

STAFF REPORT

UDO 2019-06-23 Zoning Map Amendment

PROJECT INFORMATION

File Reference:	UDO 2019-06-23	Application Received:	6/21/2019
Project Name;	N/A	By:	Dan Porter, Planning Director
PIN:	02-8934-04-52-4826	Application Fee paid:	\$706.00 Check #1177
Applicant:	Eric Wood	Completeness of Application:	Application is generally complete
Address:	121 White Cedar Ln Camden, NC	Documents received upon filing of application or otherwise included:	
Phone:	(252) 339-9855	A.	Rezoning Application
Email:		B.	Deed
Agent for Applicant:		C.	GIS Aerial, Current zoning, Comprehensive Plan Future Land Use and CAMA Land Use Plan Suitability Maps
Address:		D.	Neighborhood Meeting Comments
Phone:		E.	Zoning Comparison RR/MX and RR/VR
Email:			
Current Owner of Record:	Applicant		
Meeting Dates:			
7/11/2019	Neighborhood		
7/17/2019	Planning Board		

REQUEST: Rezone approximately 15.64 acres from Rural Residential (RR) to Mixed Use (MX) on property located adjacent to 204 and 208 Country Club Road in Courthouse Township.

From: Rural Residential (RR) – Article 151.3.5.3 (Purpose Statement)

The Rural Residential (RR) district is established to accommodate low density residential neighborhoods and supporting uses on lots near bona fide farms and agricultural areas in the rural portion of the County. The district is intended to accommodate residential development in ways that will not interfere with agricultural activity or negatively impact the rural character of the County. One of the primary tools for character protection is the requirement to configure residential subdivisions of more than five lots as

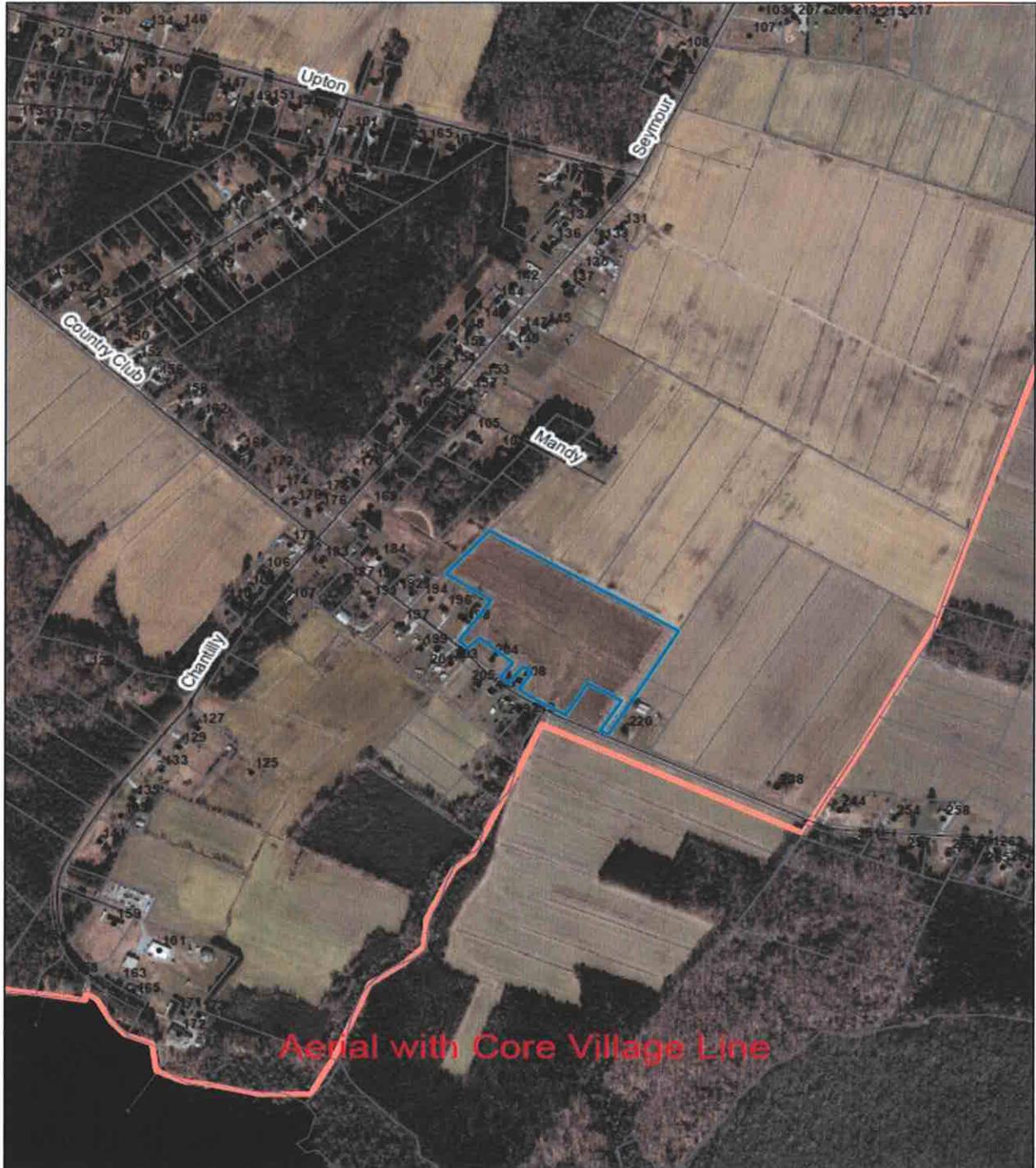
conservation subdivisions. The conservation subdivision approach seeks to minimize the visibility of new residential development from adjacent roadways through proper placement and screening. The district accommodates several differing agricultural uses and single-family detached homes. It also allows supporting uses like educational facilities, parks, public safety facilities, and utilities. District regulations discourage uses that interfere with the development of residential dwellings or that are detrimental to the rural nature of the district.

