

## **STAFF REPORT**

**UDO 2019-05-28**

### **Zoning Map Amendment**

#### **PROJECT INFORMATION**

**File Reference:** UDO 2019-05-28  
**Project Name;** N/A  
**PIN:** 01-7071-00-67-6843

**Applicant:** Camden County

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

**Agent for Applicant:**

**Address:**  
**Phone:**  
**Email:**

**Current Owner of Record:** Applicant

**Meeting Dates:**

5/29/2019 Neighborhood Meeting  
6/19/2019 Planning Board

**Application Received:** 5/16/2019  
**By:** David Parks, Permit Officer

**Application Fee paid:** N/A

**Completeness of Application:** Application is generally complete

**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. U.S. Highway 17 Corridor Plan
- E. Neighborhood meeting comments.
- F. Liaison Officer Navy Support Activity letter

---

**REQUEST:** Rezone approximately 260 acres from Working Lands (WL) to Highway Commercial (HC) on property located at the intersections of U.S. 17 and McPherson Road.

From: **Working Lands (WL)**

The Working Lands (WL) district is established to accommodate agriculture, agriculturally-related uses, and limited forms residential development at very low densities in rural portions of the County. The district is primarily intended to preserve and protect bona fide farms and resource lands for current or future agricultural use as well as to protect the rural character of the area. 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, and allows farmers to capture a portion of the land's development potential while continuing to farm. Conservation subdivisions allow a portion of a tract or site to be developed with single-family detached homes while the balance of the site is left as conservation or agricultural land. The district also accommodates a wide range of agricultural and agricultural-related uses like "agri-tourism" as well as service and support uses to the rural community, including day care, educational uses, public safety facilities, parks, and utility features.

---

To: **Highway Commercial (HC)**

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.

**PROJECT LOCATION:**

**Vicinity Map: South Mills Township**



**SITE DATA**

**Lot size:** Approximately 260 acres.  
**Flood Zone:** X  
**Zoning District(s):** Working Lands  
**Existing Land Uses:** Farmland/Sewer Plant Spray Field

**Adjacent Zoning & Uses:**

|                       | <b>North</b>             | <b>South</b>                                     | <b>East</b>            | <b>West</b>        |
|-----------------------|--------------------------|--|------------------------|--------------------|
| <b>Zoning</b>         | Planned Development (PD) | Rural Residential/Planned Unit Development (PUD) | Rural Residential (RR) | Working Lands (WL) |
| <b>Use &amp; size</b> | 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.

