in the higher density areas, with a variety of lot sizes in the medium density areas.

Appropriate open space areas meander throughout the development, and include active and passive recreational areas, multi-use paths, parks, and elevation boardwalks through the nature preserve.

An enlargement of the first development phase is included on the following page.

PHASE 1



Public Facilities

Subject to the approval of the NC Department of Environmental Quality, a new public wastewater collection system including gravity lines, lift stations and force mains will be constructed to serve the Crouse Tract and will connect to either the existing Camden County wastewater treatment and disposal system, or to a new system that will be constructed on site. Land has been set aside for a new wastewater disposal system. If the site is not needed for wastewater service, it may be used for other site amenities or government facilities.

All gravity sewer mains, force mains, pump stations and appurtenances will be designed, permitted and constructed at the developer's expense and then turned over to Camden County for ownership and maintenance.

The developer will also install water mains along US 17 North to and throughout the development, and will dedicate the waterlines to Camden County upon their completion and acceptance. The water system will be modeled and designed in accordance with North Carolina Public Water Supply Section standards.

The Public Facilities will be constructed as each phase of the Crouse Tract developed, so that facilities are in place prior to the occupancy of the proposed uses.

Dedication of Land for Public Purposes

Camden Yards, LLC proposes to dedicate the following land areas to Camden County for the public purposes listed below:

- Approximately 8 acres within or adjacent to the proposed commercial/shopping center area as shown on the Master Plan for use by Camden County for government facilities and offices, such as fire & rescue, sheriff, satellite administrative offices, public works, and the like.
- Approximately 8 acres east of the proposed commercial/shopping center area as shown on the Master Plan for use by Camden County for a wastewater disposal site. If it is determined that the county does not need the wastewater disposal area, the area may be repurposed for additional recreation facilities or similar public purposes.
- Approximately 40 acres east of the proposed wastewater area as shown on the Master Plan for use by Camden County for a school and recreation site.
- A one-acre site for construction of a deep well to be used by Camden County in connection with its public water supply system.

All land will be dedicated when the first phase of development is approved to go to record.

List of Required Permits

The following local permits and approvals are necessary for the development of the Crouse Tract. A status of each (secured, in process, or not yet secured) is provided below:

<u>Permit</u>	<u>Status</u>
Zoning	In Process
Master Plan	In Process
Preliminary Plat	Not yet secured
Water System Approval	Not yet secured
County Sewer System Review	Not yet secured
County Stormwater Approval	Not yet secured
Commercial Site Plan Approval	Not yet secured
Pre-Construction Approval	Not yet secured
Final Plat Approval	Not yet secured

Protection of Public Health, Safety, and Welfare

In order to adequately protect the Public Health, Safety, and Welfare in connection with this development plan, the following will be accomplished by the developer and/or the County:

- The water system will be designed in accordance with NC Public Water Supply System standards, and will then be maintained as part of Camden County's public water system.
- The wastewater collection system will be designed in accordance with NC Division of Water Resources sewer system standards, and will then be maintained as part of Camden County's public sewer system.
- Stormwater modeling will be performed to the 100-year storm event, and stormwater will be managed from that 100-year storm.
- Roadways will be designed and constructed in accordance with NC Department of Transportation Roadway Standards, and upon completion, NCDOT will be petitioned to take the roads into the state system for maintenance. Prior to NCDOT accepting the roads, they will be maintained by the developer and/or a property owners association.
- A property owners association will be formed, funded and operated in accordance with provisions of the Camden Unified Development Ordinance, including operating and maintaining the common elements of the development. A professional management entity will be employed to manage the affairs of the association.

