

**Commercial Site Plan
WAO Garage
UDO 2019-03-06**

PROJECT INFORMATION

File Reference: UDO 2019-03-06
Project Name; WAO Garage
PIN: 01-7072-00-50--728

Applicant: Coastal Custom Homes, LLC
Address: Randall Finck
P.O. Box 16215
Chesapeake, VA
Phone: (757) 334-6586

Agent for Applicant: Eastern Carolina Engineering
Address: 154 U.S. 158 East
Camden, NC 27921

Phone: (252) 335-1888

Email:

Current Owner of Record: Same as applicant

Meeting Dates:

Technical Review: Comments provide by email
Planning Board: April 17, 2019

Application Received: 2/6/2018
By: David Parks, Permit Officer
Application Fee paid: \$25.00 Check #2879
Storm Water Review Fee: N/A
Completeness of Application: Application is generally complete
Documents received upon filing of application or otherwise included:
A. Land Use Application
B. Commercial Site Plan
C. Construction Drawings
D. DENR Stormwater Permit SW7110609
E. DENR E&S Control Plan No. Camde-2019-005
F. Technical Review Committee inputs.

REQUEST: Commercial Site Plan - WAO Garage – Automobile Restoration. (Reference Camden’s UDO Administrative Manual Article 3.4.2; Camden UDO Article 151.2.3.16. – Major Site Plan Procedures).

Vicinity Map:



PROJECT LOCATION:

Street Address: 200 Opportunity Drive – Camden Commerce Park

Location Description: Off U.S. 17 in South Mills Township

SITE DATA

Lot size: Approximately 6 acres.

Flood Zone: Zone X

Zoning District(s): Base Zoning; Planned Development (PD)

Adjacent property uses: Farming to North. Rest of lot surrounded by Commerce Park.

Streets: Shall be dedicated to public under control of NCDOT.

Landscaping: Landscaping Plan provided

Buffering: Farmland buffer provided to the North – Article 151.5.5

ENVIRONMENTAL ASSESSMENT

Streams, Creeks, Major Ditches:

Distance & description of nearest outfall: 25 acre pond adjacent to property.

TECHNICAL REVIEW STAFF COMMENTS

1. **South Camden Water & Sewer.** Approved.
2. **South Mills Fire Department.** See attached comments.
3. **Postmaster Elizabeth City.** No response. Community Mailboxes?
4. **Sheriff's Office.** Approved.
5. **Camden Soil & Water Conservationist.** Approved.
6. **Pasquotank EMS.** No response.
7. **South Mills Water.** No response.

PLANNING STAFF RECOMMENDATION: Planning Staff recommends approval of Commercial Site Plan for WAO Garage with the following recommendations:

1. The County should respond back to South Mills Fire Department on their request for a dry hydrant.

Depending upon the type of proposal, a Zoning Permit or a Special Use Permit may be required. This form is the start of the application process.



Camden County
NEW ENERGY NEW VISION

Land Use / Development Application (Zoning / Special Use)

OFFICIAL USE ONLY:

UDO Number: 2019-03-06 Zoning Dist.: PD
Date Filed: 3/6/2019 Flood Zone: X
Amount Paid: 25.00 Watershed (Y/N): N
Received By: DP Taxes Pd(Y/N): Y

Contact Information

APPLICANT

Name: Coastal Custom Homes
Address: P.O. Box 16215
Chesapeake, VA 23328
Telephone: (757) 334-6586
Email: _____

PROPERTY OWNER

Name: Randy Fink
Address: _____
Telephone: _____
Email: _____

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: Owner

Property Information

Physical Street Address 200 Opportunity Drive
Location: South Mills, NC 27976
Parcel ID Number(s): 01-7072-00-50-0728
Total Parcel(s) Acreage Approximately 6 acres
Existing Land Use of Property Wooded – Camden Commerce Park

Request

Project Name: Commercial Site Plan Review
Proposed Use of Property: Commercial
Deed Book / Page Number and/or Plat Cabinet / Slide Number: _____
Total square footage of land disturbance activity: _____
Total lot coverage: _____ Total vehicular use area: _____
Existing gross floor area: _____ Proposed gross floor area: _____

Community Meeting

Date Meeting Held: _____ Meeting Location: _____

Purpose of the Special Use Permit and Project Narrative (*attach separate sheet if needed*):

N/A

The applicant shall provide a response to each of the following (*attach separate sheet if needed*). Staff shall prepare specific findings of fact based on the evidence submitted. Said findings shall be submitted to Board of Commissioners for their consideration.