To: Mixed Use – Article 151.3.5.6 (Purpose Statement)

The Mixed Use district accommodates a diverse mix of uses on lands well served by public sewer and located within the core portions of the County's designated village centers. The district is intended to foster functional neighborhoods where County residents and visitors can live, work, shop, and recreate without travelling large distances between differing uses. Buildings are built close to the sidewalk and one another and served by public gathering areas that create places for people to congregate and interact. Off-street parking and service areas are located to the sides and rears of buildings to help ensure a continuity of building facades along street edges and to avoid areas that are unsafe or undesirable for pedestrians. The district encourages a fine-grained network of streets and pedestrian ways that allow a wide freedom of movement and choices in transportation mode. Uses are located in close proximity to one another and rely on design techniques to maintain compatibility instead of large yards, deep setbacks, and suburban-style vegetative buffers. The district allows a wide variety of housing types to promote population density and to support nearby retail, dining, and entertainment establishments. The district discourages the establishment of single-use, monolithic, and automobile-oriented forms of development that require large areas of off-street parking, large floorplates, or that fail to cater to pedestrians.

PROJECT LOCATION:

Vicinity Map: South Mills Township



SITE DATA

Lot size: Approximately 15.64 acres.
Flood Zone: X
Zoning District(s): Rural Residential (RR)
Existing Land Uses: Farmland

Adjacent Zoning & Uses:

	North	South	East	West
Zoning	Rural Residential (RR)	Rural Residential (RR)	Rural Residential (RR)	Rural Residential (RR)/Neighborhood Residential (NR)
Use & size	Housing	Farmland	Farmland	Housing/Farmland

Proposed Use(s): Residential purposes.

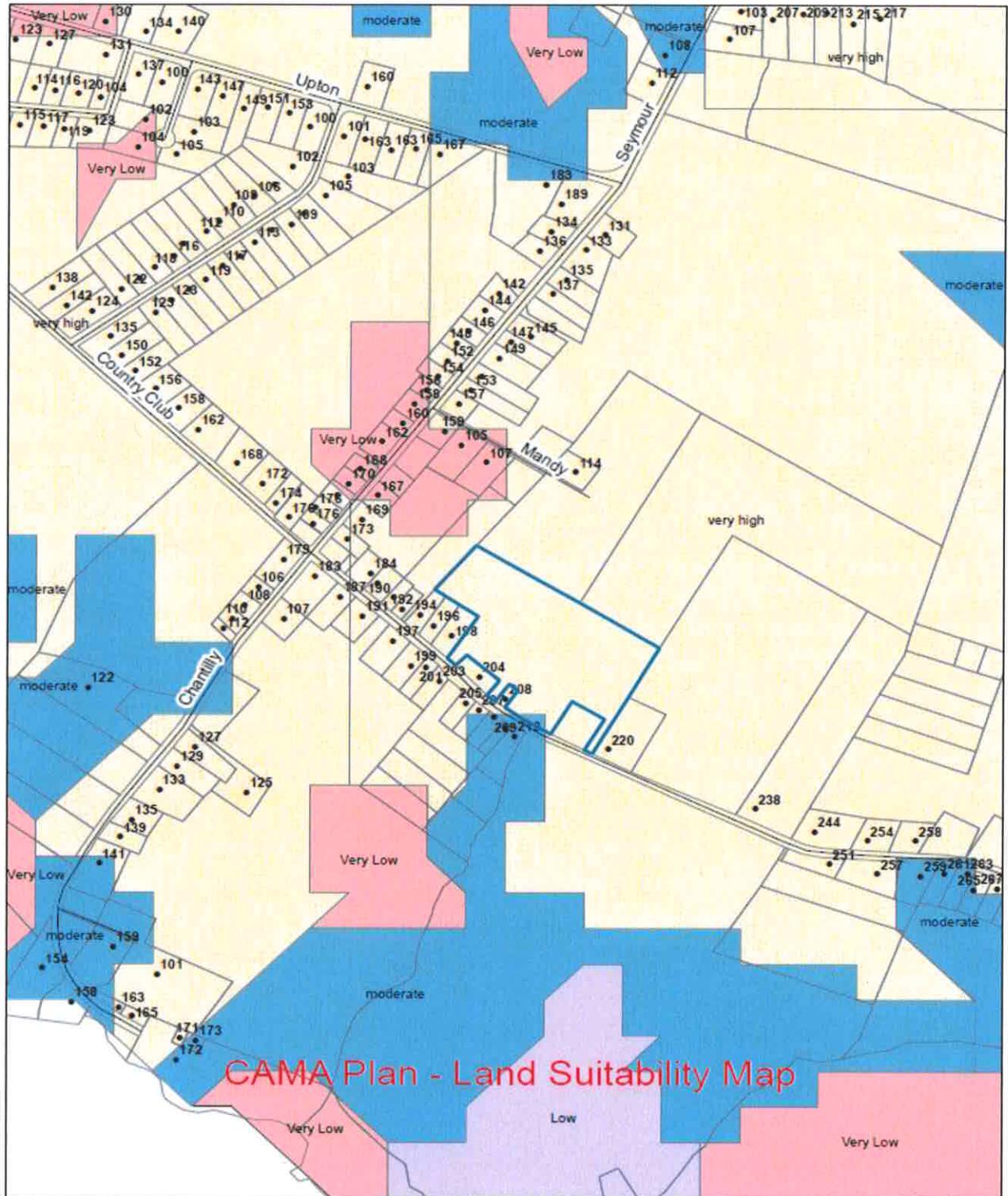
Description/History of property: Property is located inside the Courthouse Core Village off Country Club road. Property was once in farm use until the passing of the owner and was sold to the current owner Mr. Wood.

