



CAMDENCOUNTY
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PLANNING BOARD

February 21, 2018

7:00 PM

Regular Meeting

Historic Courtroom

Courthouse Complex

Agenda

**Camden County Planning Board
Regular Meeting
February 21, 2018, 7:00 PM
Historic Courtroom, Courthouse Complex**

- ITEM I. Call to Order & Welcome**
- ITEM II. Consideration of Agenda**
- ITEM III. Consideration of Minutes from 12-20-17**
Planning Bd Minutes from 12-20-17
- ITEM IV. Old Business**
- ITEM V. New Business**
UDO 2018-02-02 Rezoning Camden County Spray Field
- ITEM VI. Information from Board and Staff**
- ITEM VII. Consider Date of Next Meeting - March 21, 2018**
- ITEM VIII. Adjourn**



**Camden County Planning Board
AGENDA ITEM SUMMARY SHEET**

Minutes

Item Number: III

Meeting Date: February 21, 2018

Submitted By: Amy Barnett, Planning Clerk
Planning & Zoning
Prepared by: Amy Barnett

Item Title Planning Bd Minutes from 12-20-17

Attachments: pbmins_12202017 (PDF)

CAMDEN COUNTY PLANNING BOARD

Regular Meeting – December 20, 2017

Camden County Planning Board**Regular Meeting****December 20, 2017 7:00 PM****Historic Courtroom, Courthouse Complex****Camden, North Carolina****MINUTES**

The regular meeting of the Camden County Planning Board was held on December 20, 2017 in the Historic Courtroom, Camden, North Carolina. The following members were present:

I. CALL TO ORDER & WELCOME

Planning Board Members 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	Present	6:50 PM
Cathleen M. Saunders	Board Member	Present	6:50 PM

Staff Members Present:

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

Others Present:

Attendee Name	Address	Purpose	Meeting Section
Glen A. Carey, Jr.	197 Sharon Church Road, South Mills, NC	Applicant for Rezoning	New Business #1
Jeffrey and Amanda Thornley	324 Horseshoe Road, South Mills, NC	Applicant for Rezoning	New Business #2

II. CONSIDERATION OF AGENDA***Motion to Approve Agenda***

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

Attachment: pbmins_12202017 (1948 : Planning Bd Minutes from 12-20-17)

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24 **III. CONSIDERATION OF MINUTES**

25 *Motion to Approve Minutes of November 15, 2017 As Written*

26	RESULT:	PASSED [UNANIMOUS]
27	MOVER:	Fletcher Harris, Board Member
28	SECONDER:	Steven Bradshaw, Board Member
29	AYES:	Leary, Harris, Delano, McCall, Albertson, Bradshaw, Saunders

31 **IV. OLD BUSINESS**

32 None.

34 **V. NEW BUSINESS**

35 **1. UDO 2017-11-01 Rezoning Request Glen Carey**

36 *Motion to Recuse Ray Albertson*

37 Ray Albertson farms the land which is the subject of this rezoning, and so has requested
38 to be recused from this agenda item.

39	RESULT:	PASSED [UNANIMOUS]
40	MOVER:	Patricia Delano, Vice Chairman
41	SECONDER:	Fletcher Harris, Board Member
42	AYES:	Leary, Harris, Delano, McCall, Albertson, Bradshaw, Saunders

43
44 Dave Parks described this agenda item and went over the staff report as incorporated
45 herein below:

46 -----
47 **STAFF REPORT**
48 **UDO 2017-10-02**
49 **Zoning Map Amendment**

50
51 **PROJECT INFORMATION**

52
53 **File Reference:** UDO 2017-10-02
54 **Project Name:** N/A
55 **PIN:** 01-7081-00-81-4060-0000

56
57 **Applicant:** Glen A. Carey, Jr.
58 **Address:** P.O. Box 211
59 South Mills, NC
60 **Phone:** (252) 333-8596
61 **Email:**

62
63 **Agent for Applicant:**
64 **Address:**
65 **Phone:**
66 **Email:**

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67 **Current Owner of Record:** Glen A. Carey, Jr.
68
69 **Meeting Dates:**
70 Planning Board 12/20/2017
71
72 **Application Received:** 10/02/2017
73 **By:** David Parks, Permit Officer
74
75 **Project Address / Location:**
76 Adjacent to 197 Sharon Church Road, South Mills
77
78 **Application Fee Paid:** \$800.00, Check # 18697
79
80 **Completeness of Application:** Application is generally complete
81
82 **Documents received upon filing of application or otherwise included:**
83 **A.** Rezoning Application
84 **B.** ARHS Perc Test
85 **C.** Deed
86 **D.** GIS Aerial, existing zoning, Comprehensive Plan Future Land Use and
87 CAMA Land Use Plan Suitability Maps
88
89 **REQUEST:** Rezone approximately 25 acres from Basic Residential (R3-2)
90 to Basic Residential (R3-1)
91
92 **From:** Basic Residential (R3-2)
93
94 The R3 Districts are designed to provide for low density residential
95 development in areas that are adjacent to those areas primarily devoted
96 to agriculture. Subdivision in the R3-2 district requires a minimum of
97 two acres per lot.
98
99 **To:** Basic Residential (R3-1)
100
101 The R3 Districts are designed to provide for low density residential
102 development in areas that are adjacent to those areas primarily devoted
103 to agriculture. Subdivision in the R3-1 district requires a minimum of
104 one acre per lot.
105
106 **Maps Show:**
107 **Vicinity Map:** Property is Adjacent to 197 Sharon Church Road
108 **CAMA Land Suitability:** Mostly Very High, some Moderate
109 **Comprehensive Plan Future Land Use Map:** Rural Residential One Acre Lots
110 **CAMA Future Land Use Map:** Low Density Residential
111 **Zoning Map:** R3-2
112
113 **SITE DATA**
114
115 **Lot Size:** Approximately 25 acres
116 **Flood Zone:** Zone X
117 **Zoning District(s):** Basic Residential (R3-2)
118 **Existing Land Uses:** Agriculture/Residential
119

Attachment: pbmins_12202017 (1948 : Planning Bd Minutes from 12-20-17)

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Adjacent Zoning & Uses:

	North	South	East	West
Zoning	Basic	Basic	Residential (R3-2)	Basic
	Residential (R3-2)	Residential (R3-2)	(R2)	Residential (R3-2)
Use & Size	Woodland	Farmland	Farmland / Housing	Woods / Farmland

Property Use(s):

The uses will remain the same; just the density change is requested from two to one acre.

Description of property:

Property abuts Sharon Church Road. Property has been in farm use for quite some time plus there currently exists 3 dwellings on the property.

ENVIRONMENTAL ASSESSMENT

Streams, Creeks, Major Ditches: Mill Run Ditch.

Distance & Description of Nearest Outfall: Less than 1 mile.

INFRASTRUCTURE & COMMUNITY FACILITIES

Water: Water lines are located adjacent to property along Sharon Church Road.

Sewer: There are 3 dwellings on lot with septic systems.

Fire District: South Mills Fire District. Property located approximately 3 miles from Station on Keeter Barn Road.

Schools: Impact calculated at subdivision.

Traffic: Staff's opinion is traffic will not exceed road capacities.

PLANS CONSISTENCY

CAMA Land Use Plan Policies & Objectives: *Consistent;* The proposed zoning change is consistent with the CAMA Land Use Plan which was adopted by the Camden County Board of Commissioners on April 4, 2005 in that the Future Land Use Maps has area as Low Density Residential 1-2 acres or greater.

2035 Comprehensive Plan: *Consistent;* Consistent with Comprehensive Plan (Adopted 2012) as Future Land Use Maps reflect land identified as Rural Residential 1 acre lots.

Attachment: pbmins_12202017 (1948 : Planning Bd Minutes from 12-20-17)

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176 **Comprehensive Transportation Plan:** *Consistent;* Property abuts Sharon
177 Church Road.

