

**CAMDEN COUNTY PLANNING BOARD**

Regular Meeting – July 17, 2019

**Camden County Planning Board  
Regular Meeting  
July 17, 2019 7:00 PM  
Historic Courtroom, Courthouse Complex  
Camden, North Carolina**

**MINUTES**

*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:

Attendee Name	Title	Status	Arrived
Calvin Leary	Chairman	Present	7:00 PM
Fletcher Harris	Board Member	Present	6:45 PM
Rick McCall	Board Member	Absent	
Ray Albertson	Board Member	Present	6:45 PM
Steven Bradshaw	Board Member	Present	6:45 PM
Cathleen M. Saunders	Board Member	Absent	
Nathan Lilley	Board Member	Present	6:45 PM

Staff Members Present:

Attendee Name	Title	Status	Arrived
Dave Parks	Permit Officer	Present	6:30 PM
Amy Barnett	Planning Clerk	Present	6:35 PM

Others Present:

Attendee Name / Address	Title / Company	Meeting Section
Eric Wood, White Cedar Lane, Camden, NC	Applicant	New Business, #1
Doug Leary, Seymour Drive, Camden, NC	Adjacent Property Owner	New Business, #1

**CONSIDERATION OF AGENDA**

*Motion to Approve Agenda as Presented*

<b>RESULT:</b>	<b>PASSED [UNANIMOUS]</b>
<b>MOVER:</b>	Steven Bradshaw, Board Member
<b>SECONDER:</b>	Ray Albertson, Board Member
<b>AYES:</b>	Leary, Harris, Albertson, Bradshaw, Lilley
<b>ABSENT:</b>	McCall, Saunders

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24 **CONSIDERATION OF MINUTES FROM JUNE 19, 2019**

25 *Motion to Approve June 19, 2019 Minutes as Written*

26	<b>RESULT:</b>	<b>PASSED [UNANIMOUS]</b>
27	<b>MOVER:</b>	Fletcher Harris, Board Member
28	<b>SECONDER:</b>	Ray Albertson, Board Member
29	<b>AYES:</b>	Leary, Harris, Albertson, Bradshaw, Lilley
30	<b>ABSENT:</b>	McCall, Saunders

31 **OLD BUSINESS**

32

33 There was no old business to consider.

34 **NEW BUSINESS**

35 *Item # 1: UDO 2019-06-23 Rezoning Request Country Club Road - Eric Wood*

36 Zoning Officer Dave Parks described this agenda item and went over the staff report as  
37 incorporated herein below:

38

39 -----

40

**STAFF REPORT**

**UDO 2019-06-23**

**Zoning Map Amendment**

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42

43

44

**PROJECT INFORMATION**

45

46

**File Reference:** UDO 2019-06-23  
**Project Name:** N/A  
**PIN:** 02-8934-04-52-4826-0000

47

48

49

50

**Applicant:** Eric Wood  
**Address:** 121 White Cedar Lane, Camden, NC  
**Phone:** (252) 339-9855  
**Email:**

51

52

53

54

55

**Agent for Applicant:**

56

**Address:**

57

**Phone:**

58

**Email:**

59

**Current Owner of Record:** Applicant

60

61

**Meeting Dates:**

62

**Neighborhood Meeting:** 7/11/19

63

**Planning Board:** 7/17/19

64

65

**Application Received:** 6/21/19

66

**By:** Dan Porter, Planning Director

67

68

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69 **Application Fee Paid:** \$706.00, Check # 1177

70  
71 **Completeness of Application:** Application is generally complete

72  
73 **Documents received upon filing of application or otherwise included:**

74 **A.** Rezoning Application

75 **B.** Deed

76 **C.** GIS Aerial, Current zoning, Comprehensive Plan Future Land Use and CAMA  
77 Land Use Plan Suitability Maps

78 **D.** Neighborhood Meeting Comments

79 **E.** Zoning Comparison RR/MX and RR/YR

80  
81 **REQUEST:** Rezone approximately 15.64 acres from Rural Residential (RR) to  
82 Mixed Use (MX) on property located adjacent to 204 and 208 Country Club Road  
83 in Courthouse Township.