ENVIRONMENTAL ASSESSMENT

Streams, Creeks, Major Ditches:

Distance & description of nearest outfall: It appears the property drains to the west through a culvert under County Club Road and out to the Pasquotank River.

CAMA Land Suitability:



Comprehensive Plan Future Land Use Map

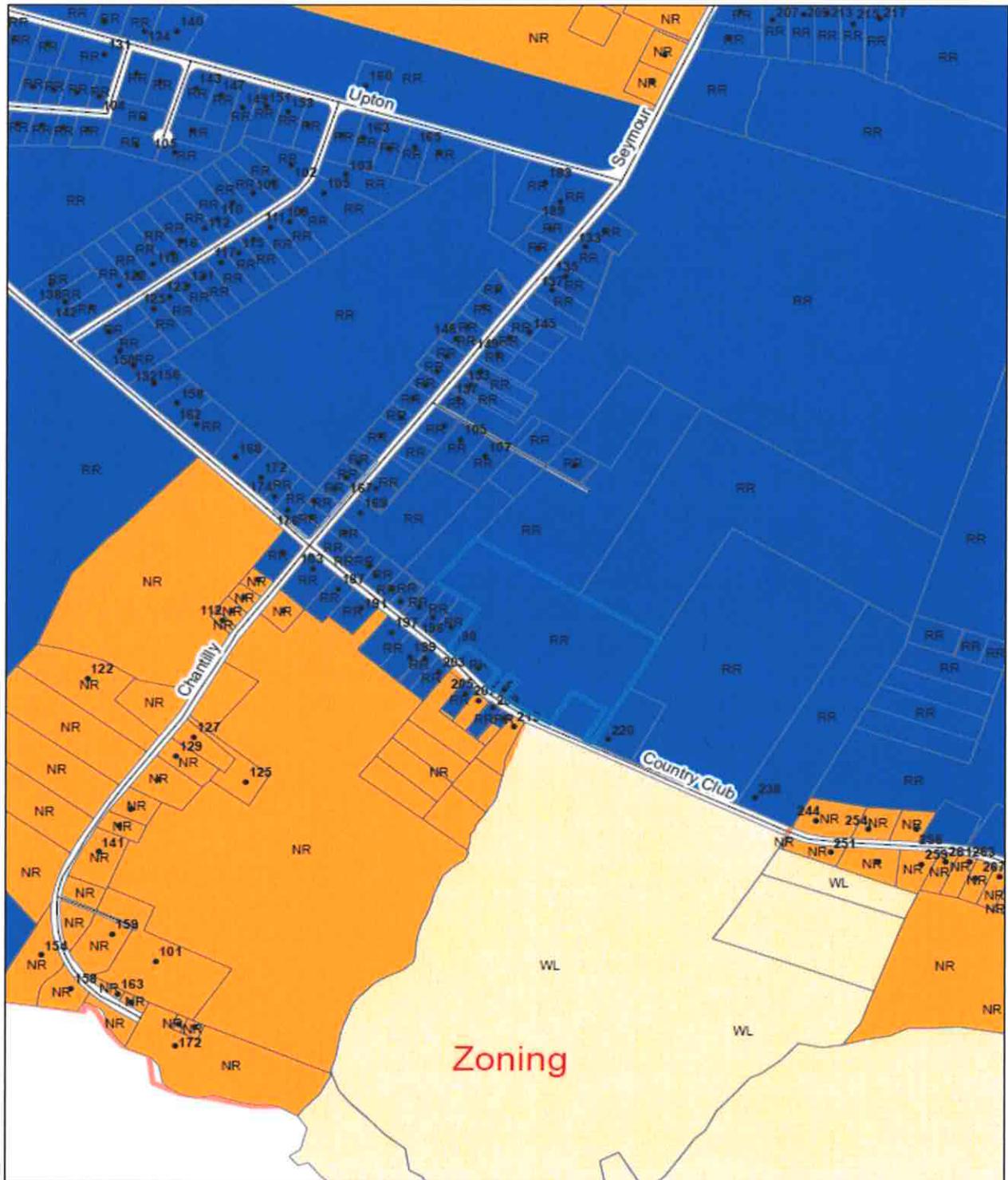


CAMA Future Land Use Map

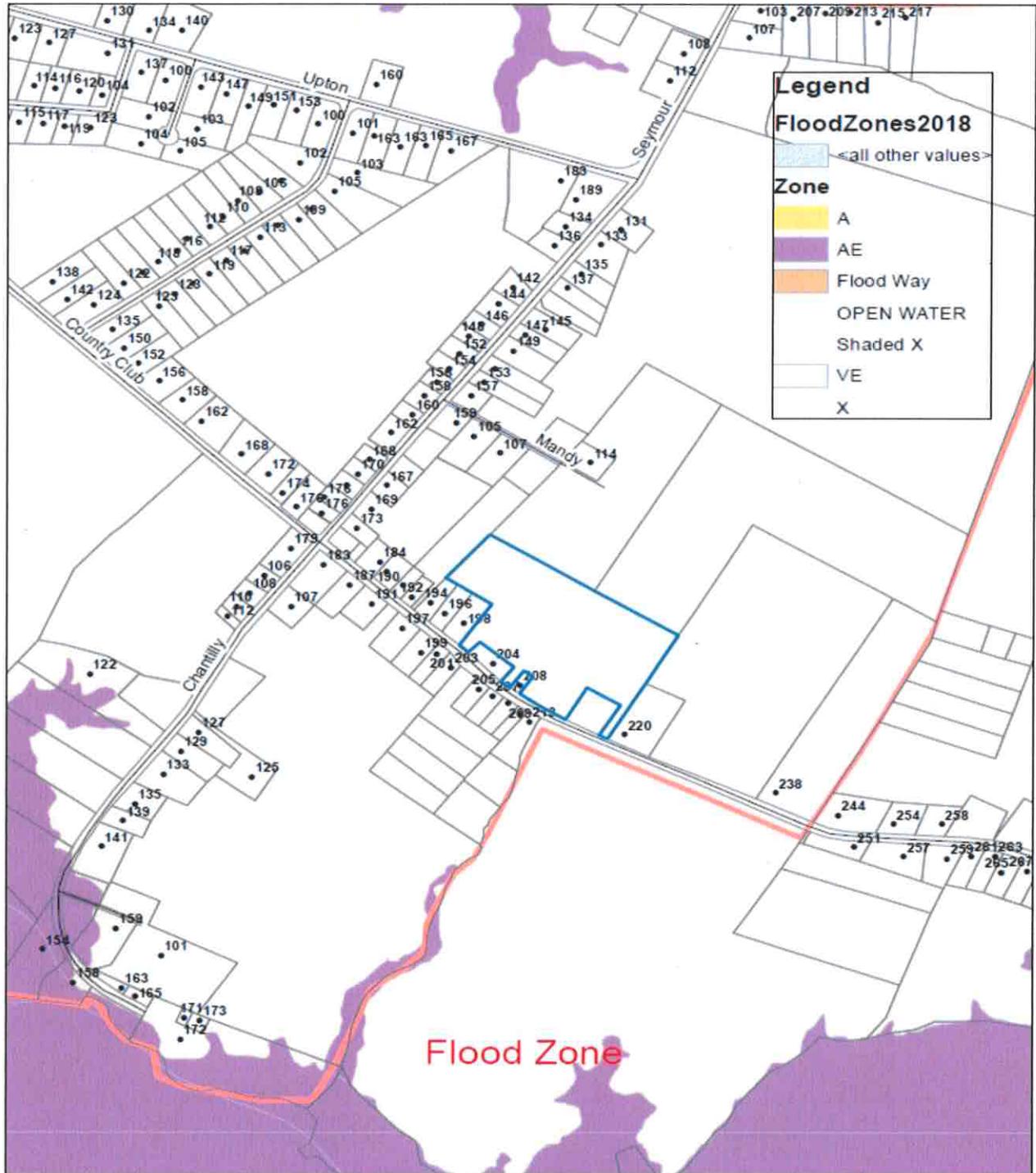


CAMA Plan - Future Land Use

Zoning Map:



Floodplain Map



INFRASTRUCTURE & COMMUNITY FACILITIES

Water	Water lines are located adjacent to property along Country Club Road.
Sewer	Not available.
Fire District	South Camden Fire District.
Schools	Impact calculated at Development stage.
Traffic	Generation of traffic will be at development stage.

PLANS CONSISTENCY

CAMA Land Use Plan Policies & Objectives:

Consistent **Inconsistent**

The CAMA Land Use Plan was adopted by the Camden County Board of Commissioners on April 4, 2005. The proposed zoning change is inconsistent in that the Future Land Use Maps has property identified as **Low Density Residential on 1-2 acres or greater**. However at the time the plan was adopted, the County had not considered connecting residential to sewer to allow for higher density residential development due to limited availability of sewer.

2035 Comprehensive Plan

Consistent **Inconsistent**

The proposed zoning change is inconsistent with Comprehensive Plan (Adopted 2012) **Future Land Use Map as it shows the property to be Rural Residential**.

However the description of **Mixed Use** refers to providing higher density development on property located within the core portions of the county's designated village centers with the availability of water/sewer. This property located within Courthouse Core Village.

Also the description states:

. It (*Mixed Use*) includes Camden Plantation, a proposed planned unit development north of Main Street in the South Mills core village area, development opportunities south of Country Club Road and south of US 158 in Courthouse/Camden,

Once sewer is available proposed zoning will allow for residential densities of up to lots on higher density of up 4.35 dwellings per acre a variety of housing types, and limited commercial uses.

The Comprehensive Plan also includes a zoning district **Village Residential** which allows for moderate density up to 4.35 dwellings per acre and a variety of housing types, without commercial uses. This type of district serves as a transition from village core and highway commercial to more rural areas.

PLANS CONSISTENCY – cont.