178
179 **Other Plans officially adopted by the Board of Commissioners:** N/A
180

181 **FINDINGS REGARDING ADDITIONAL REQUIREMENTS**
182

183 **Will the proposed zoning change enhance the public health, safety, or**
184 **welfare?** Yes; **Reasoning:** The proposed zoning change will enhance the
185 public health, safety, or welfare as the proposed change will allow for
186 higher density residential development to support future commercial
187 development providing a needed tax base for County residents.
188

189 **Is the entire range of permitted uses in the requested classification**
190 **more appropriate than the range of uses in the existing classification?**
191 N/A; **Reasoning:** The allowable uses in the R3 (Basic Residential)
192 zoning will not change as the request is for higher density from two
193 acres to one acre.
194

195 **For proposals to re-zone to non-residential districts along major**
196 **arterial roads:**
197

198 **Is this an expansion of an adjacent zoning district of the same**
199 **classification?** N/A; **Reasoning:** N/A.
200

201 **What extraordinary showing of public need or demand is met by**
202 **this application?** N/A; **Reasoning:** N/A.
203

204 **Will the request as proposed cause serious noise, odors, light,**
205 **activity, or unusual disturbances?** No; **Reasoning:** All uses allowed
206 in the requested zoning classification should not cause any serious
207 noise, odors, light, activity, or unusual disturbances.
208

209 **Does the request impact any CAMA Areas of Environmental Concern?** No;
210 **Reasoning:** Property is outside any CAMA Areas of Environmental
211 Concern.
212

213 **Does the county need more land in the zoning class requested?** Yes;
214 **Reasoning:** Higher density development in areas identified in the
215 Comprehensive and CAMA Plans provides needed roof tops to support
216 commercial development.
217

218 **Is there other land in the county that would be more appropriate for**
219 **the proposed uses?** N/A; **Reasoning:** Proposed uses will not change.
220

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

222 **Schools:** The higher density would have an impact on the
223 high school as it is over capacity. Owner desires
224 to create a four lot minor subdivision and
225 preserve the rest in farmland.

226 **Fire & Rescue:** Minimal Impact

227 **Law Enforcement:** Minimal Impact

228 **Parks & Recreation:** Minimal Impact

229 **Traffic Circulation or Parking:** N/A

230 **Other County Facilities:** No.
231

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232 Is this a Small Scale "Spot" Rezoning Request Requiring Evaluation Of
233 Community Benefits? Yes.

234
235 If Yes (regarding small scale spot rezoning) - Applicants Reasoning:
236

	Personal Benefits/Impact	Community Benefits/Impact
237 -----		
238		
239		
240 With	Will allow owner to cut	Preservation of farmland
241 Rezoning	out a 4 lot minor	and providing additional
242	subdivision of one acre	roof tops to support
243	lots.	commercial development.
244		
245 Without	Property owner will be	No change
246 Rezoning	wasting 4 acres of farm	
247	land under current	
248	zoning requiring two acre	
249	lot sizes.	
250		
251 -----		

STAFF COMMENTARY

252 The owner would like to do a 4 lot minor subdivision and preserve as
253 much farm land as possible.

STAFF RECOMMENDATION

254 Consistency Statement:

255 The requested Map Amendment is consistent with both the CAMA Land Use
256 Plan and Comprehensive Plan as it allows for densities as low as one
257 acre. Higher density provides more residential roof tops to support
258 Commercial Development needed within designated areas of Camden County.

259 Staff recommends approval of Ordinance No. 2017-10-01 / Rezoning
260 Application UDO 2017-10-02.

261 -----
262 Dave Parks noted the following during his review of the staff report:

- 263 • Uses will not change
- 264 • Is compatible with the plans
- 265 • Outside the 100 year flood
- 266 • Proposal is residential
- 267 • Existing housing in area
- 268 • Mill Run is nearest outfall
- 269 • Water provided by South Mills Water Association
- 270 • Sewer is via septic systems
- 271 • Will not affect the schools until property is subdivided
- 272 • Is in an area where higher density is preferable / desired
- 273 • Is a small scale spot rezoning. Is for 25 acres. See staff report for benefits.

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- 284
- 285
- 286
- 287
- 288
- Needs consistency statement in approval. Suggested consistency statement is that it is consistent with both the CAMA Land Use Plan and the Comprehensive Plan as it allows higher density 1 acre lots
 - Staff recommends approval

289 At this time, Mr. Parks introduced Mr. Glen Carey Jr, who simply requested that the

290 board approve the rezoning.

291

292 Cathleen Saunders noted that the perc test came back with a requirement for 18 inches of

293 fill, which might make it hard to fit a house on the lot(s). Dave Parks responded saying

294 that for a large portion of the county, perc tests indicate some sort of fill requirement. He

295 said that the Health Department looks at the lot size when issuing septic permits. This

296 will restrict the developer as far as the size of the house that can be built and the location

297 of the house on the lot. Mr. Parks went on to say that when difficulties arise, engineered

298 systems are sometimes needed.

299

300 Chairman Calvin Leary asked about the 3 existing dwellings on the parcel, what size lots

301 are they on. Mr. Parks responded saying that they are part of the farm, and that at one

302 time they housed employees who help on the farm. Mr. Carey added that the lots are

303 designated as 1 acre lots. Mr. Parks stated that they are not subdivided, they are just part

304 of the whole parcel.

305

306 Fletcher Harris asked where the new lots would be located. Mr. Carey stated they would

307 be at the road front side by side.

308

309 At this time, Chairman Calvin Leary asked if there were any further questions or

310 comments. Hearing none, he called for the following motions:

311

312 ***Motion to Approve Consistency Statement: This request is consistent with both the***

313 ***CAMA Land Use Plan and the Comprehensive Plan as they both support higher***

314 ***density 1 acre lots in this area.***

315	RESULT:	PASSED [6 TO 0]
316	MOVER:	Steven Bradshaw, Board Member
317	SECONDER:	Fletcher Harris, Board Member
318	AYES:	Leary, Harris, Delano, McCall, Bradshaw, Saunders
319	RECUSED:	Albertson

320

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321 ***Motion to Approve UDO 2017-11-01 Rezoning Request Glen Carey***

322	RESULT:	PASSED [6 TO 0]
323	MOVER:	Steven Bradshaw, Board Member
324	SECONDER:	Patricia Delano, Vice Chairman
325	AYES:	Leary, Harris, Delano, McCall, Bradshaw, Saunders
326	RECUSED:	Albertson

327
328
329**2. UDO 2017-11-23 Rezoning Request Jeffrey and Amanda Thornley**330 Dave Parks described this agenda item and went over the staff report as incorporated
331 herein below:
332 -----

STAFF REPORT
UDO 2017-11-23
Zoning Map Amendment

PROJECT INFORMATION

338
339 **File Reference:** UDO 2017-11-23
340 **Project Name:** N/A
341 **PIN:** 01-7989-00-02-5678-0000
342
343 **Applicant:** Jeffrey L. & Amanda W. Thornley
344 **Address:** P. O. Box 175, South Mills, NC
345 **Phone:** (919) 418-9904
346 **Email:**

347
348 **Agent for Applicant:**
349 **Address:**
350 **Phone:**
351 **Email:**

352
353 **Current Owner of Record:** Applicant354
355 **Meeting Dates:** 12/20/2017 Planning Board356
357 **Application Received:** 11/20/2017
358 **By:** David Parks, Permit Officer359
360 **Application Fee Paid:** \$720.00, Check # 1040361
362 **Completeness of Application:** Application is generally complete363
364 **Documents received upon filing of application or otherwise included:**

- 365 **A.** Rezoning Application
366 **B.** Deed
367 **C.** Table of Permissible Uses comparison
368 **D.** GIS Aerial, existing zoning, Comprehensive Plan future land use and
369 CAMA Land Use Plan Suitability Maps
370 **E.** ARHS Perc Test
371

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372 **REQUEST:** Rezone approximately 17 acres from Highway Commercial (HC) to
 373 Basic Residential (R3-1) on property located adjacent to 165 & 195
 374 Horseshoe Road.

375
 376 **From:** Highway Commercial (HC)

377
 378 The Highway Commercial district is designed to provide for and
 379 encourage the proper grouping and development of roadside uses which
 380 will best accommodate the needs of the motoring public along US 17, US
 381 158, and NC 343.