A. The use will not endanger the public health or safety.

N/A

B. The use will not injure the value of adjoining or abutting lands and will be in harmony with the area in which it is located.

N/A

C. The use will be in conformity with the Land Use Plan or other officially adopted plan(s).

N/A

D. The use will not exceed the county's ability to provide adequate public facilities, including, but not limited to: schools, fire and rescue, law enforcement, and other county facilities. Applicable state standards and guidelines shall be followed for determining when public facilities are adequate.

N/A

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*

Date

***Note: Forms 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.**

**CAMDEN
COUNTY**

Land Use/Development Application
County of Camden, North Carolina

Depending upon the type of proposal, the proposal may require a Zoning Permit, Conditional Use Permit, or Special Use Permit. This form is used as the start of the application process. All applicants must submit a site plan (see "Minimum Site Plan Requirements") and a valid Health Department permit. Applicants for a Conditional Use Permit or Special Use Permit should review the "Requirements for Conditional Use Permit and Special Use Permit Applications".

Applicants for a subdivision must submit this form as their Special Use Permit application. Please consult the Planning Office, (252) 338-1919, with any questions about your application.

<u>Office Use Only</u>	
PIN:	_____
UDO#	<u>2019-03-06</u>
Date Received:	<u> / / </u>
Received by:	_____
Zoning District:	_____
Fee Paid \$	_____
Please Do Not Write In This Box	

PLEASE PRINT OR TYPE

Applicant's Name: Coastal Custom Homes, LLC

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.

Randall Finck

Applicant's Mailing Address: PO Box 16215

Chesapeake VA 23328

Daytime Phone Number 757-334-6586

Street Address Location of Property: 200 Opportunity Drive, South Mills, NC 27976

General Description Of Proposal Metal building for automotive garage and office space with parking lot

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: Randall Finck

Dated: 1-7-19

Flood Zone? X
 A
 AE
 AEFW

Located in Watershed Yes
Protection Area? No

Taxes Paid? Yes
 No

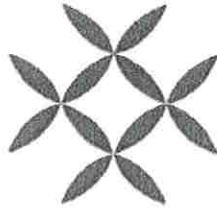
BOARD OF COMMISSIONERS

TOM WHITE
Chairman

CLAYTON D. RIGGS
Vice Chairman

GARRY W. MEIGGS
RANDY KRAINIAK
ROSS MUNRO

March 15, 2019



Camden County
NEW ENERGY NEW VISION

KENNETH BOWMAN
County Manager

KAREN DAVIS
Clerk to the Board

JOHN S. MORRISON
County Attorney

From: Camden County Planning Department

To: Technical Review Staff _____

RE: WAO Garage Commercial Site Plan

Attached is a copy of the proposed Commercial Site Plan for WAO Garage (Auto Restoration) locating in Camden Commerce Park off U.S. 17 for your review and comments.

After you have reviewed the plans, please complete the section below and provide this memo with your comments to the Planning Department NLT April 1, 2019 by either email (dparks@camdencountync.gov) or fax (252) 338-1603.

____ Approved as is

____ Reviewed with no comments.

Approved with the following comments/recommendations:

SEE Attached Letter.

____ Disapproved with the following comments: (Provide factual evidence for denial)

Name: Tommy Banks Signature: *Tommy Banks*

Thank you for your prompt attention to this matter. If you have any questions, please call me at (252) 338-1919 ext 232.

Sincerely,

David Parks
David Parks, CFM
Permit Officer
Camden County



South Mills Volunteer Fire Department

127 Keeter Barn Road

PO Box 24

South Mills, NC 27976

(252) 771-2772

To : The Camden County Planning Department

I have reviewed the site plan for WAO Garage in the Camden County Commerce Park in South Mills. I would like to ask that consideration be given to place a dry hydrant on the property accessible by fire truck or a sprinkler system be installed in the 12,000 square foot building. The fire hydrant located near the entrance will not be enough water to cover the building at full fire load. South Mills Water Association would probably only be able to provide a little over 250 gallons per minute at that fire hydrant. I can help the developer with a dry hydrant installation if needed.

Should you have any questions, please feel free to contact me.