Comprehensive Transportation Plan

Consistent Inconsistent

Property abuts Country Club Road.

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 health, safety, or welfare as it will allow for higher density residential uses to support commercial uses nearby, with the availability of water and sewer. Sewer currently not available at this time. Based on location of property and surrounding uses, residential development on smaller lots

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: Uses in the requested zoning classification are more appropriate as it offers a mix of residential and commercial options.

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? N/A**

Reasoning:

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

Reasoning:

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

Yes No **Reasoning:** All uses permitted in the requested zoning classification should not cause any serious noise, odors, light activity, or unusual disturbances.

Does the request impact any CAMA Areas of Environmental Concern?

Yes No **Reasoning:** Property is outside any CAMA Areas of Environmental Concern.

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

Yes No **Reasoning:** In the appropriate location.

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

Yes No **Reasoning:** The Commercial uses permitted in the Mixed Use District are more apt to be located along the commercial area of U.S. 158 and portions of NC 343.

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

The proposed zoning will have an impact on all public facilities, how much will be determined at the development of the property.

Schools –

Fire and Rescue –

Law Enforcement –

Parks & Recreation –

Traffic Circulation or Parking –

Other County Facilities –

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:

The applicant seeks to develop a small portion of the property in the near future and prepare to develop the remainder with higher density uses when sewer becomes available. The property is not currently served by sewer but one of the County’s top CIP projects includes building sewer to the Country Club/ US 158 intersection. The requested zoning to **Mixed Use** is somewhat consistent the Comprehensive Plan as it relates to higher density and is within the Courthouse Village area; however the location may not be suited for commercial businesses since it is approximately 2 miles from the Courthouse Core and one mile from the US 158 commercial corridors.

The staff’s opinion is that as the Courthouse Village area grows, plans should include providing sewer along Country Club Rd. to encourage moderate to higher density housing within the village. However this property is best suited to serve as a transition from the village core to more rural surroundings.

Consistency statement:

The requested zoning to **Mixed Use** is inconsistent with both the CAMA plan as is show the property as low density residential.

The requested zoning is inconsistent with the Comprehensive Plan Future Land Use Map but is consistent with the objective of encouraging higher density housing within the Courthouse Village boundaries.

Excerpt from Comprehensive Plan – Vision Statement

“New development will be focused within targeted core areas to breathe new life into established county villages and to efficiently use existing and planned infrastructure and public resources. New housing choices will be made available to serve families, young professionals, and retirees. Rural areas will maintain prominence in the county, and will continue to serve agricultural and forestry production and low density residential development.”

Recommendation:

Planning Staff recommends Rezoning Application (UDO 2019-06-23) from Rural Residential (RR) to Mixed Use (MX) be modified and to rezone the property to Village Residential (VR)

Staff recommendation: Village Residential (Purpose Statement)

The Village Residential (VR) district is established to accommodate a wide range of residential and institutional use types at modest densities on lots within and adjacent to designated village centers. The district allows duplexes, live/work units, single-family attached and single-family detached dwellings, but does not allow mobile homes, manufactured homes, or conservation subdivisions. As a means of creating compact, functional neighborhoods, the district also allows a wide variety of institutional uses, including community centers, day care, schools, assisted living, religious institutions, parks, and utilities. Lots served by public sewer may have reduced minimum lot sizes and building height is measured from the base flood elevation. District regulations are intended to support the County’s investment in infrastructure by encouraging the development of compact, vibrant neighborhoods with a variety of house sizes and types that are located in close proximity to complementary institutional uses. Low density development comprised of uniform building types or styles is discouraged.

**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	RR	MX
Agricultural			
AGRICULTURE/HORTICULTURE			
<i>All Agriculture/ Horticulture Uses</i>		P	
ANIMAL HUSBANDRY			
<i>Animal Husbandry Uses (excluding stockyards and slaughterhouses)</i>			
<i>Stockyard/Slaughterhouse</i>			
AGRICULTURAL SUPPORT			
<i>Agricultural Research Facility</i>			
<i>Agri-Education/ Agri-Entertainment</i>		S	
<i>Distribution Hub for Agriculture Products</i>			
<i>Equestrian Facility</i>		S	
<i>Farm Machinery Sales, Rental, or Service</i>			
<i>Farmers Market</i>		S	P
<i>Roadside Market</i>			
Residential			
HOUSEHOLD LIVING USES			
<i>Bungalow Court</i>			P
<i>Duplex</i>			P
<i>Live/Work Dwelling</i>			P
<i>Manufactured Home</i>			
<i>Manufactured Home or Mobile Home Park</i>			
<i>Mobile Home</i>		S	
<i>Multi-Family</i>			P
<i>Pocket Neighborhood</i>			P
<i>Quadraplex</i>			P
<i>Single-Family Attached</i>			P
<i>Single-Family Detached</i>		P	P
<i>Triplex</i>			P
<i>Upper Story Residential</i>			P
GROUP LIVING			
<i>Dormitory</i>			S
<i>Family Care Home</i>		P	P
<i>Group Home</i>		S	S
<i>Rooming House</i>			S

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

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

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<i>Manufactured Home or Mobile Home Park</i>			
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<i>Pocket Neighborhood</i>			P
<i>Quadraplex</i>			
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<i>Single-Family Detached</i>	P		P
<i>Triplex</i>			
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<i>Family Care Home</i>	P		P
<i>Group Home</i>	S		
<i>Rooming House</i>			