---

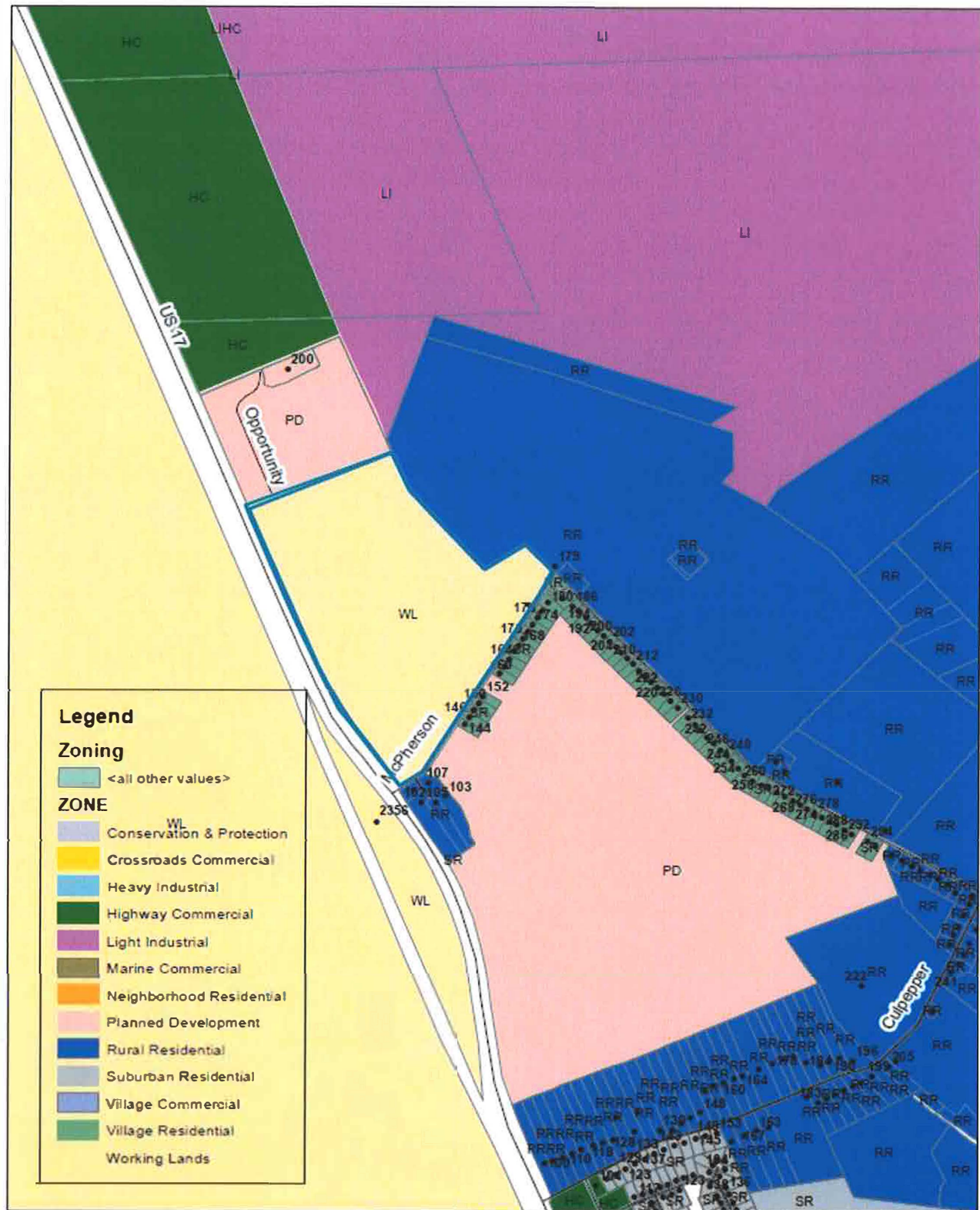
## **ENVIRONMENTAL ASSESSMENT**

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

**Distance & description of nearest outfall:** Less than 1 mile.



## Current Zoning:

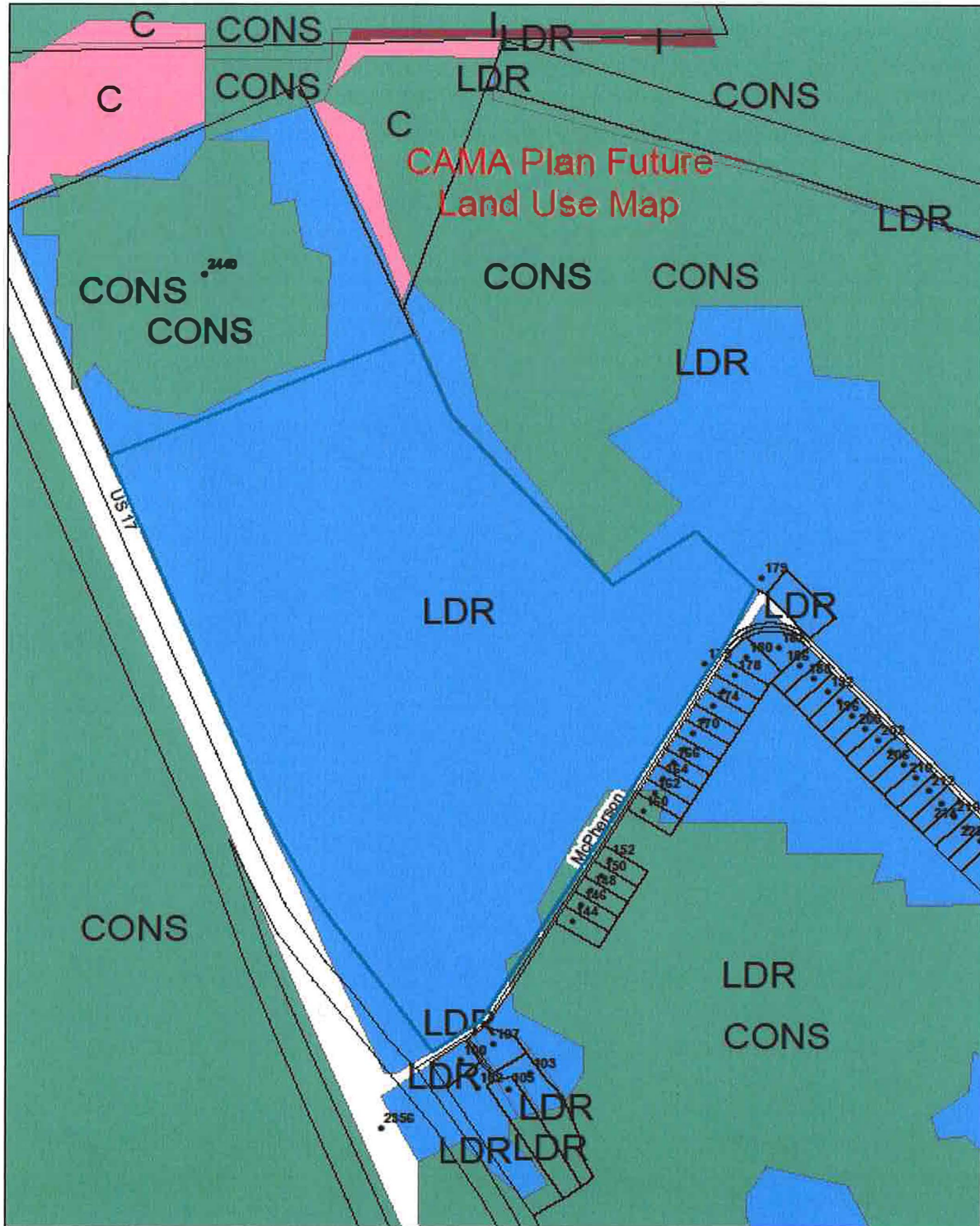


## Comprehensive Plan Future Land Use Map

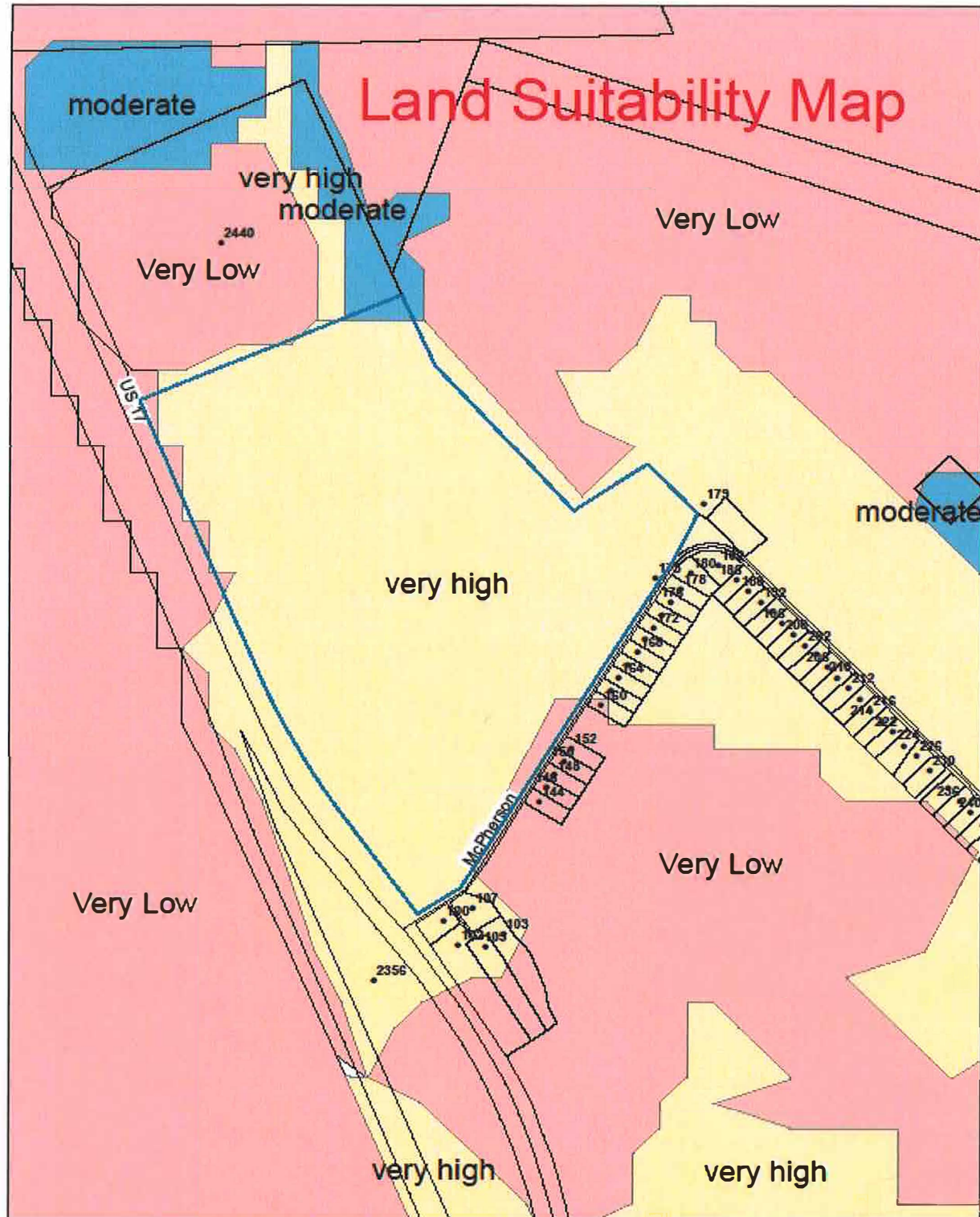




## CAMA Future Land Use Map



# CAMA Land Suitability Map:





## **INFRASTRUCTURE & COMMUNITY FACILITIES**

|                      |  |
|----------------------|--|
| <b>Water</b>         | Water lines are located adjacent to property along U.S. 17 and McPherson Road.         |
| <b>Sewer</b>         | Sewer runs along U.S. 17.  |
| <b>Fire District</b> | South Mills Fire District off Ketter Barn located approximately 3 miles from property. |
| <b>Schools</b>       | Proposed uses in requested zoning will not impact schools.                             |
| <b>Traffic</b>       | Traffic impact analysis will be required upon development of property.                 |

---

## **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 17.

**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 affluent holding pond/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 which is zoned as a Planned Development (PD)

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

**Reasoning:** The need for commercial development, employment opportunities and tax base.

Yes ☒ No ☐ **Will the request, as proposed cause serious noise, odors, light, activity, or unusual disturbances?**