Sincerely,

Tommy Banks, Chief

South Mills Volunteer Fire Department

127 Keeter Barn Road

South Mills, NC 27976

(252)-202-1027

smvfd14@yahoo.com

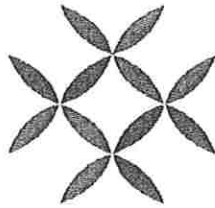
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JOHN S. MORRISON
County Attorney

From: Camden County Planning Department
To: Technical Review Staff S. Camden W+SD

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After you have reviewed the plans, please complete the section below and provide this memo with your comments to the Planning Department NLT April 1, 2019 by either email (dparks@camdencountync.gov) or fax (252) 338-1603.

Approved as is
 Reviewed with no comments.
 Approved with the following comments/recommendations:

Disapproved with the following comments: (Provide factual evidence for denial)

Name: David Credle Signature: David Credle

Thank you for your prompt attention to this matter. If you have any questions, please call me at (252) 338-1919 ext 232.

Sincerely,

David Parks, CFM
Permit Officer
Camden County

Dave Parks

From: Kevin Jones <kjones@camdencountync.gov>
Sent: Tuesday, April 02, 2019 10:08 AM
To: 'Dave Parks'
Subject: RE: Technical Review Comments

Approve as is

From: Dave Parks [<mailto:dparks@camdencountync.gov>]
Sent: Friday, March 15, 2019 3:48 PM
To: tommy.banks@nucor.com; 'David Credle'; smwaplant@embarqmail.com; 'Brian Lannon';
kjones@camdencountync.gov; 'Howell, Joseph CIV NAVFAC MIDLANT, PWD NSA Hampton Roads'; 'Newell, Jerry'
Cc: rmeads@camdencountync.gov
Subject: Technical Review Comments

Attached is TRC letter and commercial site plan for proposed commercial development for your review and comment.

Sincerely,

David Parks, CFM
Permit Officer
Camden County

BOARD OF COMMISSIONERS

TOM WHITE
Chairman

CLAYTON D. RIGGS
Vice Chairman

GARRY W. MEIGGS
RANDY KRINIAK
ROSS MUNRO

March 15, 2019



Camden County
NEW ENERGY. NEW VISION.

KENNETH BOWMAN
County Manager

KAREN DAVIS
Clerk to the Board

JOHN S. MORRISON
County Attorney

From: Camden County Planning Department

To: Technical Review Staff _____

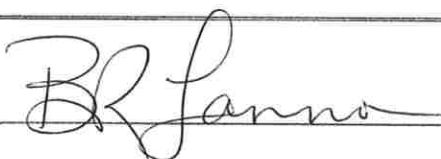
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After you have reviewed the plans, please complete the section below and provide this memo with your comments to the Planning Department NLT April 1, 2019 by either email (dparks@camdencountync.gov) or fax (252) 338-1603.

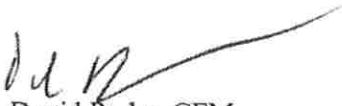
- Approved as is
- Reviewed with no comments.
- Approved with the following comments/recommendations:

Disapproved with the following comments: (Provide factual evidence for denial)

Name: Brian Lannon Signature: 

Thank you for your prompt attention to this matter. If you have any questions, please call me at (252) 338-1919 ext 232.

Sincerely,



David Parks, CFM
Permit Officer
Camden County

Dave Parks

From: Howell, Joseph J (Joe) CIV USN NAVFAC MIDLANT NOR (USA) <joseph.howell1@navy.mil>
Sent: Thursday, March 28, 2019 4:57 PM
To: Charles Bauman
Cc: 'Dave Parks'
Subject: [External] RE: [Non-DoD Source] Technical Review Comments

Mr. Bauman - Thank you for the offer to meet, but don't think that to be necessary at this time. From a NSA Hampton Roads radar system performance perspective, we would like to keep informed of additional proposed businesses that may utilize welding or other similar electromagnetic interference (EMI)-generating activities as expressed previously during the rezoning of the commerce park site.

Again, we appreciate any operations information you can share about the automobile restoration business site as well as future business proposals for Camden Commerce Park. Perhaps a future meeting opportunity to review cumulative effects of EMI might be warranted.