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<i>Correctional Facility</i>			
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TRANSPORTATION			
<i>Airport</i>			
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<i>Passenger Terminal, Surface Transportation</i>			
UTILITIES			
<i>Utility, Major</i>		S	S
<i>Utility, Minor</i>		P	P
Commercial			
ADULT AND SEXUALLY-ORIENTED BUSINESSES			
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<i>Heavy Equipment Sales, Rental, or Service</i>			
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MANUFACTURING AND PRODUCTION			
<i>Manufacturing, Heavy</i>			
<i>Manufacturing, Light</i>			
POWER GENERATION			
<i>Solar Array</i>		S	S
<i>Wind Energy Conversion Facility</i>			
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<i>Incinerator</i>			
<i>Land Application of Sludge/Septage</i>			
<i>Landfill</i>			
<i>Public Convenience Center or Transfer Station</i>			
<i>Recycling Center</i>			
<i>Salvage or Junkyard</i>			
<i>Waste Composting Facility</i>			
WHOLESALE SALES			
<i>Major</i>			
<i>Minor</i>			



Zoning Map Amendment Application

OFFICIAL USE ONLY:UDO Number: 2019-6-23Date Filed: 6-21-19Amount Paid: 706.00Received By: Dan Porter / RB**Contact Information****APPLICANT****PROPERTY OWNER**

Name: ERIC WOOD
 Address: 121 WHITE CEDAR LN
CAMDEN, NC 27921
 Telephone: 252-339-9855
 Fax: _____
 Email: uscgwood@msn.com

Name: SAME
 Address: _____
 Telephone: _____
 Fax: _____
 Email: _____

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: _____

Property Information

Physical Street Address: NEAR 204 AND 208
 Location: COUNTRY CLUB RD
 Parcel ID Number(s): 028934045248260000
 Total Parcel(s) Acreage: 15.64
 Existing Land Use of Property: FARM

Request

Current Zoning of Property: RR Proposed Zoning District: ~~RR~~ MX
 Total Acreage for Rezoning: 15.64 Are you rezoning the entire parcel(s): Yes No
 Metes and Bounds Description Provided: Yes No
 Community Meeting, if applicable: Date Held: _____; Location: _____

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.

[Signature]
 Property Owner(s)/Applicant

6-21-19
 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: 6/21/19

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: _____

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)

ALLOWS FOR HIGHER DENSITY AND COMMERCIAL OPPORTUNITIES
WITHIN THE CORE VILLAGE

(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)

MIXED USE IS NEW, AND HAS NOT BEEN ALLOWED PREVIOUSLY,
WHICH WOULD ALLOW FUTURE GROWTH COMMERCIALY AND
RESIDENTIALLY

(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?

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



Doc No: 206379
 Recorded: 12/31/2018 03:14:50 PM
 Fee Amt: \$26.00 Page 1 of 3
 Excise Tax: \$90.00
 Camden County North Carolina
 Tammie Krauss, Register of Deeds
 BK 372 PG 749 - 751 (3)

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$90.00

Parcel Identifier No. 02.8934.04.52.4826.0000 Verified by Camden County on the 31st day of December, 2018
 By: 461-19 \$45,000.00 / \$450.00 (Cam pd. Sp. no delinquent taxes 12-31-18)

Mail/Box to: Trimpi & Nash, LLP, 200 North Water Street, Suite 2A, Elizabeth City, NC 27909

This instrument was prepared by: Thomas P. Nash, IV

Brief description for the Index: _____

THIS DEED made this 21st day of December, 2018, by and between

GRANTOR	GRANTEE
Robin K. Kutz, Successor Trustee of the Elwood C. Armstrong Living Trust dated June 6, 1995 12610 Patrick Henry Drive, Suite D Newport News, VA 23602	Eric M. Wood and wife, Summer L. Wood 121 White Cedar Lane Camden, NC 27921

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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

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

SEE EXHIBIT "A" ATTACHED.

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 112, Page 253.

This instrument prepared by: Thomas P. Nash, IV, a licensed North Carolina Attorney. Delinquent taxes, if any, are to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

All or a portion of the property herein conveyed _____ includes or X does not include the primary residence of a Grantor.

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

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

Easements, restrictions and right-of-ways of record

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

The Elwood C. Armstrong Living Trust dated June 6, 1995

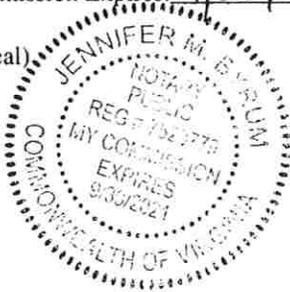
By: Robin K. Kutz, Successor Trustee (SEAL)
Robin K. Kutz, Successor Trustee

State of Virginia - County or City of Newport News

I, the undersigned Notary Public of the County or City of Newport News and State aforesaid, certify that Robin K. Kutz, Successor Trustee of The Elwood C. Armstrong Living Trust dated June 6, 1995 personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 27th day of December, 2018.