84  
85 **From:** Rural Residential (RR)- Article 151.3.5.3 (Purpose Statement)

86  
87 The Rural Residential (RR) district is established to accommodate low density  
88 residential neighborhoods and supporting uses on lots near bona fide farms  
89 and agricultural areas in the rural portion of the County. The district is  
90 intended to accommodate residential development in ways that will not  
91 interfere with agricultural activity or negatively impact the rural character  
92 of the County. One of the primary tools for character protection is the  
93 requirement to configure residential subdivisions of more than five lots as  
94 conservation subdivisions. The conservation subdivision approach seeks to  
95 minimize the visibility of new residential development from adjacent roadways  
96 through proper placement and screening. The district accommodates several  
97 differing agricultural uses and single-family detached homes. It also allows  
98 supporting uses like educational facilities, parks, public safety facilities,  
99 and utilities. District regulations discourage uses that interfere with the  
100 development of residential dwellings or that are detrimental to the rural  
101 nature of the district.

102  
103 **To:** Mixed Use - Article 151.3.5.6 (Purpose Statement)

104  
105 The Mixed Use district accommodates a diverse mix of uses on lands well  
106 served by public sewer and located within the core portions of the County's  
107 designated village centers. The district is intended to foster functional  
108 neighborhoods where County residents and visitors can live, work, shop, and  
109 recreate without travelling large distances between differing uses. Buildings  
110 are built close to the sidewalk and one another and served by public  
111 gathering areas that create places for people to congregate and interact.  
112 Off-street parking and service areas are located to the sides and rears of  
113 buildings to help ensure a continuity of building facades along street edges  
114 and to avoid areas that are unsafe or undesirable for pedestrians. The  
115 district encourages a fine-grained network of streets and pedestrian ways  
116 that allow a wide freedom of movement and choices in transportation mode.  
117 Uses are located in close proximity to one another and rely on design  
118 techniques to maintain compatibility instead of large yards, deep setbacks,  
119 and suburban-style vegetative buffers. The district allows a wide variety of  
120 housing types to promote population density and to support nearby retail,  
121 dining, and entertainment establishments. The district discourages the  
122 establishment of single-use, monolithic, and automobile-oriented forms of  
123 development that require large areas of off-street parking, large  
124 floorplates, or that fail to cater to pedestrians.

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125 **Maps Show:**

126  
127 **Vicinity Map:** Located Adjacent to and Behind 204 and 208 Country Club Road

128 **CAMA Land Suitability:** Very High

129 **Comprehensive Plan Future Land Use Map:** Rural Residential One Acre Lots with  
130 Village Mixed Use and Rural Preservation in the area.

131 **CAMA Future Land Use Map:** Low Density Residential with Moderate Density and  
132 Conservation in the area.

133 **Zoning Map:** Rural Residential with Neighborhood Residential and Working  
134 Lands in the area.

135 **Floodplain Map:** X (Not in the flood zone)

136

## 137 **SITE DATA**

138

139 **Lot Size:** Approximately 15.64 acres

140 **Flood Zone:** X

141 **Zoning District(s):** Rural Residential (RR)

142 **Existing Land Uses:** Farmland

143

## 144 **Adjacent Zoning & Uses:**

	<b>North</b>	<b>South</b>	<b>East</b>	<b>West</b>
<b>Zoning</b>	Rural Residential (RR)	Rural Residential (RR)	Rural Residential (RR)	Rural Residential (RR) / Neighborhood Residential (NR)
<b>Use &amp; Size</b>	Housing	Farmland	Farmland	Housing/Farmland

145

146 **Proposed Use(s):** Residential purposes.

147

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

151

## 152 **ENVIRONMENTAL ASSESSMENT**

153

### 154 **Streams, Creeks, Major Ditches:**

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

158

## 159 **INFRASTRUCTURE & COMMUNITY FACILITIES**

160

161 **Water** - Water lines are located adjacent to property along Country Club Road.

162 **Sewer** - Not available.