Respectfully,
Joe Howell

Joseph Howell
Community Plans & Liaison Officer
Naval Support Activity (NSA) Hampton Roads
757-836-1837 (office)
joseph.howell1@navy.mil

-----Original Message-----

From: Charles Bauman <cbauman@camdencountync.gov>
Sent: Wednesday, March 27, 2019 1:37 PM
To: Howell, Joseph J (Joe) CIV USN NAVFAC MIDLANT NOR (USA) <joseph.howell1@navy.mil>
Cc: 'Dave Parks' <dparks@camdencountync.gov>
Subject: RE: [Non-DoD Source] Technical Review Comments

Dear Mr. Howell,
Dave Parks of our Planning office as shared your inquiry with me. With regard to your question, I will make contact with the business owner to discuss your inquiry and advise accordingly. However, the company does plan to engage in collectable automobile restoration work. To my knowledge, they intend no large scale activity of the nature you describe. Please be reminded that the Camden Commerce Park is a location the County markets for business and employment location. As we have advised others associated with NSA Hampton Roads previously, we are advancing our business recruitment and

expansion efforts especially as it concerns the U.S. 17/I-87 corridor. It is anticipated that other industry will locate in the Commerce Park and the surrounding area as we proceed with our efforts.

I am hopeful this response will satisfy any questions you may have regarding this matter. We would be pleased to meet with you, or whomever you might designate, should you desire.

Best Regards,
Charles Bauman

Charles J. Bauman III
Director, Economic Development
Camden County
330 East Hwy 158
Camden, N.C. 27921
Office: 252-338-6363 x 312

-----Original Message-----

From: Howell, Joseph J (Joe) CIV USN NAVFAC MIDLANT NOR (USA)
[mailto:joseph.howell1@navy.mil]
Sent: Wednesday, March 27, 2019 12:13 PM
To: Dave Parks
Subject: [External] RE: [Non-DoD Source] Technical Review Comments

Mr. Parks - Do you have any additional information regarding the specific operations planned for the facility, specifically to include electromagnetic interference (EMI)-generating activities such as welding?

Respectfully,
Joe Howell

Joseph Howell
Community Plans & Liaison Officer
Naval Support Activity (NSA) Hampton Roads
757-836-1837 (office)
joseph.howell1@navy.mil

-----Original Message-----

From: Dave Parks <dparks@camdencountync.gov>
Sent: Friday, March 15, 2019 3:48 PM
To: tommy.banks@nucor.com; 'David Credle' <dcredle@camdencountync.gov>;
smwaplant@embarqmail.com; 'Brian Lannon' <blannon@camdencountync.gov>;
kjones@camdencountync.gov; Howell, Joseph J (Joe) CIV USN NAVFAC MIDLANT NOR
(USA) <joseph.howell1@navy.mil>; 'Newell, Jerry'
<newellj@co.pasquotank.nc.us>
Cc: rmeads@camdencountync.gov
Subject: [Non-DoD Source] Technical Review Comments

Attached is TRC letter and commercial site plan for proposed commercial development for your review and comment.

Filed in Camden County, NC
on Apr 01 2011, at 08:14:30 AM
by Peggy C. Kight
Register of Deeds
Book 293 Page 695-1

Ordinance No. 2011-01-02

**An Ordinance
Amending the Camden County
Zoning Map
Camden County, North Carolina**

Article I: Purpose

The purpose of this Ordinance is to amend the Zoning Map of Camden County, North Carolina, which was originally adopted by the County Commissioners on December 20, 1993, and subsequently amended.

Article II. Amendment to Zoning Map

The Official Zoning Map of Camden County, North Carolina, which was adopted on December 20, 1993, and subsequently amended, is hereby amended as follows:

The properties currently shown in the Camden County Tax Assessor's Office as PIN 01-7071-00-69-8959, is hereby re-zoned from Highway Commercial (HC) to Planned Unit Development (PUD). The following conditions apply to the PUD district:

A. The following uses shall be permitted within the Camden Eco Industrial Park:

- Businesses that have achieved the Green America Business Seal of Approval by Green America Manufacturing. (<http://greenbusinessnetwork.org/>) or other recognized environmental sustainability accrediting organization.

- Manufacturing, processing, assembly, distribution, or sale of end products or components that:

Book 293 Page 696

- incorporate the use of renewable energy resources, improve air quality, improve water quality, or lead to a decrease in negative environmental impacts, OR
- that utilize recycled materials as resources for reuse, OR
- where the business facilities incorporate environmental excellence in design and construction through building materials, processes, health & safety, and working environment

- Traditional commercial and office uses where the business facilities incorporate environmental excellence in design and construction through building materials processes, health & safety, and working environment. –

- University and private research and development.

