The regular meeting of the Camden County Planning Board was held on July 17, 2019 in the Historic Courtroom, Camden, North Carolina. The following members were present:

**CALL TO ORDER & WELCOME**

Planning Board Members Present:

<table>
<thead>
<tr>
<th>Attendee Name</th>
<th>Title</th>
<th>Status</th>
<th>Arrived</th>
</tr>
</thead>
<tbody>
<tr>
<td>Calvin Leary</td>
<td>Chairman</td>
<td>Present</td>
<td>7:00 PM</td>
</tr>
<tr>
<td>Fletcher Harris</td>
<td>Board Member</td>
<td>Present</td>
<td>6:45 PM</td>
</tr>
<tr>
<td>Rick McCall</td>
<td>Board Member</td>
<td>Absent</td>
<td></td>
</tr>
<tr>
<td>Ray Albertson</td>
<td>Board Member</td>
<td>Present</td>
<td>6:45 PM</td>
</tr>
<tr>
<td>Steven Bradshaw</td>
<td>Board Member</td>
<td>Present</td>
<td>6:45 PM</td>
</tr>
<tr>
<td>Cathleen M. Saunders</td>
<td>Board Member</td>
<td>Absent</td>
<td></td>
</tr>
<tr>
<td>Nathan Lilley</td>
<td>Board Member</td>
<td>Present</td>
<td>6:45 PM</td>
</tr>
</tbody>
</table>

Staff Members Present:

<table>
<thead>
<tr>
<th>Attendee Name</th>
<th>Title</th>
<th>Status</th>
<th>Arrived</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dave Parks</td>
<td>Permit Officer</td>
<td>Present</td>
<td>6:30 PM</td>
</tr>
<tr>
<td>Amy Barnett</td>
<td>Planning Clerk</td>
<td>Present</td>
<td>6:35 PM</td>
</tr>
</tbody>
</table>

Others Present:

<table>
<thead>
<tr>
<th>Attendee Name / Address</th>
<th>Title / Company</th>
<th>Meeting Section</th>
</tr>
</thead>
<tbody>
<tr>
<td>Eric Wood, White Cedar Lane, Camden, NC</td>
<td>Applicant</td>
<td>New Business, #1</td>
</tr>
<tr>
<td>Doug Leary, Seymour Drive, Camden, NC</td>
<td>Adjacent Property Owner</td>
<td>New Business, #1</td>
</tr>
</tbody>
</table>

**CONSIDERATION OF AGENDA**

*Motion to Approve Agenda as Presented*

RESULT: PASSED [UNANIMOUS]

MOVER: Steven Bradshaw, Board Member

SECONDER: Ray Albertson, Board Member

AYES: Leary, Harris, Albertson, Bradshaw, Lilley

ABSENT: McCall, Saunders
CONSIDERATION OF MINUTES FROM JUNE 19, 2019

Motion to Approve June 19, 2019 Minutes as Written

RESULT: PASSED [UNANIMOUS]
MOVER: Fletcher Harris, Board Member
SECONDER: Ray Albertson, Board Member
AYES: Leary, Harris, Albertson, Bradshaw, Lilley
ABSENT: McColl, Saunders

OLD BUSINESS
There was no old business to consider.

NEW BUSINESS

Item # 1: UDO 2019-06-23 Rezoning Request Country Club Road - Eric Wood
Zoning Officer Dave Parks described this agenda item and went over the staff report as incorporated herein below:

STAFF REPORT
UDO 2019-06-23
Zoning Map Amendment

PROJECT INFORMATION
File Reference: UDO 2019-06-23
Project Name: N/A
PIN: 02-8934-04-52-4826-0000
Applicant: Eric Wood
Address: 121 White Cedar Lane, Camden, NC
Phone: (252) 339-9855
Email:
Agent for Applicant:
Address:
Phone:
Email:
Current Owner of Record: Applicant
Meeting Dates:
Neighborhood Meeting: 7/11/19
Planning Board: 7/17/19
Application Received: 6/21/19
By: Dan Porter, Planning Director
Application Fee Paid: $706.00, Check # 1177

Completeness of Application: Application is generally complete

Documents received upon filing of application or otherwise included:
A. Rezoning Application
B. Deed
C. GIS Aerial, Current zoning, Comprehensive Plan Future Land Use and CAMA Land Use Plan Suitability Maps
D. Neighborhood Meeting Comments
E. Zoning Comparison RR/MX and RR/YR

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.
Maps Show:

Vicinity Map: Located Adjacent to and Behind 204 and 208 Country Club Road
CAMA Land Suitability: Very High
Comprehensive Plan Future Land Use Map: Rural Residential One Acre Lots with Village Mixed Use and Rural Preservation in the area.
CAMA Future Land Use Map: Low Density Residential with Moderate Density and Conservation in the area.
Zoning Map: Rural Residential with Neighborhood Residential and Working Lands in the area.
Floodplain Map: X (Not in the flood zone)

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

Adjacent Zoning & Uses:

<table>
<thead>
<tr>
<th></th>
<th>North</th>
<th>South</th>
<th>East</th>
<th>West</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zoning</td>
<td>Rural Residential (RR)</td>
<td>Rural Residential (RR)</td>
<td>Rural Residential (RR)</td>
<td>Rural Residential (RR)/ Neighborhood Residential (NR)</td>
</tr>
<tr>
<td>Use &amp; Size</td>
<td>Housing</td>
<td>Farmland</td>
<td>Farmland</td>
<td>Housing/Farmland</td>
</tr>
</tbody>
</table>

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: It appears the property drains to the west through a culvert under County Club Road and out to the Pasquotank River.