Conditions to be Incorporated into the Development Agreement

Obligations of Camden Yards, LLC (the Developer):

1. Install a wastewater collection system as approved by Camden County and the NC Department of Environmental Quality; pay for all normal costs associated with the preparation of the Engineering Plans, DWR permitting, and the collection system construction and dedication to Camden County. Upon completion and certification, the Developer will deed the wastewater collection system to Camden County.
2. Purchase capacity in the Camden County Wastewater System for sewer connections, to serve all phases of the development, and pay the county's System Development Fee and Connection Fee (currently \$7,400 and \$500 for each county sewer connection), payable with each building permit application. If all proposed residential units are developed, the developer/builder will pay the amount of \$13,343,100 over the course of the buildout for sewer connections.
3. Install water mains to serve the development, as approved by the NC Public Water Supply Section, and upon completion and certification, dedicate the water main to Camden County for public use.
4. Purchase capacity in the Camden County water system by paying a System Development Fee and a Connection Fee for each residential equivalent water connection (currently \$2,500 + \$1,500 per connection), payable with each building permit application. If all proposed residential units are developed, the developer/builder will pay the amount of \$6,756,000 over the course of the buildout for water connections.
5. Perform stormwater modeling to the 100-year storm event, and manage stormwater from that 100-year storm.
6. Adhere to conditions of the Master Plan approval as approved by the Camden County Board of Commissioners.

Obligations of Camden County:

1. Make sewer taps available upon the payment of System Development Fees by the Developer in accordance with the schedule outlined above to enable the development of the property to be completed in general conformance with the phasing schedule provided and approved with the Master Plan.

2. Make water taps available upon the payment of System Development Fees by the Developer in accordance with the schedule outlined above to enable the development of the property to be completed in general conformance with the phasing schedule provided and approved with the Master Plan.

Development Schedule

The following is the Developer’s proposed schedule for completing the Development that is the subject of this Agreement:

<u>Activity</u>	<u>Proposed Schedule</u>
Zoning Approval	Spring, 2024
Permitting	2024
Construction of Phase 1	Commence early 2025 (subject to permitting)
Record Phase 1	2026
Record Phase 2	2028
Record Phases 3	2031
Record Phase 4	2034

Amendments

The terms of this agreement may be amended by the mutual consent of the parties hereto or their successors in interest. A major modification of the terms of this agreement shall follow the same procedures required for the initial approval of the agreement, which procedures shall include a public hearing. A minor amendment to the approved Crouse Tract Master Plan may be approved by the Planning Director and shall not be considered a major amendment to this agreement. Minor amendments shall include shifting of roadway and lot locations, substitutions of one housing type for another with no increase in development density, shifting of pond and amenity locations within the development, and the like.

The Developer shall provide an annual report to Camden County outlining the status of the development plan and any changes to the development schedule. The developer may provide an annual amendment to the phasing schedule based on market conditions.

Crouse Tract Planned Development • Draft Terms and Conditions

Statement of Planning Objectives: To build a community that has a creative design, providing a mix of residential uses in close proximity to one another, while at the same time providing an efficient use of open space that promotes an active lifestyle and a strong sense of community. Commercial development is also proposed to serve both the needs of the residents of this development and of the northern Camden community. Land is also being set aside for government facilities, including land for schools, sheriff and fire stations, and satellite county administrative offices.

- a. The Phasing Plan attached to this terms and conditions document and incorporated herein by reference as Schedule A (attached) shall be adhered to except that the Developer may determine the sequence in which phases are developed. The Developer may provide an annual update of the Phasing Plan for the development.
- b. Development on the Property shall either be connected to Camden County's permitted and approved central wastewater treatment and disposal system, or to a centralized wastewater treatment and disposal facility located on the Crouse Tract. A 9-acre parcel has been set aside for this purpose, and is proposed to be conveyed to Camden County for public use. The Property will also connect to the Camden water system.
- c. The density/intensity standards, dimensional standards and development standards for development of the Property shall be in accordance with the Master Plan and Schedule B (attached), subject to the degree of flexibility provided in these conditions.
- d. Community form and design for development of the Property shall conform generally to the typical renderings provided as part of the Master Plan. Variations may be provided and shall be permitted in colors, materials, and architectural detailing that are compatible with the design concept.
- e. Transportation: Two subdivision entrances are proposed from US 17. The northern entrance will involve a modification to the existing access; and a second access is proposed, subject to NCDOT review and approval. A Traffic Impact Analysis (TIA) will be prepared for this development at the preliminary plat stage of the approval process, and roadway improvements will be designed in accordance with the TIA recommendations as approved by NCDOT. Internal roads shall be designed in accordance with North Carolina Department of Transportation ("NCDOT") standards, including adhering with the "NC Complete Streets" standards to the greatest degree practicable, and shall be

approved by NCDOT prior to construction. Roadways shall be laid out generally as shown on the Master Plan and in accordance with the typical sections shown on the Master Plan drawings.