382
 383 **To:** Basic Residential (R3-1)

384
 385 The R3 Districts are designed to provide for low density residential
 386 development in areas that are adjacent to those areas primarily devoted
 387 to agriculture. Subdivision in the R3-1 district requires a minimum of
 388 one acre per lot.

389
 390 **Maps Show:**

391 **Vicinity Map:** Located in South Mills Township near intersection of
 392 Horseshoe Road and Spence Lane

393 **CAMA Land Suitability:** Very Low at back of property, Moderate for 2/3
 394 of property from front

395 **Comprehensive Plan Future Land Use Map:** Rural Preservation

396 **CAMA Future Land Use Map:** Low Density Residential

397 **Zoning Map:** Highway Commercial with R-2 adjacent to the Northwest and
 398 R3-1 adjacent to the Southeast on same side of road.
 399 General Use and Highway Commercial across the road.

400 **Floodplain Map:** AE Flood Zone

401
 402 **SITE DATA**

403 **Lot Size:** Approximately 17 acres

404 **Flood Zone:** AE (100 Year Flood)

405 **Zoning District(s):** Highway Commercial (HC)

406 **Existing Land Uses:** Farmland

407
 408
 409 **Adjacent Zoning & Uses:**

	North	South	East	West
Zoning	Basic Residential (R3-1)/GUD	Mixed Single Family Residential (R2) / Highway Commercial (HC)	Highway Commercial (HC) / Basic Residential (R3-1)	Mixed Single Family Residential (R2)
Use & Size	Farmland / Some Housing	Woodland / Farmland	Farmland / House	House / Woodland

410
 411
 412
 413
 414
 415
 416
 417
 418
 419
 420
 421
 422
 423 **Proposed Use(s):** Residential Purposes.

424
 425 **Description of property:** Property is adjacent to 165 & 195 Horseshoe
 426 Road.
 427

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428 **ENVIRONMENTAL ASSESSMENT**

429
430 **Streams, Creeks, Major Ditches:** Upper Pasquotank
431 **Distance & description of nearest outfall:** Less than 1 mile.

432
433 **INFRASTRUCTURE & COMMUNITY FACILITIES**

434
435 **Water** Water lines are located adjacent to property along
436 Horseshoe Road.
437 **Sewer** No sewer available. Septic System will be utilized.
438 **Fire District** South Mills Fire District. Property located
439 approximately 1 mile from Station on Halstead Street.
440 **Schools** Impact calculated at subdivision / building permit.
441 **Traffic** Staffs opinion is traffic will not exceed road
442 capacities.

443
444 **PLANS CONSISTENCY**

445
446 **CAMA Land Use Plan Policies & Objectives:** *Consistent;* The proposed
447 zoning change is consistent with the CAMA Land Use Plan which was
448 adopted by the Camden County Board of Commissioners on April 4, 2005 in
449 that the Future Land Use Maps has area as Low Density Residential 1-2
450 acres or greater. Requested zoning is defined as Low Density
451 Residential.

452
453 **2035 Comprehensive Plan:** *Both Consistent & Inconsistent;* Inconsistent
454 with Comprehensive Plan (Adopted 2012) as current Future Land Use Maps
455 reflect land as Rural Preservation. Consistent as Comprehensive Plan
456 calls for development to be focused in the Core Villages. Staff feels
457 that an error was made on the Future Land Use Map as property is
458 located within South Mills Core Village. Future Land Use Maps will
459 need to be changed to ensure compatibility between maps and the need to
460 focus development within the Core Village areas as addressed in the
461 Comprehensive Plan.

462
463 **Comprehensive Transportation Plan:** *Consistent;* Property abuts
464 Horseshoe Road.

465
466 **Other Plans officially adopted by the Board of Commissioners:** N/A

467
468 **FINDINGS REGARDING ADDITIONAL REQUIREMENTS:**

469
470 **Will the proposed zoning change enhance the public health, safety, or**
471 **welfare?** Both Yes & No; **Reasoning:** The proposed zoning change will
472 neither enhance or hinder the public health, safety, or welfare. The
473 infrastructure is there for residential development however sewer is
474 unavailable (if needed) for commercial development.

475
476 **Is the entire range of permitted uses in the requested classification**
477 **more appropriate than the range of uses in the existing classification?**
478 Yes; **Reasoning:** Requested uses more appropriate than existing as
479 property is ½ mile from U.S. 17 which distance is not within close
480 proximity of U.S. 17 to be appropriate for Highway Commercial uses. No
481 sewer available at site to which most HC uses will need.

482

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483 For purposes to re-zone to non-residential districts along major
 484 arterial roads:

485
 486 Is this an expansion of an adjacent zoning district of the same
 487 classification? N/A; Reasoning: N/A

488
 489 What extraordinary showing of public need or demand is met by
 490 this application? N/A; Reasoning: N/A

491
 492 Will the request, as proposed, cause serious noise, odors, light,
 493 activity, or unusual disturbances? No; Reasoning: All uses allowed
 494 in the requested zoning classification should not cause any serious
 495 noise, odors, light, activity, or unusual disturbances.

496
 497 Does the request impact any CAMA Areas of Environmental Concern? No;
 498 Reasoning: Property is outside any CAMA Areas of Environmental
 499 Concern.

500
 501 Does the county need more land in the zoning class requested? Yes;
 502 Reasoning: Higher density development in areas identified in the CAMA
 503 Land Use and Comprehensive Plan provides needed rooftops to support
 504 commercial development.

505
 506 Is there other land in the county that would be more appropriate for
 507 the proposed uses? No; Reasoning: There are homes located adjacent
 508 to and near the property.

509
 510 Will not exceed the county's ability to provide public facilities: No;
 511
 512 Schools: The higher density would have an impact on
 513 the high school as it is over capacity.
 514 Fire & Rescue: Minimal impact
 515 Law Enforcement: Minimal impact
 516 Parks & Recreation: Minimal impact
 517 Traffic Circulation or Parking: N/A
 518 Other County Facilities: No

519
 520 Is this a Small Scale "Spot" Rezoning Request Requiring Evaluation of
 521 Community Benefits? Yes

522
 523 If Yes (regarding smallscale spot rezoning) - Applicants Reasoning:

	Personal Benefits/Impact	Community Benefits/Impact
With Rezoning	Will allow owner to build their home on the land.	Add required rooftops to support current and future commercial development.
Without Rezoning	Property owner will not be able to use the land in which they intended as single family homes are not permissible in HC Zones	Due to distance/location from US 17 and lack of sewer staff feels it would be some time before any Community Benefits.

536
 537

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Staff Commentary:

This is another area where the CAMA Plan, Comprehensive Plan and Zoning Maps are not consistent with each other. CAMA Plan has property identified as Low Density Residential, Comprehensive Plan Future Land Use Map has land at Rural Preservation and Zoning Map has property zoned Highway Commercial. There is no sewer available at this time and there are houses located at or near the property. With distance from US 17 staff feels current zoning is inappropriate for property.

Staff Recommendation:

1. Staff motion for the Consistency Statement is - The requested zoning is consistent with adopted CAMA Future Land Use Maps as property is identified as Low Density Residential not Commercial. Comprehensive Plan Future Land Use Maps has parcel located in Rural Preservation, however staff feels there was an error and Maps should read Rural Residential. The Comprehensive Plan FLU Map will need to be amended to reflect.
2. Staff recommends approval of Ordinance 2017-12-01 / rezoning request UDO 2017-11-23 to rezone property from Highway Commercial (HC) to Basic Residential (R3-1).

Dave Parks noted the following items from the Staff Report:

- Request is to rezone from Highway Commercial to R-3-1
- Located ½ mile from Hwy 17
- Is in 100 year flood zone, must meet flood plain regulations
- When last county wide rezoning was done, maps were done in error as property is located within the South Mills Core Village
 - Will be addressed 1 property at a time
- No County Sewer Planned
- Limited access to properties for commercial businesses / commercial traffic
- Hard for commercial businesses to locate there due to the limited access
- Adjacent uses are residential uses.
- Request is consistent with the CAMA Land Use Plan
- Both consistent and inconsistent with the 2035 Comprehensive Plan
- Consistent with the Transportation plan
- Is in the flood plain, outside any CAMA Areas of Environmental Concern
- Is a small scale spot rezoning, which will allow applicant to build a single family dwelling, also the community benefit is that there would be potential for additional rooftops to support current and future commercial development.
- Plans are not consistent with each other, and are in the process of being rectified.
- Needs to change from Rural Preservation to Rural Residential on the Comprehensive Plan

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586 Mr. Parks then handed out a sheet with recommendations for motions (listed below):

587

588 1. Motion to recommend approval to amend Comprehensive Plan Future Land Use
589 Map for this property from Rural Preservation to Rural Residential.