- Professional services related to promoting and incorporating sustainable environmental practices.

- Production of products supporting aerospace & pharmaceutical efforts of the region.

- Public outdoor educational/recreational uses of the property's environmental amenities.

- Other uses not identified herein, but compatible with the Eco Industrial Park Vision, may be included by amending the PUD conditional zoning as outlined in UDO 151.581-585 and the Restrictive Covenants as outlined therein.

B. The following uses are specifically prohibited:

- Businesses that create negative environmental impacts and do not attempt to integrate environmental best practices into their buildings or business model.

- Nuclear power plant.

- Dirty recycling.

- Adult entertainment establishments.

- Large multi business big box retail establishments.

- Drive through fast food restaurants

- Businesses that utilize or produce toxic or hazardous materials.

- Junk and salvage yards.

- Personal self storage not related to business activities conducted within the Eco Industrial park.

- Businesses that create excessive air, water, noise, or other environmental pollution.

C. Setbacks shall be as follow:

Front Vehicular: 25'

Front Building: 50'

Rear: 50'

Side: 25'

Rear setback along Hwy 17: 50'

Along existing or constructed wetlands: 30' (To be dedicated easements to POA for maintenance)

D. All roads shall be dedicated and maintained by NCDOT.

E. There shall be a 10' wide easement for greenway on all property that runs the perimeter of the pond.

F. Preliminary Plat Approval refers to those items contained in Unified Development Ordinance Article 151.298 that are referenced as "information sufficient to satisfy preliminary plat" whereby they must be consistent with the approved Concept Plan and Master Plan, and constitutes an administrative approval not requiring further approval of the Planning Board or Board of Commissioners. Minor amendments and refinements to the Master Plan may also be approved administratively, or at the discretion of the Administrator or the request of the Developer, may be referred to the approving body.

Article III. Penalty

1. Violations of the provision of this Ordinance or failure to comply with any of its Requirements, including violations of any conditions and safeguards established in connection with grants of variances or Special Use or Conditional Use Permits, shall constitute a misdemeanor, punishable by a fine of up to five-hundred (\$500) dollars or a maximum thirty (30) days imprisonment as provided in G. S. 14-4.

2. Any act constituting a violation of the provisions of this Ordinance or a failure to comply with any of its requirements, including violations of any conditions and safeguards established in connection with the grants of variances or Special Use or Conditional Use Permits, shall also subject the offender to a civil penalty of one-hundred (\$100) dollars for each day the violation continues. If the offender fails to pay the penalty within ten (10) days after being cited for a violation, the penalty may be recovered by the county in a civil action in the nature of debt. A civil penalty may not be appealed to the Board of Adjustment if the offender was sent a final notice of violation in

accordance with Article 151.568 and did not take an appeal to the Board of Adjustment within the prescribed time.

- 3. This Ordinance may also be enforced by any appropriate equitable action.
- 4. Each day that any violation continues after notification by the administrator that such violation exists shall be considered a separate offense for purposes of the penalties and remedies specified in this section.
- 5. Any one, all or any combination of the foregoing penalties and remedies may be used to enforce this Ordinance.

Article IV. Severability

If any language in this Ordinance is found to be invalid by a court of competent jurisdiction or other entity having such legal authority, then only the specific language held to be invalid shall be affected and all other language shall be in full force and effect.

Article V. Effective Date

This Ordinance is effective upon adoption.

Adopted by the Board of Commissioners for the County of Camden this 21st day of March 2011.

County of Camden

Sandy Duckwall

Sandy Duckwall, Chairman
Camden County Board of Commissioners

ATTEST:

Ashley Honaker

Ashley Honaker
Clerk to the Board

(SEAL)

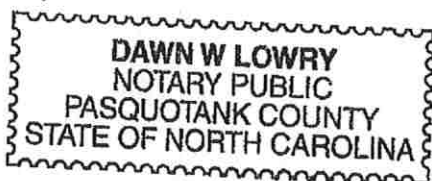
North Carolina
Camden County

I, Dawn W. Lowry, a Notary for Pasquotank County, North Carolina, do hereby certify that Sandy Duckwall and Ashley Honaker personally appeared before me this day and acknowledged the due execution of foregoing instrument.