f. Potable Water: Water shall be supplied by Camden County via extension of a waterline along US 17 that will connect with the existing water distribution system. Individual lots and dwellings shall be metered. The Developer shall model the water system to demonstrate adequate water flow and pressure.

g. Wastewater: A wastewater collection system will be constructed by the Developer and then dedicated to and managed by Camden County, or by a privately owned public utility if Camden County prefers not to own and operate the system.

h. Stormwater:

- i. On-site stormwater will be managed by construction a series of stormwater management ponds that will be interconnected and will retain and slow-release stormwater to existing drainage outlets both directly and indirectly.

In addition to modeling and retaining stormwater to the UDO and Stormwater Manual standard for the 10-year developed condition and runoff, stormwater will be modeled for the 100- year storm event and property line berms constructed as necessary to manage the 100-year storm without adversely impacting neighboring properties.

Stormwater will be conveyed to on-site retention ponds through a combination of curbs with inlets, stormwater pipes and open, vegetated swales.

The Improvements set forth in this section shall be maintained by the Developer, or a management association created by the Developer.

j. Perimeter compatibility shall be addressed as follows:

- i. Minimum 50-foot vegetated buffers shall be provided to existing residential development along areas adjacent to residential properties.
- ii. Commercial development is adjacent to US 17 and within existing property that was previously zoned Highway Commercial in anticipation of this type of development. The commercial property is also located away from existing residential development.
- iii. Architectural Features: Building placement, design features, orientation and entryways will promote compatibility with adjacent properties.

- k. Environmental Protection and Monitoring: Wetlands subject to the jurisdiction of the US Army Corps of Engineers will be delineated and confirmed by the Corps of Engineers. The Association documents (Declaration) will include provisions that prohibit the filling of wetlands and prohibit the wholesale clearing of any woodlands other than incidental tree cutting and vegetation removal, and for stormwater management. Traditional forest management practices will also be utilized in areas that are to remain wooded.

A community association, either itself or via a management entity, will assume responsibility for ongoing operation and maintenance of all stormwater management facilities in accordance with the Camden County UDO requirements and all NCDEQ permit requirements. The association dues will be structured in a way that funds are provided for the upkeep of these facilities, as well as a contribution to off-site ditch maintenance as may be necessary to keep outfalls open and flowing.

- l. Developer general responsibilities:

The developer is responsible to design and construct or install the required and proposed on site public utilities in compliance with applicable county, state and federal regulations.

The developer shall dedicate to the public the right-of-way and easements necessary to construct or install the required and proposed on site public facilities in compliance with applicable county, state and federal regulations.

NCDOT will be petitioned to assume ownership and maintenance of roadways as sections of the development are completed and built out.

In addition to the 9-acre wastewater site outlined in paragraph b. above, the developer will convey to Camden County a site of approximately 5.7 acres for the construction of governmental facilities as needed, and a site of approximately 30 acres for the construction of a new school, in accordance with the proposed Development Agreement that has been offered to govern the development of the Property.

Schedule A

TENTATIVE PHASING SCHEDULE

PHASE	AREA (AC)	OPEN SPACE (AC)	UNITS*			DEVELOPMENT INTENSITY (D.U./AC)	EST. RECORDING YEAR	OTHER IMPROVEMENTS	OTHER LAND DEDICATIONS
			MF	TH	SFD				
1	196.5	25	528	218	30	3.95	2026	Main entrance, Roundabout, Portion of Multi-use Path, Mail Kiosk, Main drainage outlet, Clubhouse, Rec. Park	30 AC School Site, 9 AC Wastewater Site, 5.7 AC Government Site, 25 AC Shopping Center
2	127.5	33.3	-	124	216	2.67	2028	Clubhouse, Pedestrian Connectivity, Lakes	
3	232.3	46.6	-	72	213	0.092	2031	Clubhouse and Rec. Park	
4	452.8	525.3	-	-	289	0.64	2033	Final Clubhouse and Rec. Area, Nature Trails, and Boardwalks	
TOTAL	1009.1	357.2	528	414	748	1.67			