590 2. Consistency Statement: The requested rezoning is consistent with adopted CAMA
591 Future Land Use Maps as property is identified as Low Density Residential not
592 Commercial. Comprehensive Plan Future Land Use Map for this parcel is being
593 recommended to amend to reflect Rural Residential which will make the request
594 consistent with FLU Maps. Residential development will provide support for
595 Commercial Development in targeted areas within the Core Village of South Mills.

596 3. Motion to recommend approval of Ordinance 2017-12-01 and rezoning request
597 UDO 2017-11-23 to rezone property from Highway Commercial (HC) to Basic
598 Residential (R3-1).

599

600 At this time, Dave Parks opened the floor to public comment.

601

602 Mr. Jeff Thornley, applicant, requested for the board to approve this request as this is
603 where he and his family want to build their primary residence.

604

605 Chairman Calvin Leary asked if there were any further questions or comments. Hearing
606 none, he entertained motions.

607

608 ***Motion to recommend approval to amend Comprehensive Plan Future Land Use Map***
609 ***for this property from Rural Preservation to Rural Residential.***

610

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

611

612

613

614

615 ***Motion to Approve Consistency Statement: The requested rezoning is consistent with***
616 ***adopted CAMA Future Land Use Maps as property is identified as Low Density***
617 ***Residential not Commercial. Comprehensive Plan Future Land Use Map for this***
618 ***parcel is being recommended to amend to reflect Rural Residential which will make the***
619 ***request consistent with FLU Maps. Residential development will provide support for***
620 ***Commercial Development in targeted areas within the Core Village of South Mills.***

621

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

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625

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626 *Motion to recommend approval of Ordinance 2017-12-01 and rezoning request UDO*
 627 *2017-11-23 to rezone property from Highway Commercial (HC) to Basic Residential*
 628 *(R3-1).*

629	RESULT:	PASSED [UNANIMOUS]
630	MOVER:	Ray Albertson, Board Member
631	SECONDER:	Fletcher Harris, Board Member
632	AYES:	Leary, Harris, Delano, McCall, Albertson, Bradshaw, Saunders

633
 634
 635

3. 2018 Planning Board Schedule

After a discussion as to date of meeting for November, the board decided to schedule the November 2018 meeting for the second Wednesday instead of the third Wednesday due to the Thanksgiving holiday. November 2018 meeting will be on 11-14-2018.

636 VI. INFORMATION FROM BOARD AND STAFF

637 Dave Parks gave the following information:

- 638 • Planning is in the process of updating many ordinances, changing a lot of uses to
 639 more administrative type of approvals.
 - 640 ○ Major Subdivisions will be a legislative decision, not a special use permit.
 - 641 ○ Any use that requires a special use permit will be a quasi-judicial public
 642 hearing and will go straight to the Board of Commissioners due to the
 643 legal ramifications inherent to this type of decision. Special use permits
 644 will not go before the Planning Board.
 - 645 ○ Hoping to have updates done by October 2018.

647 VII. CONSIDER DATE OF NEXT MEETING - JANUARY 17, 2018

648

CAMDEN COUNTY PLANNING BOARD

Regular Meeting – December 20, 2017

649 **VIII. ADJOURN**650 **Motion to Adjourn**

Meeting Adjourned at 7:40 PM.

651	RESULT:	PASSED [UNANIMOUS]
652	MOVER:	Ray Albertson, Board Member
653	SECONDER:	Fletcher Harris, Board Member
654	AYES:	Leary, Harris, Delano, McCall, Albertson, Bradshaw, Saunders

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Chairman Calvin Leary

660

Camden County Planning Board

661

662 *ATTEST:*

663

664

665

666 *Amy Barnett*
667 *Planning Clerk*

Attachment: pbmins_12202017 (1948 : Planning Bd Minutes from 12-20-17)



**Camden County Planning Board
AGENDA ITEM SUMMARY SHEET**

New Business

Item Number: V

Meeting Date: February 21, 2018

Submitted By: Amy Barnett, Planning Clerk
Planning & Zoning
Prepared by: Amy Barnett

Item Title UDO 2018-02-02 Rezoning Camden County Spray Field

Attachments: UDO 2018-02-02 Rezoning Camden County Spray Field
(PDF)

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

Application Received: 2/2/2018
By: David Parks, Permit Officer

Applicant: Camden County
Address: 117 N. 343
Camden, NC
Phone: (252) 338-1919
Email:

Application Fee paid: N/A

Completeness of Application: Application is generally complete

Agent for Applicant:
Address:
Phone:
Email:

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

Current Owner of Record: Applicant
Meeting Dates:

2/21/2018 **Planning Board**

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

From: General Use District (GUD)

To: Light Industrial

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.)

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.

PROJECT LOCATION:

Vicinity Map: South Mills Township



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

Adjacent Zoning & Uses:

	North	South	East	West
Zoning	Planned Unit Development (PUD)	Basic Residential/Planned Unit Development (PUD)	Basic Residential (R3-2)	General Use District (GUD)
Use & size	Camden Commerce Park	Camden Plantation	Farmland	Dismal Swamp

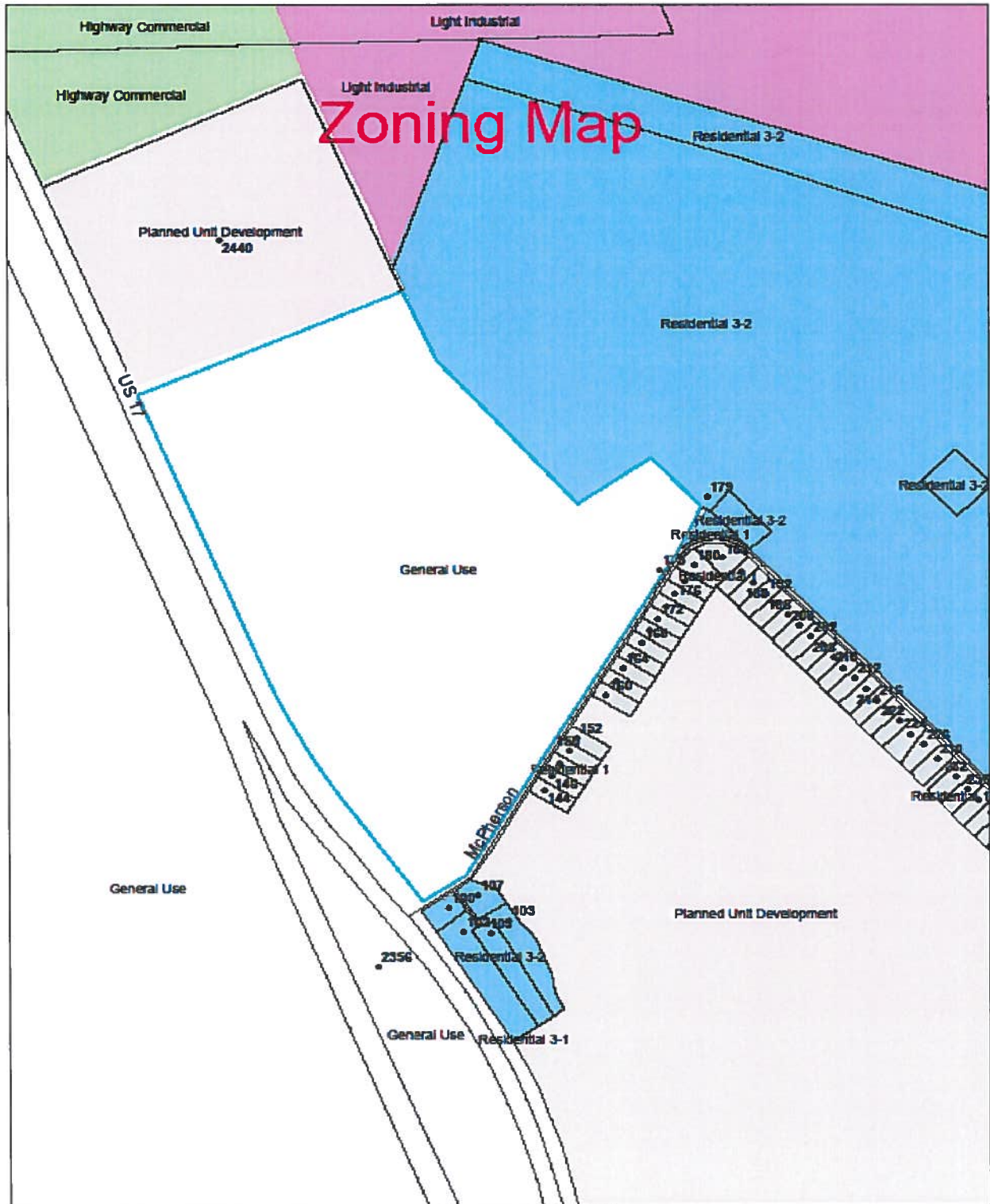
Proposed Use(s): Commercial Uses.