163 **Fire District** - South Camden Fire District.

164 **Schools** - Impact calculated at Development stage.

165 **Traffic** - Generation of traffic will be at development stage.

166

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167 **PLANS CONSISTENCY**

168  
169 **CAMA Land Use Plan Policies & Objectives:** Inconsistent; The CAMA Land Use  
170 Plan was adopted by the Camden County Board of Commissioners on April 4,  
171 2005. The proposed zoning change is inconsistent in that the Future Land Use  
172 Maps has property identified as **Low Density Residential on 1-2 acres or**  
173 **greater.** However at the time the plan was adopted, the County had not  
174 considered connecting residential to sewer to allow for higher density  
175 residential development due to limited availability of sewer.

176  
177 2035 Comprehensive Plan: Both Consistent & Inconsistent; The proposed  
178 zoning change is inconsistent with Comprehensive Plan (Adopted 2012) **Future**  
179 **Land Use Map as it shows the property to be Rural Residential.**

180  
181 However the description of Mixed Use refers to providing higher density  
182 development on property located within the core portions of the county's  
183 designated village centers with the availability of water/sewer. This  
184 property located within Courthouse Core Village.

185  
186 Also the description states: It (Mixed Use) includes Camden Plantation, a  
187 proposed planned unit development north of Main Street in the South Mills  
188 core village area, development opportunities south of Country Club Road and  
189 south of US 158 in Courthouse/Camden,...

190  
191 Once sewer is available, proposed zoning will allow for residential densities  
192 of up to 4.35 dwellings per acre, a variety of housing types, and limited  
193 commercial uses.

194  
195 The Comprehensive Plan also includes a zoning district, Village Residential,  
196 which allows for moderate density up to 4.35 dwellings per acre and a variety  
197 of housing types, without commercial uses. This type of district serves as a  
198 transition from village core and highway commercial to more rural areas.

199  
200 **Comprehensive Transportation Plan:** Consistent; Property abuts Country Club  
201 Road.

202  
203 **Other Plans officially adopted by the Board of Commissioners:** N/A.

204  
205 **FINDINGS REGARDING ADDITIONAL REQUIREMENTS:**

206  
207 **Will the proposed zoning change enhance the public health, safety or welfare?**  
208 Yes; **Reasoning:** The proposed zoning change will enhance the public health,  
209 safety, or welfare as it will allow for higher density residential uses to  
210 support commercial uses nearby, with the availability of water and sewer.  
211 Sewer currently not available at this time. Based on location of property and  
212 surrounding uses, residential development on smaller lots.

213  
214 **Is the entire range of permitted uses in the requested classification more**  
215 **appropriate than the range of uses in the existing classification?** Yes;  
216 **Reasoning:** Uses in the requested zoning classification are more appropriate  
217 as it offers a mix of residential and commercial options.

218

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219 **For proposals to re-zone to non-residential districts along major arterial**  
220 **roads:**

221  
222 **Is this an expansion of an adjacent zoning district of the same**  
223 **classification? N/ A; Reasoning:**

224  
225 **What extraordinary showing of public need or demand is met by this**  
226 **application? N/A; Reasoning:**

227  
228 **Will the request, as proposed cause serious noise, odors, light, activity, or**  
229 **unusual disturbances? No; Reasoning:** All uses permitted in the requested  
230 zoning classification should not cause any serious noise, odors, light,  
231 activity, or unusual disturbances.

232  
233 **Does the request impact any CAMA Areas of Environmental Concern? No;**  
234 **Reasoning:** Property is outside any CAMA Areas of Environmental Concern.

235  
236 **Does the county need more land in the zoning class requested? Yes;**  
237 **Reasoning:** In the appropriate location.

238  
239 **Is there other land in the county that would be more appropriate for the**  
240 **proposed uses? Yes; Reasoning:** The Commercial uses permitted in the Mixed  
241 Use District are more apt to be located along the commercial area of U.S. 158  
242 and portions of NC 343.

243  
244 **Will not exceed the county's ability to provide public facilities: No;**  
245 **Reasoning:** The proposed zoning will have an impact on all public facilities,  
246 how much will be determined at the development of the property.