**Reasoning:** Some uses could cause some 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 the future I87 corridor is one of the most appropriate and marketable properties in the County. The geographic location of the property to the Hampton Roads MSA enables prospective investment to capitalize upon synergistic business opportunities, interstate arterial routes, workforce compliment and the Port of Virginia. The property is also within the boundaries of Foreign Trade Zone #20 which offers significant value to entities engaged in global trade.



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:**

|                         | <b>Personal Benefits/Impact</b> | <b>Community Benefits/Impact</b> |
|-------------------------|---------------------------------|----------------------------------|
| <b>With rezoning</b>    |                                 |                                  |
| <b>Without rezoning</b> |                                 |                                  |

**STAFF COMMENTARY/RECOMMENDATION:**

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 at the time 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/Interstate 87) and availability of infrastructure (water/sewer) is commercial uses proposed under requested zoning (Highway Commercial).

**Consistency Statement:** The requested zoning is consistent with Camden County's Comprehensive Plan as it has property identified as Mixed-Use Employment which uses are permitted in the Highway Commercial Zoning District.

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



## Zoning Map Amendment Application

### OFFICIAL USE ONLY:

UDO Number: 2019-5-28

Date Filed: 5/16/19

Amount Paid: N/A

Received By: AP

### Contact Information

#### APPLICANT

Name: Camden County

Address: 330 U.S. 158 East

Camden, NC 27921

Telephone: (252) 338-1919

Fax: (252) 333-1603

Email: cbauman@camdencountync.gov

#### PROPERTY OWNER

Name: Camden County

Address: 330 U.S. 158 East

Telephone: \_\_\_\_\_

Fax: \_\_\_\_\_

Email: \_\_\_\_\_

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: Same

### Property Information

Physical Street Address Not addressed

Location: Intersection of U.S. 17 and McPherson Road

Parcel ID Number(s): 01-7071-00-67-6843

Total Parcel(s) Acreage: Approximately 260 acres

Existing Land Use of Property: Agriculture and holding pond/spray fields for Sewer Plant affluent.

### Request

Current Zoning of Property: Working Lands (WL) Proposed Zoning District: Highway Commercial (HC)

Total Acreage for Rezoning: \_\_\_\_\_ Are you rezoning the entire parcel(s): ☒ Yes ☐ No

Metes and Bounds Description Provided: ☒ Yes ☐ No

Community Meeting, if applicable: Date Held: 5/29/19; Location: South Mills Fire Station

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

17 May 19  
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.

**Zoning Map Amendment Design Standards and Submittal Checklist**

This table depicts the design standards of the site plan or map for a zoning map amendment application. Please make sure to include all applicable listed items to ensure all appropriate standards are reviewed.