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: 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: Both 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 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.

Comprehensive Transportation Plan: Consistent; Property abuts Country Club Road.

Other Plans officially adopted by the Board of Commissioners: N/A.

FINDINGS REGARDING ADDITIONAL REQUIREMENTS:

Will the proposed zoning change enhance the public health, safety or welfare? Yes; 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.

Is the entire range of permitted uses in the requested classification more appropriate than the range of uses in the existing classification? Yes; 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:

- Is this an expansion of an adjacent zoning district of the same classification? N/A; Reasoning:
- 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? 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? No; Reasoning: Property is outside any CAMA Areas of Environmental Concern.

Does the county need more land in the zoning class requested? Yes; Reasoning: In the appropriate location.

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

Will not exceed the county's ability to provide public facilities: No; Reasoning: 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 -

Is This A Small Scale "Spot" Rezoning Request Requiring Evaluation Of Community Benefits? No; If Yes (regarding small scale spot rezoning) - Applicant's Reasoning:

<table>
<thead>
<tr>
<th>Personal Benefits / Impact</th>
<th>Community Benefits / Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>With Rezoning</td>
<td></td>
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<tr>
<td>Without Rezoning</td>
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</table>

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 with 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 Road 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.

--------------------------------------------------------------------------------------------------
At this time, Mr. Parks introduced Mr. Eric Wood, applicant, who spoke briefly.

**Mr. Eric Wood, White Cedar Lane, Camden, NC (Applicant)**
- Wants to rezone from Rural Residential to Mixed Use
- Wants to cut out a few one acre lots to put houses on them, and keep rest of property as farm land
- Wants to put his contractors license to good use in developing a portion of the property

Mr. Parks concluded his review of the staff report with the following notations:
- Trying to get the County Manager to find funds to explore possibility of updating the CAMA Plan
- As there is no sewer provided to the property, Health Department has jurisdiction over minimum lot sizes per their requirements for septic systems
- Higher density supports a larger tax base
- Mixed Use is a new zoning classification, and there is a need for more land zoned MX, in appropriate areas
- Staff is recommending modifying requested zoning to Village Residential (VR) as it is more appropriate to the area
- Consistency statement will be needed to support reasoning for rezoning or not rezoning

At this time, Chairman Calvin Leary asked if the Board had any questions, hearing none, he opened the floor to public comment.

**Mr. Doug Leary, Seymour Drive, Camden, NC (Adjacent Property Owner)**
- Concerns are:
  - No engineered plan in place to show how the property will be developed
  - Not much roadway in the area to get onto and off of the property
  - Drainage issues
  - Feels could open the door to smaller lot sizes, which might allow for low income housing

Mr. Parks addressed Mr. Leary's concern regarding plans saying that at this time, only the allowable uses are being looked at. The process of development requires that the applicant come back before the board to present plans. Issues relating to development will be addressed at that time.

Nathan Lilly asked if the ultimate plan is to develop the whole property. Mr. Wood replied that he only wants to cut out 2 acres of land and put houses on them at present and leave the rest as farmland. He added that provision of sewer may be 10 or more years away, and that he would be open to developing the rest of the land at that time. At present, he's marketing the land to people who do not want less than 1 acre lots.

At this time, Chairman Calvin Leary asked if there were any further comments or questions, hearing none, he entertained motions for Consistency Statement, and motion to approve or deny the rezoning.
Motion to Approve Consistency Statement: "Rezoning the 15.64 acre property located adjacent to and behind 204 and 208 Country Club Road in Courthouse Township from Rural Residential (RR) to Village Residential (VR), as recommended by staff, is consistent with the objectives of the Camden County Comprehensive Plan and it calls for higher density development within targeted areas (Core Villages) of the County."

RESULT: PASSED [UNANIMOUS]
MOVER: Steven Bradshaw, Board Member
SECONDER: Fletcher Harris, Board Member
AYES: Leary, Harris, Albertson, Bradshaw, Lilley
ABSENT: McCall, Saunders

Motion to Approve Rezoning the 15.64 acre property located adjacent to and behind 204 and 208 Country Club Road in Courthouse Township from Rural Residential (RR) to Village Residential (VR) as recommended by staff.

RESULT: PASSED [UNANIMOUS]
MOVER: Nathan Lilley, Board Member
SECONDER: Steven Bradshaw, Board Member
AYES: Leary, Harris, Albertson, Bradshaw, Lilley
ABSENT: McCall, Saunders

INFO FROM BOARD AND STAFF

No Information from Board and Staff.

CONSIDER DATE OF NEXT MEETING - AUGUST 21, 2019
ADJOURN

Motion to Adjourn July 17, 2019 Planning Board Meeting

RESULT: PASSED [UNANIMOUS]
MOVER: Ray Albertson, Board Member
SECONDER: Fletcher Harris, Board Member
AYES: Leary, Harris, Albertson, Bradshaw, Lilley
ABSENT: McCall, Saunders

Meeting adjourned at 7:21 PM.

Chairman Calvin Leary
Camden County Planning Board

ATTEST:

Amy Barnett, Clerk
Camden County Planning Department