- 247 Schools-
- 248 Fire and Rescue -
- 249 Law Enforcement -
- 250 Parks & Recreation -
- 251 Traffic Circulation or Parking -
- 252 Other County Facilities -

253  
254 **Is This A Small Scale "Spot" Rezoning Request Requiring Evaluation Of**  
255 **Community Benefits? No; If Yes (regarding small scale spot rezoning) -**  
256 **Applicant's Reasoning:**

	<b>Personal Benefits / Impact</b>	<b>Community Benefits / Impact</b>
<b>With Rezoning</b>		
<b>Without Rezoning</b>		

257  
258  
259 **STAFF COMMENTARY:**

260  
261 The applicant seeks to develop a small portion of the property in the near  
262 future and prepare to develop the remainder with higher density uses when  
263 sewer becomes available. The property is not currently served by sewer but  
264 one of the County's top CIP projects includes building sewer to the Country  
265 Club/ US 158 intersection. The requested zoning to **Mixed Use** is somewhat  
266 consistent with the Comprehensive Plan as it relates to higher density and is  
267 within the Courthouse Village area; however the location may not be suited  
268 for commercial businesses since it is approximately 2 miles from the  
269 Courthouse Core and one mile from the US 158 commercial corridors.

270

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

276  
277 **Consistency statement:**

278  
279 The requested zoning to **Mixed Use** is inconsistent with both the CAMA plan as  
280 is show the property as low density residential.

281  
282 The requested zoning is inconsistent with the Comprehensive Plan Future Land  
283 Use Map but is consistent with the objective of encouraging higher density  
284 housing within the Courthouse Village boundaries.

285  
286 Excerpt from Comprehensive Plan - Vision Statement

287  
288 "New development will be focused within targeted core areas to breathe new  
289 life into established county villages and to efficiently use existing and  
290 planned infrastructure and public resources. New housing choices will be made  
291 available to serve families, young professionals, and retirees. Rural areas  
292 will maintain prominence in the county, and will continue to serve  
293 agricultural and forestry production and low density residential  
294 development."

295  
296 **Recommendation:**

297  
298 Planning Staff recommends Rezoning Application (UDO 2019-06-23) from Rural  
299 Residential (RR) to Mixed Use (MX) be modified and to rezone the property to  
300 Village Residential (VR)

301  
302 Staff recommendation: Village Residential (Purpose Statement)

303  
304 The Village Residential (VR) district is established to accommodate a wide  
305 range of residential and institutional use types at modest densities on lots  
306 within and adjacent to designated village centers. The district allows  
307 duplexes, live/work units, single-family attached and single-family detached  
308 dwellings, but does not allow mobile homes, manufactured homes, or  
309 conservation subdivisions. As a means of creating compact, functional  
310 neighborhoods, the district also allows a wide variety of institutional uses,  
311 including community centers, day care, schools, assisted living, religious  
312 institutions, parks, and utilities. Lots served by public sewer may have  
313 reduced minimum lot sizes and building height is measured from the base flood  
314 elevation. District regulations are intended to support the County's  
315 investment in infrastructure by encouraging the development of compact,  
316 vibrant neighborhoods with a variety of house sizes and types that are  
317 located in close proximity to complementary institutional uses. Low density  
318 development comprised of uniform building types or styles is discouraged.

319 -----  
320

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

322

323 *Mr. Eric Wood, White Cedar Lane, Camden, NC (Applicant)*

- 324 • Wants to rezone from Rural Residential to Mixed Use
- 325 • Wants to cut out a few one acre lots to put houses on them, and keep rest of property as
- 326 farm land
- 327 • Wants to put his contractors license to good use in developing a portion of the property

328

329 Mr. Parks concluded his review of the staff report with the following notations:

- 330 • Trying to get the County Manager to find funds to explore possibility of updating the
- 331 CAMA Plan
- 332 • As there is no sewer provided to the property, Health Department has jurisdiction over
- 333 minimum lot sizes per their requirements for septic systems
- 334 • Higher density supports a larger tax base
- 335 • Mixed Use is a new zoning classification, and there is a need for more land zoned MX, in
- 336 appropriate areas
- 337 • Staff is recommending modifying requested zoning to Village Residential (VR) as it is
- 338 more appropriate to the area
- 339 • Consistency statement will be needed to support reasoning for rezoning or not rezoning

340

341 At this time, Chairman Calvin Leary asked if the Board had any questions, hearing none, he

342 opened the floor to public comment.