**Zoning Map Amendment - Site Plan Design Standards and Submittal Checklist**

Date Received: \_\_\_\_\_

Project Name: \_\_\_\_\_

Applicant/Property Owner: \_\_\_\_\_

**Site Plan or Map Design Standards Checklist****Checkoff**

- |   |  |  |
|---|--|--|
| 1 | Lot / Parcel Dimensions  |  |
| 2 | Zoning Designation   |  |
| 3 | All Existing Physical Features (structures, buildings, streets, roads, etc.) |  |
| 4 | Location and Dimensions of Any Proposed Construction may be submitted.       |  |

**Zoning Map Amendment Submittal Checklist**

Staff will use the following checklist to determine the completeness of your application within ten business days of submittal. Please make sure all of the listed items are included. Staff shall not process an application for further review until it is determined to be complete.

**Zoning Map Amendment: Staff Checklist****Checkoff**

- |   |  |  |
|---|--|--|
| 1 | Complete Zoning Map Amendment Application                        |  |
| 2 | Application Fee (\$650 plus \$10 Per Acre Over 10 Acres)         |  |
| 3 | Community Meeting Written Summary, If Applicable                 |  |
| 4 | Site Plan or Map   |  |
| 5 | Metes and Bounds Survey, If Applicable                           |  |
| 6 | 5 Copies of Plans or Maps  |  |
| 7 | 5 Hard Copies of ALL Documents                                   |  |
| 8 | 1 PDF Digital Copy of All Plans AND Documents (on CD, not email) |  |

**Staff Use Only****Pre-Application Conference:**

Held On: \_\_\_\_\_ Location: \_\_\_\_\_

Person(s) Present: \_\_\_\_\_

Comments: \_\_\_\_\_



**Camden County, North Carolina  
Principal Use Table, District Comparison  
Conservation & Protection Vs. Working Lands**

| Use Class / Main Category / Category                                    | "P"=Permitted, "S"=Special Use Permit, Blank=Prohibited | WL | HC |
|---|---|----|----|
| <b>Agricultural</b>   |   |    |    |
| <b>AGRICULTURE/HORTICULTURE</b>   |   |    |    |
| <i>All Agriculture/ Horticulture Uses</i>                               |   | P  | P  |
| <b>ANIMAL HUSBANDRY</b>   |   |    |    |
| <i>Animal Husbandry Uses (excluding stockyards and slaughterhouses)</i> |   | P  |    |
| <i>Stockyard/Slaughterhouse</i>   |   |    |    |
| <b>AGRICULTURAL SUPPORT</b>   |   |    |    |
| <i>Agricultural Research Facility</i>                                   |   | P  | P  |
| <i>Agri-Education/ Agri-Entertainment</i>                               |   | P  | S  |
| <i>Distribution Hub for Agriculture Products</i>                        |   | P  | P  |
| <i>Equestrian Facility</i>  |   | P  | S  |
| <i>Farm Machinery Sales, Rental, or Service</i>                         |   | S  | S  |
| <i>Farmers Market</i>   |   | P  | P  |
| <i>Roadside Market</i>  |   | P  | P  |
| <b>Residential</b>  |   |    |    |
| <b>HOUSEHOLD LIVING USES</b>  |   |    |    |
| <i>Bungalow Court</i>   |   |    |    |
| <i>Duplex</i>   |   |    |    |
| <i>Live/Work Dwelling</i>   |   | S  |    |
| <i>Manufactured Home</i>  |   | P  |    |
| <i>Manufactured Home or Mobile Home Park</i>                            |   |    |    |
| <i>Mobile Home</i>  |   |    |    |
| <i>Multi-Family</i>   |   |    | S  |
| <i>Pocket Neighborhood</i>  |   |    |    |
| <i>Quadrplex</i>  |   |    | P  |
| <i>Single-Family Attached</i>   |   |    | S  |
| <i>Single-Family Detached</i>   |   | P  |    |
| <i>Triplex</i>  |   |    | P  |
| <i>Upper Story Residential</i>  |   |    | P  |
| <b>GROUP LIVING</b>   |   |    |    |
| <i>Dormitory</i>  |   |    | S  |
| <i>Family Care Home</i>   |   | P  |    |
| <i>Group Home</i>   |   | S  | S  |
| <i>Rooming House</i>  |   | S  | S  |