Witness my hand and official seal, this 1st day of April, 2011

Dawn W Lowry
Notary Public

My commission expires: 11-9-2013



Filed in Camden County, NC
on May 04 2011, at 12:16:27 PM
by Peggy C. Kight
Register of Deeds
Book 294 Page 503-

Filed: _____

**AN ORDER GRANTING A
CONDITIONAL USE PERMIT
BY THE BOARD OF COMMISSIONERS
CAMDEN, NORTH CAROLINA**

The Board of Commissioners for County of Camden, North Carolina, having held a public hearing on Monday, April 18, 2011 to consider an application for a Conditional Use Permit by Camden County and having heard all of the evidence presented at the hearing makes the following FINDINGS OF FACT and draws the following CONCLUSIONS:

It is the Board's CONCLUSION that the Conditional Use Permit be issued subject to certain conditions listed below.

This CONCLUSION is based upon the following FINDINGS OF FACT:

**CONDITIONAL USE PERMIT
UDO 2011-01-01
Camden Eco Park Master Plan
Findings of Facts**

1. **Name of Applicant:** Camden County
2. **Agent for Applicant:**
3. **Address of Agent:** 117 North Highway 343
Camden, NC 27921
4. **PIN:** 01-7071-00-69-8959
5. **Name(s) of Current Owner(s) of Record:** Camden County
6. **Street Address of Property:** Not addressed.
7. **Location of Property:** Approximately $\frac{3}{4}$ of a mile north of McPherson Road on Highway 17

8. **Flood Zone:** X
9. **Zoning District(s):** Planned Unit Development (PUD)
10. **Is a Zoning Change Required for the Proposed Use?** No
11. **General Description of the Proposal:** Master Plan - Camden Eco Industrial Park
12. **Date Application Received by County:** January 3, 2011
13. **Did the Applicant participate in a pre-application Conference?** N/A
14. **Received by:** David Parks, Permits Officer
15. **Application fee paid:** N/A
16. **Completeness of Application:** Complete
17. **Proposal to be completed in Phases:** Yes.
 - A. If yes, are phases shown on Master Plan: No. There are 19 lots shown on Master Plan as once a lot is sold it will be recorded as Phase I, Phase II etc.... The maximum number of lots shall not exceed 19.
18. **Was the Applicant given a list of agencies constituting the Technical Review Staff?** Yes
 - A. Technical Review Staff (Master Plan Approval)
 - (a) South Mills Water District
 - (b) South Camden Water & Sewer District
 - (c) South Mills Fire Department
 - (d) Postal Service – South Mills
 - (e) Sheriff's Office
 - (f) Natural Resources Conservation Service
 - (g) Superintendent of Camden County Schools
 - (h) Transportation Director Camden County Schools
 - (i) NCDOT
 - (j) MediaCom
 - (k) AEMC
 - (l) Pasquotank EMS
 - (m) Director Parks & Recreation
 - (n) Century Link
19. **Documents received upon filing application or otherwise included:**
 - A. Land Use/Development Application
 - B. Master Plan
 - C. GIS Map
 - D. Technical Review responses
 - E. DENR E & S Control Plan
20. **Soil Classifications:**

Predominant: Portsmouth (PtA) and Udorthents (Ud)
21. **Adjacent Property Uses:**
 - A. **Predominant:** Agriculture
 - B. **Other:** Wooded
22. **Existing Land Uses:** Agriculture – Farming
23. **Property info:**
 - A. **Total Acreage:** Approximately 98 acres
 - B. **Total Proposed lots:** Nineteen (19)
 - C. **Average size:** Various

24. Streets:

- A. Are all streets designed to be place under State system? Yes.
- B. Are proposed streets named? Yes
- C. Street names: Eco Park Blvd, Opportunity Drive, Solar Way
- D. Are any street names already being used elsewhere in the Camden or Pasquotank County's? No - Verified/approved with Central Communications.