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.

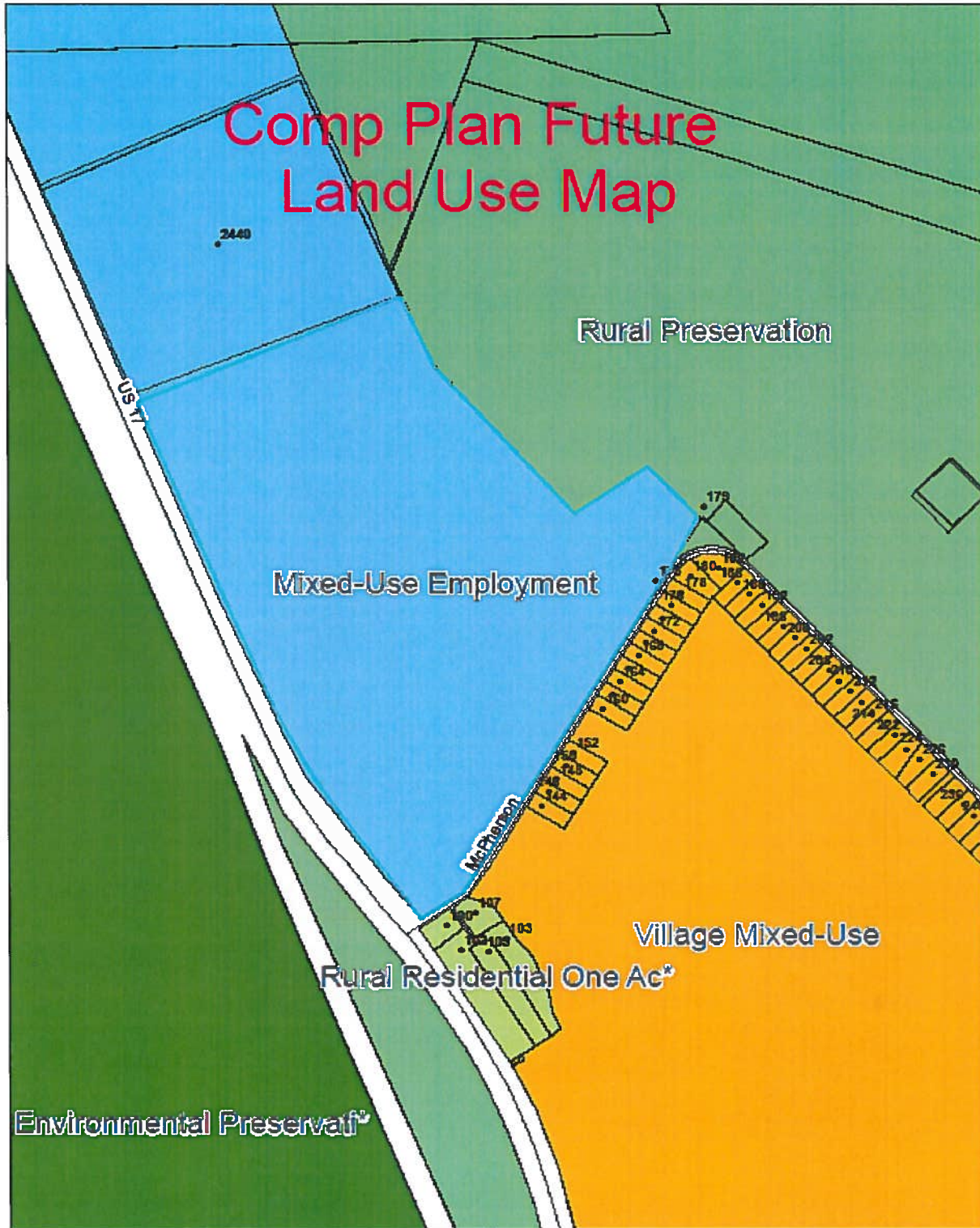
ENVIRONMENTAL ASSESSMENT

Streams, Creeks, Major Ditches: Property drains into the Dismal Swamp Canal.
Distance & description of nearest outfall: Less than 1 mile.

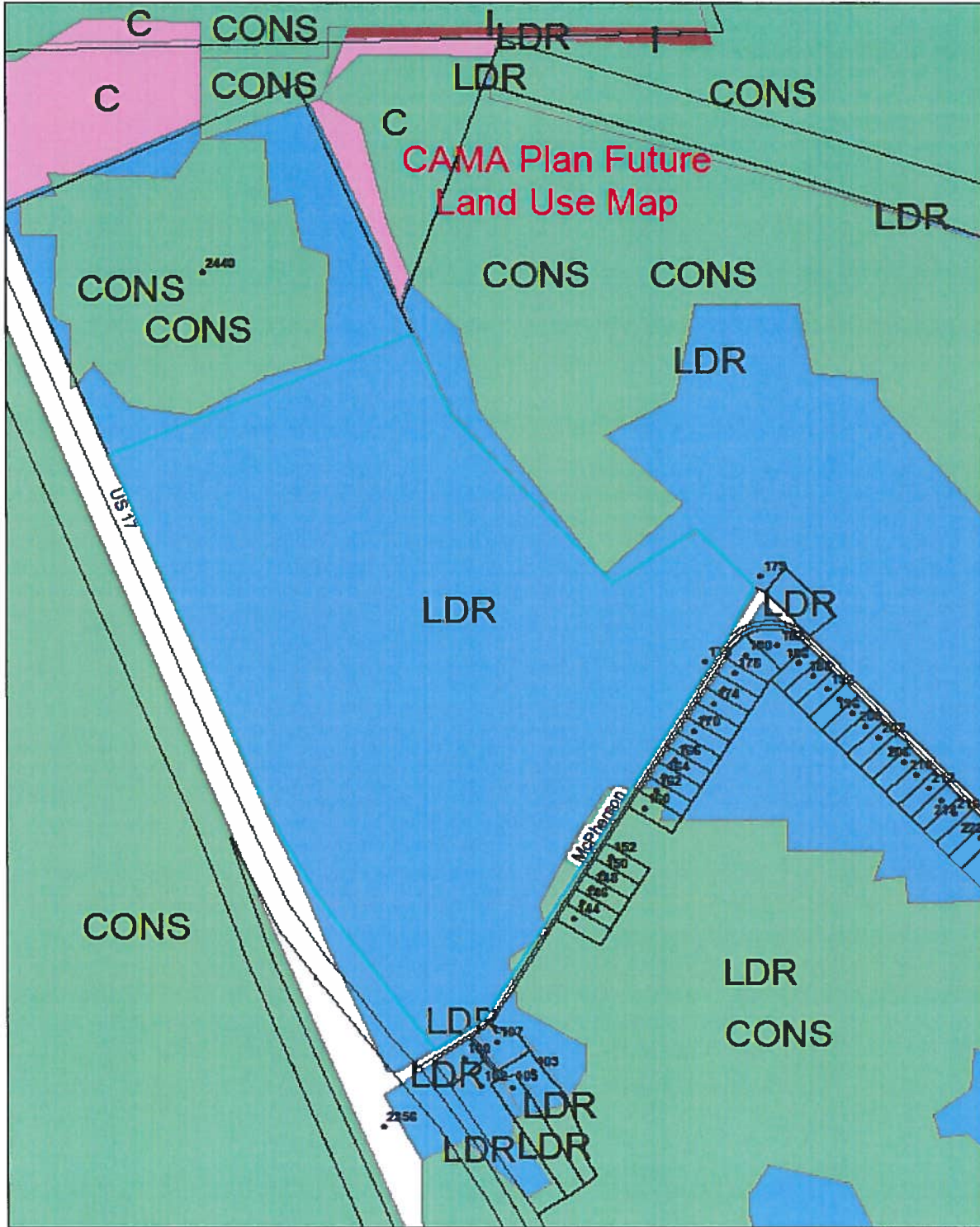
Current Zoning:



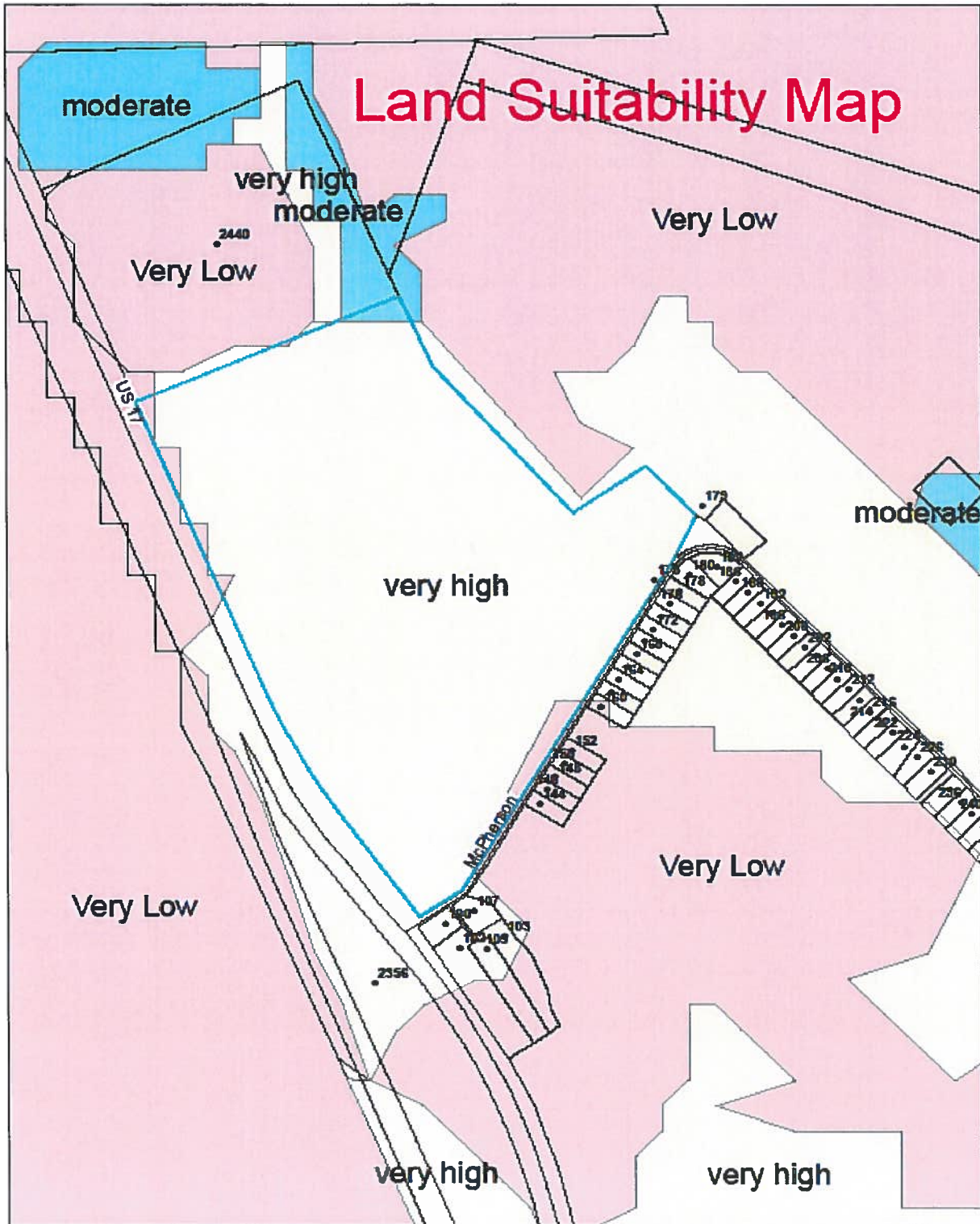
Comprehensive Plan Future Land Use Map



CAMA Future Land Use Map



CAMA Land Suitability Map:



INFRASTRUCTURE & COMMUNITY FACILITIES

Water	Water lines are located adjacent to property along U.S. 17 and McPherson Road.
Sewer	Sewer runs along U.S. 17.
Fire District	South Mills Fire District off Ketter 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:**

Consistent 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.

PLANS CONSISTENCY – cont.**2035 Comprehensive Plan**

Consistent Inconsistent

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.

PLANS CONSISTENCY – cont.**Comprehensive Transportation Plan**

Consistent Inconsistent

Property abuts U.S. 17 and McPherson Road. Property also does not have direct access to U.S..

Other Plans officially adopted by the Board of Commissioners

N/A

FINDINGS REGARDING ADDITIONAL REQUIREMENTS:

Yes No **Will the proposed zoning change enhance the public health, safety or welfare?**

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.

Yes No **Is the entire range of permitted uses in the requested classification more appropriate than the range of uses in the existing classification?**

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:

Yes No **Is this an expansion of an adjacent zoning district of the same classification?**

Reasoning: The property abuts county owned Commercial Park directly to the north.

Yes No **What extraordinary showing of public need or demand is met by this application?**

Reasoning: The need for commercial development and employment opportunities.

Yes No

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

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.

Yes No

Does the request impact any CAMA Areas of Environmental Concern?

Reasoning: Property is outside any CAMA Areas of Environmental Concern. Property located outside the 100 year floodplain.

Yes No

Does the county need more land in the zoning class requested?

Reasoning: In appropriate areas where location of property and infrastructure (water and sewer) is available. Property abuts U.S. 17 and there is water and sewer available to the site.

Yes No

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

Reasoning: The property along U.S. 17 and future I87 corridor is one of the most appropriate and marketable properties in the County.

Yes No **Will not exceed the county’s ability to provide public facilities:**

Schools – N/A

Fire and 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.

Yes No **Is This A Small Scale “Spot” Rezoning Request Requiring Evaluation Of Community Benefits?**

If Yes (regarding small scale spot rezoning) – Applicants Reasoning:

	Personal Benefits/Impact	Community Benefits/Impact
With rezoning		
Without rezoning		

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 U.S. 17/future Interstate 87) and infrastructure (water/sewer) available is commercial.

5.a

Packet Pg. 31



Zoning Change Application County of Camden, North Carolina

A rezoning may be obtained pursuant to Article 151.580 of the Unified Development Ordinance (UDO) of Camden County and upon approval by the Board of Commissioners after a recommendation from the Planning Board.

Please consult the Planning Office (1-252-338-1919) with any questions about your application.

Please Do Not Write in this Box	
PIN:	<u>01-7071-00-67-6843</u>
UDO#	<u>2018-02-02</u>
Date Received:	<u>2/2/2018</u>
Received by:	<u>DP</u>
Zoning District:	<u>GUD</u>
Fee Paid \$	<u>N/A</u>

PLEASE PRINT OR TYPE

Applicant's Name: Camden County

If the Applicant is acting as agent for another person (the "principal"), please give that person's name on the line below and submit a copy of the agency agreement/letter with this Application.