My Commission Expires: 9/30/2021

(Affix Seal)



Jennifer M. Byrum
Notary Public
Notary's Printed or Typed Name

EXHIBIT "A"

Beginning at an iron pipe located on the Northeast right of way of State Road #1132, commonly known as Country Club Road, said point being located 977.3 feet from the centerline of State Road #1138, and said iron pipe being the Southeast corner of the now or formerly Doxie Cartwright property; thence along the now or formerly Doxie Cartwright property North 42° 15' 09" East 325.4 feet to an iron pipe, cornering; thence along the center of a ditch North 47° 23' 16" West 106.6 feet to an iron pipe; thence North 47° 30' 05" West 181.68 feet to an iron pipe, cornering; thence along the center of a ditch and lane North 51° 19' 01" East 342.34 feet to an iron pipe, cornering; thence along another ditch South 47° 41' 15" East 1,150.5 feet to an iron pipe, cornering; thence along the center of the ditch South 40° 56' 14" West 711.68 feet to an iron pipe located on the Northeast right of way of State Road #1132; thence along the Northeast right of way of State Road #1132 North 52° 32' 53" West 150.3 feet; North 51° 45' 54" West 96.14 feet to a point; North 50° 27' 38" West 100.69 feet; North 47° 46' 31" West 103.55 feet; North 44° 05' 05" West 103.47 feet; North 39° 52' 14" West 95.6 feet to an iron pipe, cornering, being the Southeast corner of the now or formerly Patricia Loper property; thence along the now or formerly Patricia Loper property North 51° 25' 26" East 113.73 feet to an iron pin, cornering; North 40° 47' West 238.76 feet to an iron pipe, cornering; thence South 54° 45' 14" West 100.0 feet to an iron pipe located on the Northeast right of way of State Road #1132; thence along the said right of way North 36° 49' 11" West 45.04 feet to an iron pipe, being the point and place of beginning, containing 16.64 acres according to that plat prepared by Henry Cuningham, Registered Surveyor, dated January 23, 24, 1996, recorded in Plat Cabinet 2, Slide 93-A in the Office of the Register of Deeds of Camden County.

LESS AND EXCEPT that portion of the above described property conveyed to Roger L. Ewell and Wilson S. Long by Deed dated April 30, 1998, recorded in Deed Book 123, Page 461, Camden County Registry, and more particularly described as follows:

Beginning at an iron pipe located on the north right of way of Country Club Road, said iron pipe being located 1302 feet south of the Chantilly Road; thence N 54 deg. 12' 00" E 108.71 feet to an iron pipe cornering; thence S 46 deg. 09' 23 E 65.34 feet to an iron pipe, cornering; thence S 39 deg. 09' 00" w 118.95 feet to an iron pipe on the north right of way of Country Club Road; thence along the right of way of Country Club Road, N 40 deg. 14' 20" W 43.62 feet to a point; thence N 38 deg. 19' 14" W 44.14 feet to an iron pipe being the point and place of beginning. This property is described and delineated on a plat prepared by Henry Cuningham dated September 15, 1997 which plat is incorporated herein by reference.

LESS AND EXCEPT that portion of the above described property conveyed to Camden County by Deed dated February 23, 2007, recorded in Deed Book 244, Page 799, Camden County Registry, and more particularly described as follows:

Beginning at a point situate on the North side of Country Club Road (SR 1132) which point is marked by an iron pipe located South 40° 21' 37" East a distance of 1,687.70 feet from a PK nail at the intersection of SR 1132 and SR 1138; and which point is on the line of division between the property conveyed herein and other property belonging to Elwood Armstrong of record in Deed Book 112, Page 253 of the Camden County Registry; thence, North 40° 56' 14" East a distance of 220.64 feet to a point; thence South 49° 03' 46" East a distance of 205.86 feet; thence, South 42° 51' 43" West a distance of 209.63 feet along an existing Field Path to a point situate on the North side of Country Club Road; thence, North 52° 32' 53" West a distance of 127.22 feet; thence North 51° 45' 54" West a distance of 96.14 feet back to the POINT AND PLACE OF BEGINNING.

This certain tract or parcel of land being described as "1.00 acre" situate in Courthouse Township, Camden County, which is more particularly described pursuant to a plat under date of January 19, 2007, entitled in part "Property being Conveyed By Elwood C. Armstrong to Camden County", prepared by S.L. Cardwell, Registered Land Surveyor, and which plat is duly of record in the public registry of Camden County in Plat Cabinet 6, Slide 23, which is incorporated herein by reference

ALBEMARLE REGIONAL HEALTH SERVICES

275547

Applicant:

WOOD, ERIC
121 WHITE CEDAR LANE
CAMDEN, NC 27921

Owner:

WOOD, ERIC
121 WHITE CEDAR LANE
CAMDEN, NC 27921

Site Location:

COUNTRY CLUB ROAD (1)
CAMDEN, NC 27921

GPD: 360 LTAR: 0.200 Classification: Unsuitable

If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- * Fill Area 120 ft. by 70 ft. with 12 in. of Sand
- * Groundwater Lowering Devices
- * Sand Backfill Trenches to a depth of 6 ft.

To obtain an Authorization to Construct:

- * Submit a plat or scale drawing of the lot, showing location and dimensions of all property lines, proposed structures and driveways
- * Submit a copy of deed or contract to purchase
- * Sign legal documents agreeing to the inspection and maintenance requirements of the Albemarle Regional Health Services Management Entity
- * Pay permit fee of \$225

Comments:

A pump will be necessary if plumbing stub out isn't high enough for gravity fall. A detailed site plan prepared by a NC Licensed Surveyor or NC Professional Engineer must be submitted and approved. The site plan shall include, but not limited to, home, lot dimensions, septic (600 linear feet) and repair area, filled area, adjacent neighbors wells (if applicable), ditching plan for surface water, driveway, decks, and all other desired amenities. HAVE SURVEYOR/ENGINEER DRAW MOCK SITE PLANS SHOWING HOME AND SEPTIC INCLUDING REPAIR AREA TO VERIFY PROPOSED 1 ACRE LOT SIZES ARE OF ADEQUATE SIZE. LOTS MAY NEED TO BE LARGER IN ORDER TO MEET ALL REQUIRED SETBACKS. THIS VERIFICATION SHOULD BE DONE PRIOR TO RECORDING LOTS.