**Camden County, North Carolina  
Principal Use Table, District Comparison  
Conservation & Protection Vs. Working Lands**

| Use Class / Main Category / Category                             | "P"=Permitted, "S"=Special Use Permit, Blank=Prohibited | WL | HC |
|--|---|----|----|
| <b>Institutional</b>   |   |    |    |
| <b>COMMUNITY SERVICES</b>  |   |    |    |
| <i>Community Center</i>  |   |    | P  |
| <i>Cultural Facility</i>   |   |    | S  |
| <i>Library</i>   |   |    | P  |
| <i>Museum</i>  |   |    | P  |
| <i>Senior Center</i>   |   |    | P  |
| <i>Youth Club Facility</i>                                       |   |    | P  |
| <b>DAY CARE</b>  |   |    |    |
| <i>Adult Day Care Center</i>                                     |   |    | P  |
| <i>Child Care Center</i>   |   | P  | P  |
| <b>EDUCATIONAL FACILITIES</b>                                    |   |    |    |
| <i>Major</i>   |   |    | S  |
| <i>Moderate</i>  |   | S  | P  |
| <i>Minor</i>   |   | P  | P  |
| <b>GOVERNMENT FACILITIES</b>                                     |   |    |    |
| <i>Government Office</i>   |   | P  | P  |
| <i>Government Maintenance, Storage, or Distribution Facility</i> |   | S  | P  |
| <b>HEALTH CARE FACILITIES</b>                                    |   |    |    |
| <i>Drug or Alcohol Treatment Facility</i>                        |   |    | S  |
| <i>Hospital</i>  |   |    | S  |
| <i>Medical Treatment Facility</i>                                |   | S  | P  |
| <b>INSTITUTIONS</b>  |   |    |    |
| <i>Assisted Living Facility</i>                                  |   |    | S  |
| <i>Club or Lodge</i>   |   | S  | P  |
| <i>Halfway House</i>   |   |    | S  |
| <i>Nursing Home</i>  |   |    | S  |
| <i>Psychiatric Treatment Facility</i>                            |   |    | S  |
| <i>Religious Institution</i>                                     |   | S  | P  |
| <b>PARKS AND OPEN AREAS</b>                                      |   |    |    |
| <i>Cemetery</i>  |   | S  | S  |
| <i>Community Garden</i>  |   | P  |    |
| <i>Park, Public or Private</i>                                   |   | P  | P  |

**Camden County, North Carolina  
Principal Use Table, District Comparison  
Conservation & Protection Vs. Working Lands**

| <b>Use Class / Main Category / Category</b>       | <b>"P"=Permitted, "S"=Special Use Permit, Blank=Prohibited</b> | <b>WL</b> | <b>HC</b> |
|---|--|-----------|-----------|
| <b>PUBLIC SAFETY</b>                              |  |           |           |
| <i>Police, Fire, or EMS Facility</i>              |  | S         | P         |
| <i>Correctional Facility</i>                      |  |           |           |
| <i>Security Training Facility</i>                 |  |           |           |
| <b>TRANSPORTATION</b>                             |  |           |           |
| <i>Airport</i>                                    |  | S         |           |
| <i>Helicopter Landing Facility</i>                |  | S         | S         |
| <i>Passenger Terminal, Surface Transportation</i> |  |           | S         |
| <b>UTILITIES</b>                                  |  |           |           |
| <i>Utility, Major</i>                             |  | P         | P         |
| <i>Utility, Minor</i>                             |  | P         | P         |
| <b>Commercial</b>                                 |  |           |           |
| <b>ADULT AND SEXUALLY-ORIENTED BUSINESSES</b>     |  |           |           |
| <i>All Adult and Sexually-Oriented Businesses</i> |  |           |           |
| <b>ANIMAL CARE</b>                                |  |           |           |
| <i>Major</i>                                      |  | S         | P         |
| <i>Minor</i>                                      |  | P         | P         |
| <b>EATING ESTABLISHMENTS</b>                      |  |           |           |
| <i>Restaurant, Major</i>                          |  |           | P         |
| <i>Restaurant, Minor</i>                          |  |           | P         |
| <i>Bar, Nightclub, or Dance Hall</i>              |  |           | S         |
| <b>OFFICES</b>                                    |  |           |           |
| <i>Major</i>                                      |  |           | S         |
| <i>Minor</i>                                      |  |           | P         |
| <b>PARKING, COMMERCIAL</b>                        |  |           |           |
| <i>All</i>  |  |           | P         |
| <b>PERSONAL SERVICES</b>                          |  |           |           |
| <i>Major</i>                                      |  |           | P         |
| <i>Minor</i>                                      |  |           | P         |
| <b>RECREATION/ENTERTAINMENT, INDOOR</b>           |  |           |           |
| <i>Major</i>                                      |  |           | P         |
| <i>Minor</i>                                      |  |           | P         |