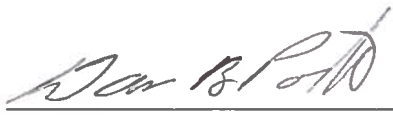
Applicant's Mailing Address: 117 North Highway 343, P.O. Box 190
Camden, NC 27921

Daytime Phone Number: (252) 338-1919

Street Address Location of Property: Adjacent to U.S. 17 and McPherson Road

General Description of Proposal: Request rezone approximately 260 acres from General Use District (GUD) to Light Industrial (I-1)

I swear or affirm that the foregoing information and all attachments hereto (now or subsequently provided as part of this application) are true and correct to the best of my knowledge.

Signed: 

Dated: 2/9/18

* Information to be filled out by Planning Department

*Is the Property in a Watershed Protection area? No

*Flood Zone (from FIRM Map): AE *Taxes paid? Yes N/A No _____

Zoning Change Application Questions

The UDO requires the Board to consider to 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.

(A) How will the proposed zoning change enhance the public health, safety or welfare? (Article 151.585)

See Findings.

(B) Is the entire range of permitted uses in the requested classification more appropriate than the range of uses in the existing classification? (Article 151.585)

See Findings.

(C) For proposals to re-zone to non-residential districts along major arterial roads (Article 151.586):

(1) Is this an expansion of an adjacent zoning district of the same classification? *No.*

(2) What extraordinary showing of public need or demand is met by this application? *See Findings.*

CAMDEN COUNTY, NORTH CAROLINA
TABLE OF PERMISSIBLE USES
(GUD Vs I-1 Zoning Districts)

USE#	DESCRIPTION	GUD	I-1
1.000	Residential		
1.100	Single Family Detached (One dwelling unit per lot)		
1.111	Site Built	Z	
1.111.5	Modular	Z	
1.200	Two-Family Residences		
1.300	Multi-Family Residences		
1.400	Homes Emphasizing Special Services, Treatment or Supervision		
1.430	Child Care Homes	S	
1.500	Miscellaneous rooms for rent situations		
1.520	Bed and Breakfast establishments	Z	
1.550	Hunting and Fishing Lodges	S	
1.600	Temporary Emergency Construction and Repair of Residences	Z	Z
1.700	Home Occupations	Z	
2.000	Sales and Rental of Goods, Merchandise and Equipment		
2.100	No storage/display of goods outside fully enclosed structure		
2.110	High Volume Traffic Generation		Z
2.111	Convenience Store		
2.120	Low Volume Traffic Generation		Z
2.130	Wholesale Sales		Z
2.200	Storage/Display of Goods Outside Fully Enclosed Allowed		
2.210	High Volume Traffic Generation		Z
2.220	Low Volume Traffic Generation		Z
2.230	Wholesale Sales		Z
3.000	Office, Clerical, Research and Services not primarily related to goods or merchandise		
3.100	All operations conducted entirely within fully enclosed building		
3.110	Operations designed to attract and serve customers or clients on the premises, such as the offices of attorneys, stock brokers, travel agents, and other professions		S
3.120	Operations designed to attract little or no customer or client traffic other than employees of the entity operating the use		S
3.130	Offices or clinics of physicians or dentists with not more than 10,000 square feet of gross floor area		S
3.140	Government Offices		Z
3.200	Operation conducted within or outside fully enclosed building		
3.210	Operations designed to attract and serve customers or clients on the premises		S
3.220	Operations designed to attract little or no customer or client traffic other than employees of the entity operating the use		S
3.230	Banks with drive-in windows		Z
4.000	Manufacturing, Processing, Creating, Repairing, Renovating, Painting, Cleaning, Assembling of Goods, Merchandise and Equipment, Subject to Hereto		
4.100	All operations conducted entirely within fully enclosed building		
4.110	Majority of dollar volume of business done with walk-in trade	Z	Z
4.120	Majority of dollar volume business not done with walk-in trade	Z	Z
4.200	Operations conducted within or outside fully enclosed building		Z
5.000	Educational, Cultural, Religious, Philanthropic, Social and Fraternal Uses		
5.100	Schools		
5.110	Elementary and Secondary (including associated grounds, athletic and other facilities)	S	
5.120	Trade or Vocational		Z

CAMDEN COUNTY, NORTH CAROLINA
TABLE OF PERMISSIBLE USES
(GUD Vs I-1 Zoning Districts)

USE#	DESCRIPTION	GUD	I-1
5.200	Churches, Synagogues and temples (including associated residential structures for religious personnel)	Z	
5.300	Libraries, museums, art galleries, art centers and similar uses (including associated educational and instructional activities)		
6.000	Recreation, Amusement, Entertainment		
6.100	Activity conducted entirely within a building or substantial structure		
6.110	Bowling alleys, skating rinks, indoor tennis and racquetball courts, billiards and pool halls, indoor athletic and exercise facilities		S
6.200	Activity conducted primarily outside enclosed buildings or structures		
6.210	Privately owned outdoor recreation facilities such as golf and country clubs, etc. (But not including campgrounds), not constructed pursuant to a permit authorizing the construction of some residential development	Z	Z
6.220	Publicly owned outdoor recreational facilities, such as athletic fields, golf courses, tennis courts, swimming pools, parks, campgrounds, boat ramps and docks, etc. Not constructed pursuant to a permit authorizing the construction of another use (i.e. school)	Z	
6.240	Horseback riding, schooling and boarding facilities provided that when its in a GUD district, a minimum of 10 acres is required (and not constructed pursuant to a permit authorizing a residential development)	Z	
6.250	Automobile and motorcycle racing tracks	S	S
6.251	Competitive go-kart/ATV race track	S	S
6.270	Private Campgrounds		
6.271	Travel trailers allowed	S	
6.272	Travel trailers prohibited	S	
6.280	Petting Zoo	S	
6.290	Recreational grounds	S	
6.300	Outdoor firing ranges, subject to Article 151.347(S)		S
7.000	Institutional Residences or Care/Confinement facilities		
7.400	Penal and correctional facilities		S
8.000	Restaurants, Dance Halls, Bars, Night Clubs		
8.100	Restaurants		
8.110	No substantial carry-out or delivery service, no drive-in service, no service or consumption outside fully enclosed structure		Z
8.120	No substantial carry-out or delivery service, no drive in service, service or consumption outside fully enclosed structure		Z
8.130	Carry-out and delivery service, consumption outside fully enclosed structure allowed, but no drive-in service		Z
8.140	Carry-out and delivery service, drive-in service, service outside fully enclosed structure; with drive-in and delivery service		Z
9.000	Motor vehicle and boat related sales and service operations		
9.100	Motor vehicle and boat sales or rental or sales and service		Z
9.200	Automobile service center	Z	Z
9.300	Gas sales operations		Z
9.400	Automobile repair shop or body shop provided all wrecked vehicles and parts are visually screened from exterior property lines and right-of-way lines	Z	Z
9.500	Car wash		Z
10.000	Storage and Parking		
10.100	Automobile parking garages or parking lots not located on a lot on which there is another principal use to which the parking is related		Z
10.200	Storage of goods not related to the sale or use of those goods on same lot where they are stored		