EHS: 
Carver, Kevin

Date: 03/15/2019

THIS APPROVAL WILL BECOME VOID AFTER 12 MONTHS AND A NEW APPLICATION WILL BE NECESSARY.

Bertie (252) 794-5303 Camden (252) 338-4460 Chowan (252) 482-1199 Currituck (252) 232-6603
Gates (252) 357-1380 Pasquotank (252) 338-4490 Perquimans (252) 426-2100

ALBEMARLE REGIONAL HEALTH SERVICES

275548

Applicant:

WOOD, ERIC
121 WHITE CEDAR LANE
CAMDEN, NC 27921

Owner:

WOOD, ERIC
121 WHITE CEDAR LANE
CAMDEN, 27921

Site Location:

COUNTRY CLUB ROAD (2)
CAMDEN, NC 27921

GPD: 360 **LTAR:** 0.200 **Classification:** Unsuitable

If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- * Fill Area 120 ft. by 70 ft. with 12 in. of Sand
- * Groundwater Lowering Devices
- * Sand Backfill Trenches to a depth of 6 ft.

To obtain an Authorization to Construct:

- * Submit a plat or scale drawing of the lot, showing location and dimensions of all property lines, proposed structures and driveways
- * Submit a copy of deed or contract to purchase
- * Sign legal documents agreeing to the inspection and maintenance requirements of the Albemarle Regional Health Services Management Entity
- * Pay permit fee of \$225

Comments:

A pump will be necessary if plumbing stub out isn't high enough for gravity fall. A detailed site plan prepared by a NC Licensed Surveyor or NC Professional Engineer must be submitted and approved. The site plan shall include, but not limited to, home, lot dimensions, septic (600 linear feet) and repair area, filled area, adjacent neighbors wells (if applicable), ditching plan for surface water, driveway, decks, and all other desired amenities. HAVE SURVEYOR/ENGINEER DRAW MOCK SITE PLANS SHOWING HOME AND SEPTIC INCLUDING REPAIR AREA TO VERIFY PROPOSED 1 ACRE LOT SIZES ARE OF ADEQUATE SIZE. LOTS MAY NEED TO BE LARGER IN ORDER TO MEET ALL REQUIRED SETBACKS. THIS VERIFICATION SHOULD BE DONE PRIOR TO RECORDING LOTS.

EHS: 
Carver, Kevin

Date: 03/15/2019

THIS APPROVAL WILL BECOME VOID AFTER 12 MONTHS AND A NEW APPLICATION WILL BE NECESSARY.

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Gates (252) 357-1380 Pasquotank (252) 338-4490 Perquimans (252) 426-2100

ALBEMARLE REGIONAL HEALTH SERVICES

275549

Applicant:

WOOD, ERIC
121 WHITE CEDAR LANE
CAMDEN, NC 27921

Owner:

WOOD, ERIC
121 WHITE CEDAR LANE
CAMDEN, 27921

Site Location:

COUNTRY CLUB ROAD (3)
CAMDEN, NC 27921

GPD: 360 LTAR: 0.200 Classification: Unsuitable

If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- * Fill Area 120 ft. by 70 ft. with 12 in. of Sand
- * Groundwater Lowering Devices
- * Sand Backfill Trenches to a depth of 6 ft.

To obtain an Authorization to Construct:

- * Submit a plat or scale drawing of the lot, showing location and dimensions of all property lines, proposed structures and driveways
- * Submit a copy of deed or contract to purchase
- * Sign legal documents agreeing to the inspection and maintenance requirements of the Albemarle Regional Health Services Management Entity
- * Pay permit fee of \$225

Comments:

A pump will be necessary if plumbing stub out isn't high enough for gravity fall. A detailed site plan prepared by a NC Licensed Surveyor or NC Professional Engineer must be submitted and approved. The site plan shall include, but not limited to, home, lot dimensions, septic (600 linear feet) and repair area, filled area, adjacent neighbors wells (If applicable), ditching plan for surface water, driveway, decks, and all other desired amenities. HAVE SURVEYOR/ENGINEER DRAW MOCK SITE PLANS SHOWING HOME AND SEPTIC INCLUDING REPAIR AREA TO VERIFY PROPOSED 1 ACRE LOT SIZES ARE OF ADEQUATE SIZE. LOTS MAY NEED TO BE LARGER IN ORDER TO MEET ALL REQUIRED SETBACKS. THIS VERIFICATION SHOULD BE DONE PRIOR TO RECORDING LOTS.

EHS: 
Carver, Kevin

Date: 03/15/2019

THIS APPROVAL WILL BECOME VOID AFTER 12 MONTHS AND A NEW APPLICATION WILL BE NECESSARY.

Bertie (252) 794-5303 Camden (252) 338-4460 Chowan (252)482-1199 Currituck (252) 232-6603
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