25. Open Space:

- A. Is open space proposed? Yes
- B. Area of open space: 32 acres
- C. What is required minimum open space? 25% of net tract = approx 25 acres
- D. Will property owners association be needed? Yes
- E. Has the applicant proposed a property owners association? Yes

26. Utilities:

- A. Does the application include a letter or certificate from the District Health Department regarding septic tanks? N/A.
- B. Does the applicant propose the use of public sewage systems? Yes
- C. Does the applicant propose the use of public water systems? Yes.
- D. Distance from existing public water supply system: adjacent to property.
- E. Is the area within a five-year proposal for the provision of public water? N/A
- F. Is the area within a five-year proposal for the provision of public sewage? N/A

27. Landscaping:

- A. Is any buffer required? Yes.
- B. Will trees be required along dedicated streets? Yes

28. Findings Regarding Additional Requirements:

- A. Endangering the public health and safety: The Application does not appear to endanger the public health and safety.
- B. Injure the value of adjoining or abutting property: The application does not appear to injure the value of adjoining or abutting property.
- C. Harmony with the area in which it is located: The location of the PUD is in Harmony with the area in which it is located.
- D. Conformity with the Plans:
 - 1. Land Use Plan: Yes
 - 2. Thoroughfare Plan: N/A
 - 3. Other plans officially adopted by the Board of Commissioners: N/A
- E. Will not exceed the county's ability to provide public facilities:
 - 1. Schools: Will provide needed revenue for schools
 - 2. Fire and Rescue: No.
 - 3. Law Enforcement: Staff feels that the commercial subdivision will require added law enforcement at some point due to the location and permitted uses.
 - 4. Parks & Recreation: No.Other County Facilities:

F. Other:

Technical Review Staff

- A. Comments: TRC meeting held September 15, 2010.

- (1) South Mills Water and Sewer: Will provide water once agreement is signed.
- (2) Camden County Health Department: N/A.
- (3) South Mills Fire Department: See attached comments.
- (4) Fire Marshall:
- (5) Sheriff's Office: Review with comments (see attached TRC Letter)
- (6) Post Office: Approved as is.
- (7) NCDOT: See attached letter.
- (8) Natural Resources Conservation Service.
- (9) Camden County Schools: Approved as is.
- (10) Media Com. No response.
- (11) U.S. Army Corps of Engineers: Wetlands delineated.
- (12) Albemarle EMC: See attached emailed comments.
- (13) Centurylink: Reviewed with no comments.
- (14) Piedmont Natural Gas. No comments.

B. Adoption of all Technical Review Staff.

On April 18, 2011 the Board of Commissioners approved on a 3-0 vote with the following conditions/modifications:

1. The applicant must strictly abide by all requirements of the Unified Development Ordinance of Camden County, North Carolina, and must also strictly comply with all other local, state, and federal ordinances, laws, rules and regulations as one or more ordinances, laws, rules and regulations may apply to this development.
2. The applicant shall complete the development strictly in accordance with the approved Master Plan approved by the Board of Commissioners of Camden County, North Carolina, and contained in the file titled (UDO 2011-01-01).
3. The total number of lots shall not exceed 19 as reflected on the Master Plan.
4. Signs shall be posted around pond trail indicating rules (i.e. No swimming...).
5. Street lights shall be placed along the ROW's in accordance with NCDOT Utilities Manual.
6. Approval shall be sought by AEMC for commercial uses requiring large load amounts prior to the completion of new sub-station.
7. There shall be hydrants located 1000 feet apart.
8. County shall provide at a minimum of two access points to the pond for Fire Protection.
9. Turn-a- rounds large enough for emergency vehicles (i.e. fire trucks) shall be provided at the roads that dead end.
10. Permitted uses utilizing Welding Operations and Wind Turbine generators shall consult with the Northwest Navy Annex for possible mitigation of affects on radar system.
11. Developer shall utilize and maintain as much existing tree cover as possible.
12. There shall be no timbering/land clearing with the exception of clearing necessary to maintain property ditches, swales and infrastructure prior to Preliminary Plat approval.