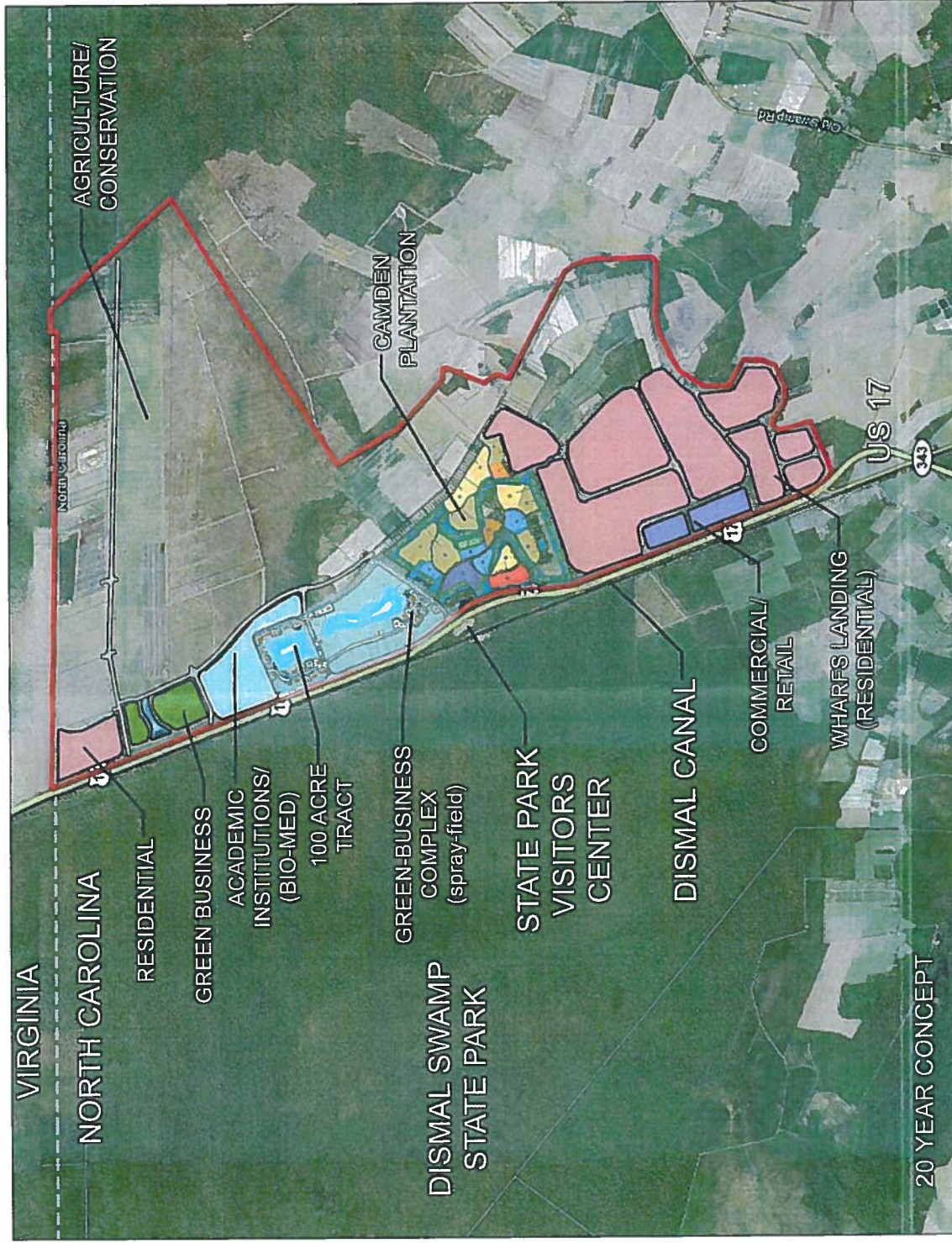
CAMDEN COUNTY, NORTH CAROLINA
TABLE OF PERMISSIBLE USES
(GUD Vs I-1 Zoning Districts)

USE#	DESCRIPTION	GUD	I-1
10.210	All storage within completely enclosed structures		Z
10.220	Storage inside or outside completely enclosed structure		Z
10.300	Parking of vehicles or storage of equipment outside enclosed structures where; (i) vehicles or equipment are owned by the person making use of the lot and (ii) parking or storage is more than a minor or incidental part of the overall use made of the lot		Z
10.400	Temporary indoor/outdoor storage, mobile office(s) and one dwelling for the caretaker when associated with off-site construction of a public facility and when in accordance with applicable provisions of Articles 151.210 and 151.211		S
11.000	Scrap Materials, Salvage Yards, Junk Yards and Automobile Graveyards		S
12.000	Service and Enterprises related to animals		
12.100	Veterinarian	Z	
12.200	Kennels	Z	
13.000	Emergency Services		
13.100	Law Enforcement Stations	S	Z
13.200	Fire Stations	S	Z
13.300	Rescue Squad, Ambulance Service	S	Z
13.400	Civil Defense Operations	S	Z
14.000	Agricultural, Silvicultural, Mining, and Quarrying Operations		
14.100	Agricultural operations, farming (not exempt as bona-fide farms)		
14.110	Excluding livestock	Z	Z
14.120	Including livestock	Z	Z
14.200	Silvicultural Operations	Z	Z
14.300	Mining or quarrying operations, including on site sales of products	S	S
14.400	Reclamation Landfill	S	S
15.000	Miscellaneous Public and Semi-Public Facilities and related uses		
15.100	Post Office	Z	
15.200	Airports and Air Strips		
15.210	County owned and operated airport		S
15.220	Privately Owned Airport		S
15.230	Airstrip		S
15.300	Sanitary Landfill, Convenience Centers and related facilities		
15.310	Camden County owned and operated	S	Z
15.320	Other		Z
15.400	Demolition Landfill		S
15.600	ABC Stores	Z	
16.000	Dry Cleaner and Laundromat		
17.000	Utility Facilities		
17.100	Neighborhood	Z	Z
17.200	Community or Regional	Z	Z
17.300	County owned and operated	S	Z
18.000	Wireless Telecommunication Facilities (WTF), Towers, other related structures		
18.100	WTF, antennas, supporting structures, radio or TV towers which are 35 feet or less, and receive only earth stations	Z	Z
18.200	WTF, antennas, support structures and towers of all types that are over 35 feet tall, subject to Article 151.065	S	S
18.300	WTF, antennas, support structures and towers of all types that are over 300 feet tall, subject to Article 151.035	S	S
18.400	Wind Turbines - Refer to Article 151.347 (T) - Specific Standards		

CAMDEN COUNTY, NORTH CAROLINA
TABLE OF PERMISSIBLE USES
(GUD Vs I-1 Zoning Districts)

USE#	DESCRIPTION	GUD	I-1
18.410	Small Turbines	Z	Z
18.411	Small Turbines (over 3 systems)	S	S
18.420	Large Turbines	S	S
19.000	Open Air Markets		
19.100	Farm and craft markets, produce markets not qualifying as an accessory use to use classification 14.100	Z	
20.000	Funeral Home		Z
21.000	Cemetery and Crematorium		
21.100	Cemetery not on same property as church	S	
21.200	Cemetery on same property as church	Z	Z
21.300	Crematorium	S	S
22.000	Nursery School, Day Care Centers	Z	Z
23.000	Temporary Construction and Sales Office	Z	Z
25.000	Commercial Greenhouse, Nursery		
25.100	On-premise sales permitted	Z	Z
26.000	Special Events	Z	Z
27.000	Combination Uses	ZSC	ZSC
28.000	Off-Premises Signs	S	S
29.000	Subdivisions		
29.100	Major – Preliminary Plat	S	S
29.200	Minor	Z	Z
29.300	Private Access Subdivision (see 151.260 for Zoning Permit authority when one lot created)		S
30.000	Stockyards, slaughterhouses, rendering plants		S
31.000	Agribusiness uses	Z	Z
32.000	Miscellaneous Water Related Uses		
32.100	Boat Ramps		
32.110	Publicly owned	Z	Z
32.120	Privately owned, but open to the public on a fee basis	S	S
32.200	Marinas not associated with a residential development	Z	
33.000	Adaptive reuse of Historic Property	Z	Z
34.000	Land Application of Commercial Sludge and Commercial Liquid septage		S
999.99	NOTES TO TABLE:		
9	Z - Zoning Permit Required C - Conditional Use Permit Required S - Special Use Permit Required -The underpinning of a modular home shall be masonry with bricks covering all of the exposed masonry underpinning.		

What could development look like in 20 to 30 years?



Proposed 10 Year Concept Plan



VISION FOR THE FUTURE 2020

- Despite the unknown scope and speed of development, it is important to capture a large area which matches the scope of our vision so that adequate planning and preparation for success can occur.
- Review uses and consider target markets that support new green businesses.
- Continue talks with educational institutions for possible research and green agriculture projects.
- Create advisory board with new green businesses represented.



Camden County
NEW ENERGY. NEW VISION.