343

344 *Mr. Doug Leary, Seymour Drive, Camden, NC (Adjacent Property Owner)*

- 345 • Concerns are:
  - 346 ○ No engineered plan in place to show how the property will be developed
  - 347 ○ Not much roadway in the area to get onto and off of the property
  - 348 ○ Drainage issues
  - 349 ○ Feels could open the door to smaller lot sizes, which might allow for low income
  - 350 housing

351

352 Mr. Parks addressed Mr. Leary's concern regarding plans saying that at this time, only the

353 allowable uses are being looked at. The process of development requires that the applicant come

354 back before the board to present plans. Issues relating to development will be addressed at that

355 time.

356

357 Nathan Lilly asked if the ultimate plan is to develop the whole property. Mr. Wood replied that

358 he only wants to cut out 2 acres of land and put houses on them at present and leave the rest as

359 farmland. He added that provision of sewer may be 10 or more years away, and that he would be

360 open to developing the rest of the land at that time. At present, he's marketing the land to people

361 who do not want less than 1 acre lots.

362

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

364 hearing none, he entertained motions for Consistency Statement, and motion to approve or deny

365 the rezoning.



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366 *Motion to Approve Consistency Statement: "Rezoning the 15.64 acre property located*  
367 *adjacent to and behind 204 and 208 Country Club Road in Courthouse Township from*  
368 *Rural Residential (RR) to Village Residential (VR), as recommended by staff, is*  
369 *consistent with the objectives of the Camden County Comprehensive Plan and it calls*  
370 *for higher density development within targeted areas (Core Villages) of the County."*

371	<b>RESULT:</b>	<b>PASSED [UNANIMOUS]</b>
372	<b>MOVER:</b>	Steven Bradshaw, Board Member
373	<b>SECONDER:</b>	Fletcher Harris, Board Member
374	<b>AYES:</b>	Leary, Harris, Albertson, Bradshaw, Lilley
375	<b>ABSENT:</b>	McCall, Saunders

376 *Motion to Approve Rezoning the 15.64 acre property located adjacent to and behind*  
377 *204 and 208 Country Club Road in Courthouse Township from Rural Residential (RR)*  
378 *to Village Residential (VR) as recommended by staff.*

379	<b>RESULT:</b>	<b>PASSED [UNANIMOUS]</b>
380	<b>MOVER:</b>	Nathan Lilley, Board Member
381	<b>SECONDER:</b>	Steven Bradshaw, Board Member
382	<b>AYES:</b>	Leary, Harris, Albertson, Bradshaw, Lilley
383	<b>ABSENT:</b>	McCall, Saunders

384 **INFO FROM BOARD AND STAFF**

385  
386 No Information from Board and Staff.

387 **CONSIDER DATE OF NEXT MEETING - AUGUST 21, 2019**

388

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389 **ADJOURN**

390 *Motion to Adjourn July 17, 2019 Planning Board Meeting*

391	<b>RESULT:</b>	<b>PASSED [UNANIMOUS]</b>
392	<b>MOVER:</b>	Ray Albertson, Board Member
393	<b>SECONDER:</b>	Fletcher Harris, Board Member
394	<b>AYES:</b>	Leary, Harris, Albertson, Bradshaw, Lilley
395	<b>ABSENT:</b>	McCall, Saunders

396  
397 Meeting adjourned at 7:21 PM.

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*Chairman Calvin Leary  
Camden County Planning Board*

405 *ATTEST:*

406  
407  
408

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409 *Amy Barnett, Clerk*  
410 *Camden County Planning Department*