**Camden County, North Carolina  
Principal Use Table, District Comparison  
Conservation & Protection Vs. Working Lands**

| <b>Use Class / Main Category / Category</b>   | <b>"P"=Permitted, "S"=Special Use Permit, Blank=Prohibited</b> | <b>WL</b> | <b>HC</b> |
|---|--|-----------|-----------|
| <b>RECREATION/ENTERTAINMENT, OUTDOOR</b>      |  |           |           |
| <i>Major</i>                                  |  | S         | S         |
| <i>Minor</i>                                  |  | S         | P         |
| <i>Firing Range</i>                           |  | S         |           |
| <i>Water-Related Uses</i>                     |  | S         |           |
| <b>RETAIL SALES</b>                           |  |           |           |
| <i>Flea Market</i>                            |  |           | S         |
| <i>Grocery Store</i>                          |  |           | P         |
| <i>Major</i>                                  |  |           | P         |
| <i>Minor</i>                                  |  |           | P         |
| <b>STORAGE, COMMERCIAL</b>                    |  |           |           |
| <i>Major</i>                                  |  |           | P         |
| <i>Minor</i>                                  |  |           | P         |
| <b>TELECOMMUNICATIONS</b>                     |  |           |           |
| <i>Antenna Collocation (on a Building)</i>    |  |           | P         |
| <i>Antenna Collocation (on a Tower)</i>       |  | P         | P         |
| <i>Small Wireless Facility</i>                |  | P         | P         |
| <i>Telecommunications Tower, Freestanding</i> |  | S         | S         |
| <i>Telecommunications Tower, Stealth</i>      |  | P         | P         |
| <b>VEHICLE ESTABLISHMENT</b>                  |  |           |           |
| <i>Major</i>                                  |  |           | P         |
| <i>Minor</i>                                  |  |           | P         |
| <b>VISITOR ACCOMMODATIONS</b>                 |  |           |           |
| <i>Bed and Breakfast</i>                      |  | P         |           |
| <i>Campground</i>                             |  | S         | S         |
| <i>Hotel or Motel</i>                         |  |           | S         |
| <b>Industrial</b>                             |  |           |           |
| <b>EXTRACTIVE INDUSTRY</b>                    |  |           |           |
| <i>All</i>                                    |  | S         |           |

**Camden County, North Carolina  
Principal Use Table, District Comparison  
Conservation & Protection Vs. Working Lands**

| <b>Use Class / Main Category / Category</b>          | <b>"P"=Permitted, "S"=Special Use Permit, Blank=Prohibited</b> | <b>WL</b> | <b>HC</b> |
|--|--|-----------|-----------|
| <b>INDUSTRIAL SERVICES</b>                           |  |           |           |
| <i>Contractor Service</i>                            |  |           | P         |
| <i>Crabshedding</i>                                  |  |           |           |
| <i>Fuel Oil or Bottled Gas Distributor</i>           |  |           |           |
| <i>General Industrial Service and Repair</i>         |  |           | S         |
| <i>Heavy Equipment Sales, Rental, or Service</i>     |  |           | P         |
| <i>Research and Development</i>                      |  |           | P         |
| <b>MANUFACTURING AND PRODUCTION</b>                  |  |           |           |
| <i>Manufacturing, Heavy</i>                          |  |           |           |
| <i>Manufacturing, Light</i>                          |  |           | P         |
| <b>POWER GENERATION</b>                              |  |           |           |
| <i>Solar Array</i>                                   |  | S         | S         |
| <i>Wind Energy Conversion Facility</i>               |  | S         | S         |
| <b>WAREHOUSE AND FREIGHT MOVEMENT</b>                |  |           |           |
| <i>All</i>   |  |           | P         |
| <b>WASTE-RELATED SERVICES</b>                        |  |           |           |
| <i>Incinerator</i>                                   |  |           |           |
| <i>Land Application of Sludge/Septage</i>            |  |           |           |
| <i>Landfill</i>                                      |  |           |           |
| <i>Public Convenience Center or Transfer Station</i> |  | S         | P         |
| <i>Recycling Center</i>                              |  | S         | P         |
| <i>Salvage or Junkyard</i>                           |  |           |           |
| <i>Waste Composting Facility</i>                     |  | S         |           |
| <b>WHOLESALE SALES</b>                               |  |           |           |
| <i>Major</i>   |  |           | P         |
| <i>Minor</i>   |  |           | P         |

What could development look like in 20 to 30 years?



**Neighborhood Meeting  
County US 17 Rezoning**

May 30, 2019

Meeting started at 6:00 PM and ended at approximately 7:30 PM. In attendance were County Manager (Ken Bowman), Planning Director (Dan Porter), Permit Officer (Dave Parks), and 10 adjacent property owners.

Mr. Porter

Opened meeting stating that the County Manager Ken Bowman was representing the County as applicant in the rezoning of the county owned 250 acre tract adjacent to McPherson Rd. The neighborhood meeting is the very first step in the rezoning process and typically the applicant presents the proposal and the county staff is only present to address procedural questions. In this case the county is both the applicant and the reviewing staff.