* MF = Multi-family

TH = Townhouse

SFD = Single Family Detached

Schedule B

DEVELOPMENT STANDARDS AND SETBACKS

	Commercial	Single Family Lot	Townhome Lot	Apartments
Min Lot Size	N/A	6500 SF	1,800 SF	N/A
Typ. Lot Size	N/A	7,000-40,000	1,800-2400 SF	N/A
Min Lot Width	N/A	50'	20'	N/A
Typ. Lot Width	N/A	60'-200'	20'-25'	N/A
Front Setback	10'(parking)50'(Bldg.)	20'	15'	N/A
Side Setback	10'(parking)0'(Internal)	5'-15'	0	N/A
Corner Side Setback	10'(parking)	15'	10'	N/A
Max. Front Setback	N/A	100'	40'	N/A
Max. Height	35'	35'	35'	35'
Max. Bldg. Size	N/A	4800 SF	15,000 SF	45,000 SF
Max. Lot Coverage	80%	60%	90%	N/A
Max. Floor Area Ratio	0.4	N/A	N/A	0.4
Min. Set-back to Adj. Residential Dev.	50'	50'	50'	50'

FISCAL IMPACT STATEMENT
for
The Crouse Tract

The following is a summary of the anticipated Fiscal Impact for The Crouse Tract Planned Development based on the current plan that is being reviewed for P.D. approval:

A. Estimated Total Property Valuation at Build-out:

748 Single-family Homes @ \$395,000 (average).....	\$295,460,000
414 Townhome Dwellings @ \$315,000 (average).....	\$130,410,000
528 Multifamily Dwellings @ \$225,000 (average).....	\$118,800,000
150,000 sq. ft. Commercial Development @ \$150/sq. ft.....	<u>\$ 22,500,000</u>
Estimated Total Value at Build-out.....	\$567,170,000

B. Tax Revenue (Annual):

The positive operational impact on Camden County at full buildout is estimated to be as follows:

Ad Valorem Tax: .74/100 x \$567,170,000.....	\$4,197,000
South Mills Fire Tax: 0.04/100 x \$567,170,000.....	\$ 226,868
Total Estimated Annual Tax Revenue:.....	\$4,423,868

C. Annual Fees:

Solid Waste Fee: \$75/yr. x 1690 Properties.....	\$ 126,750/year
Stormwater Fee: \$10/yr. x 1190 Properties.....	\$ 11,900/year (min.)

D. Water and Sewer Fees

Water Fees (System Development Fees): \$1,690 x \$2,500/Conn.....	\$4,225,000
(Connection Fees): \$1,690 x \$1,000/Conn.....	<u>\$1,690,000</u>
Subtotal, Water Fees:	\$5,915,000
Sewer Fees (System Development Fees): \$1,690 x \$7,400.....	\$12,506,000
- (Connection Fees): \$1,690 x \$500.....	<u>\$ 845,000</u>
Subtotal, Sewer Fees:.....	\$13,351,000
Total, Water & Sewer Fees (estimate).....	\$19,266,000

E. Other Revenue Sources:

Transfer Taxes on Home Sales: 1.0% x \$425,870,000.....	\$4,258,700
Revenue Stamps: 0.2% x \$425,870.....	<u>\$ 851,740</u>
Subtotal:.....	\$5,110,440
Development Review Fees: 1690 Units @ \$150/unit.....	\$253,500
Building Permit Fees: 1,190 Homes @ 1,300/home (Average).....	\$1,547,000 (estimated)
Subtotal:.....	\$1,800,500
Total, Estimated Other Revenue:.....	\$6,910,940

Summary of Revenue:

One-time Revenue:.....\$20,261,940

Annual Revenue:.....\$ 4,562,518