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13. Preliminary Plat Approval as referred to in this Conditional Use Permit refers to those items in UDO Section 151.298 that are referenced as "information sufficient to satisfy preliminary plat" whereby they must be consistent with the approved Concept Plan and Master Plan, and constitutes an administrative approval not requiring further approval of the Planning Board or Board of Commissioners. Minor amendments and refinements to the Master Plan may also be approved administratively, or at the discretion of the Administrator or the request of the Developer, may be referred to the approving body.
14. A traffic impact analysis maybe required by the County prior to approval of preliminary plat as required by NCDOT.
15. Any infill of existing wetlands and/or offsetting creation of wetlands shall require approval from the Army Corps of Engineers and any other required governmental agencies prior to approval of Preliminary Plat of the phase in which it will occur. Mitigation of wetlands shall meet all federal, state and local regulations.
16. There shall be no land disturbing activity prior to an approved DENR Storm Water Permit, Erosion & Sedimentation Control Plan, Camden County engineer approval on drainage plan, and Preliminary Plat approval. Each preliminary plat and commercial site plan shall require such review and approval.
17. A set of "as-built" stormwater plans, signed and sealed by a North Carolina professional engineer, shall be submitted prior to final plat approval.
18. All connection fees for water service and sewer service (if supplied by a public agency) shall be paid prior to approval and filing of a final plat for the Phase being developed.
19. Commercial site plans shall be required for each commercial building to include stormwater plans approved by DENR and Camden County's stormwater engineering consultant.
20. Specifications for location and dimensions shall be provided prior to preliminary plat or commercial site plan approval for lighting, fencing, landscaping, sidewalks, buffers and signage.
21. The developer and/or property owners association shall provide to the County an engineer's recertification every 5 years that all drainage/stormwater improvements are maintained in accordance with approved plans. The recertification shall be from the time of recordation of the final plat for which the stormwater improvements are installed.
22. As part of Phase 1 Preliminary Plat approval, developer shall provide engineer's certification of pre-development run-off at each drainage outfall for each water shed.
23. A copy of the signed approved Master Plan shall be maintained in the Camden County Registry of Deeds.
24. The approved signed Conditional Use Permit shall be recorded in the Camden County Registry of Deeds within 45 days of approval.
25. If any of the conditions affixed hereto or any part thereof shall be held invalid or void, then this Conditional Use Permit shall remain in full force and effect as to all then recorded parcels, but if any substantial condition is invalidated, the County may terminate this Conditional Use Permit as to any future improvements and parcels (other than common amenity improvements) unless

Fees ?

Building PERMIT

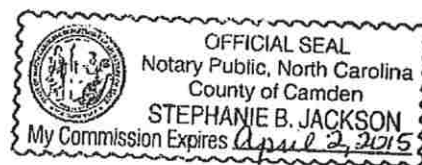
and until a substitute condition or conditions acceptable to the County and the developer are in place.

IN WITNESS WHEREOF, the County has caused this Conditional Use Permit to be issued in its name, and the undersigned, being all of the property owners/applicants of the property above described, do hereby accept this Conditional Use Permit together with all its conditions as binding on them, their successors and their assigns in interest.

I, Sandra J. Duckwall Chairman, Board of Commissioners do hereby acknowledge receipt of this Order authorizing the issuance of a Conditional Use Permit. The undersigned owner/applicant does further acknowledge that no work may be done pursuant to the Conditional Use Permit except in accordance with all of its conditions and requirements and that all restrictions shall be binding upon them, their assigns, and their successors in interest.

Sandra J. Duckwall
Sandra J. Duckwall, Chairman, Board of Commissioners

NORTH CAROLINA
CAMDEN COUNTY



I, Stephanie B Jackson, a Notary Public in and for said state and county, do hereby certify that Sandra J. Duckwall, Chairman Board of Commissioners, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and notorial seal the 25th day of April, 2011.

Stephanie B Jackson
Notary Public

My commission expires:
April 2, 2015

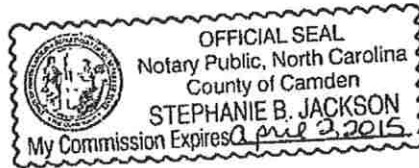
COUNTY OF CAMDEN

ATTEST:

I, Ashley Honaker, Clerk to the Board of Commissioners, Camden County, do hereby acknowledge receipt of this Order authorizing the issuance of a Conditional Use Permit. The undersigned individual does further acknowledge that no work may be done pursuant to the Conditional Use Permit except in accordance with all of its conditions and requirements and that all restrictions shall be binding upon them, their assigns and their successors in interest.

Ashley Honaker
Ashley Honaker, Clerk to the Board

NORTH CAROLINA
CAMDEN COUNTY



I, Stephanie B Jackson, a Notary Public in and for said state and county, do hereby certify that Ashley Honaker, Clerk to the Board of Commissioners Camden County, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and notarial seal the 25th day of April, 2011.

Stephanie B Jackson
Notary Public

My commission expires:
April 2, 2015

COUNTY OF CAMDEN