Mr. Bowman

- Confirmed that those present understood the property proposed to be rezoned.
- Stated that County has had interest in both the Commerce Park north of this property and some prospects were interested in larger property.
- The US 17 corridor is attractive due to its proximity to Hampton Roads and also because water and sewer infrastructure is available.
- The possible development of the 3000 to 4000 acre Frank Williams's property in just north of the Virginia state line will also create spill over interest for this property.
- The county has made significant investment in the infrastructure including the \$1.1 million replacement of the sewer pond liner and obtaining a grant to upgrade the WWTP.
- County has received interest from one major prospect for using all the property for warehouses but the County is more interested in business that will create jobs and taxes.

Barry Lindsay

168 McPherson

- Concerned that the farmer and resident currently using the county property should not be forced to abandon the property without consideration of their long standing attachment and use of the property.
- Mr. Bowman assured that development of would not occur overnight and could be phased in a manner to minimize negative impacts.

Mr. Porter

- Explained the rezoning process including the timing of the current request and that rezoning only affected what uses could be placed on the property. Any development would require additional applications, reviews, public hearings, and approvals by planning board and the board of commissioners.



William Stafford – 102 Lake Drive had several questions and concerns:

- Have there been any formal or informal inquiries for purchasing the property
- What is the status of the I 87 project and how will it impact any development of the property and when and how will citizens be able to make comments about the project.
- The county has made several promises in the past about buffering the neighborhood from first the spray field, and next the mega landfill, and even Camden Plantation but no action to create a buffer has taken place.
- Even though the county promotes to be supportive of small business and fiber optic line runs along US 17, high speed internet is not available to his small business. Mr. Porter noted that that fiber is a private company trunk line conduit to Virginia. Mr. Bowman noted that the County was working with and helped a company obtain a \$1.8 million grant to provide wireless service throughout the county

At this point there was a long extended discussion about the proposed NCDOT I 87 project related to several issue:

- The preliminary Feasibility study has been completed and show only “concepts” of the roadway but NCDOT assures that it is not a final design.
- Camden opposes Currituck County’s efforts to route the road eastward through Camden to Moyock with a major large interchange that would take the county’s property along with several other parcels surrounding McPherson. Camden Commissioners have gained state legislators’ support in this opposition.
- The timing of I 87 is unknown at this time but NCDOT will continue to seek public input. However it is critical that the public take proactive efforts to keep track of the project. Best method is to track the NCDOT website related to Camden County. The County will post a link on the Camden website to assist.
- Funding for the project is also an unknown. The I 87 project sections have to compete in the State Transportation Improvement Program (STIP) that includes all projects of all modes of transportation throughout the Region and State. With very little dollars appropriated for rural eastern North Carolina most funding goes to higher priority local projects like Old Swamp Road, US 158 widening, NC 343 south improvement.
- Without more information about the project we can’t stop development and wait for answers If and when the project materializes there will no doubt be takings of property through eminent domain and negotiations with impacted future property owners.

William & Vickie Stafford, Ellen Harvey, and Mrs. Bell

- Concerned about disturbing the rural surroundings and particularly with the Welcome Center and Dismal Swamp State Park directly across the highway.
- If development is inevitable the county should make sure it is developed correctly with adequate buffers and design standards
- Mr. Porter explained that new UDO regulation has better buffering requirements and additional requirements can be considered as the property is developed in a case by case basis.

- Mr. Bowman mentioned that the County might consider planting some buffering in advance of future development.

William Stafford – 102 Lake Drive

- Concerned about stormwater impacts of this development and other future development, not so much on his property but particularly on downstream properties. It alone is a serious concern that makes him oppose the proposed rezoning,.
- Mr. Porter explained the County's stormwater plan requirements and how they exceeded the state and most other counties' requirements. Every project must prepare stormwater improvement plan that is carefully reviewed, and must certify that the improvements have been constructed according to plans.
- Mr. Bowman added that the county has been able to get the Army Corps of Engineers and NCDOT to consider reinstalling large culverts as they widen US 158 west of Morgan's Corner to help drainage from the Dismal Swamp which will help alleviate flooding in the South Mills village.

Loretta Whitehurst

- Although not present due to medical condition, she called and asked that meeting notes include her opposition to the rezoning. She and her family own considerable land in the surrounding area that has been farmed for generations and she opposes any new development that reduces the rural farming culture of the county.

Others in attendance:

David Rudiger

Amanda Jochens