



**CAMDENCOUNTY**  
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# **PLANNING BOARD**

**July 17, 2019**

**7:00 PM**

**Regular Meeting**

**Historic Courtroom**

**Courthouse Complex**



## **Agenda**

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

**ITEM I.      Call to Order & Welcome**

**ITEM II.     Consideration of Agenda**

**ITEM III.    Consideration of Minutes from June 19, 2019**

PB Minutes June 19, 2019

**ITEM IV.     Old Business**

**ITEM V.      New Business**

***Item 1.      UDO 2019-06-23 Rezoning Request Country Club Road - Eric Wood***

UDO 2019-06-23 Rezoning Request Country Club Road - Eric Wood

**ITEM VI.     Info from Board and Staff**

**ITEM VII.    Consider Date of Next Meeting - August 21, 2019**

**ITEM VIII.   Adjourn**





## **Camden County Planning Board AGENDA ITEM SUMMARY SHEET**

Minutes

**Item Number:** N/A

**Meeting Date:** July 17, 2019

**Submitted By:** Amy Barnett, Planning Clerk  
Planning & Zoning  
Prepared by: Amy Barnett

**Item Title** PB Minutes June 19, 2019

**Attachments:** pbminutes\_06192019 (PDF)



# CAMDEN COUNTY PLANNING BOARD

Regular Meeting – June 19, 2019

**Camden County Planning Board  
Regular Meeting  
June 19, 2019, 7:00 PM  
Historic Courtroom, Courthouse Complex  
Camden, North Carolina**

## MINUTES

*The regular meeting of the Camden County Planning Board was held on June 19, 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	6:50 PM
Fletcher Harris	Board Member	Present	6:50 PM
Rick McCall	Board Member	Absent	
Ray Albertson	Board Member	Present	6:50 PM
Steven Bradshaw	Board Member	Present	6:50 PM
Cathleen M. Saunders	Board Member	Present	6:50 PM
Nathan Lilley	Board Member	Present	6:50 PM

Staff Present

Attendee Name	Title	Status	Arrived
Dan Porter	Planning Director	Present	6:40 PM
Amy Barnett	Planning Clerk	Present	6:30 PM

Others Present

Attendee Name/Address	Title/Company	Meeting Section
Ken Bowman, Camden NC	Applicant, Camden County Manager	New Business, #1
Joe Howell, US Navy Northwest Annex, Chesapeake, VA	Representing Captain J.P. Kline of the US Navy, Commanding Officer US Navy Northwest Annex	New Business #1

# CAMDEN COUNTY PLANNING BOARD

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## **CONSIDERATION OF AGENDA**

### ***Motion To Approve Agenda As Presented***

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

## **CONSIDERATION OF MINUTES FROM APRIL 17, 2019**

### ***Motion To Approve April 17, 2019 Minutes As Written***

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

## **OLD BUSINESS**

There was no Old Business to consider.

## **NEW BUSINESS**

### ***Item #1 - UDO 2019-05-28 Rezoning US 17 and McPherson Rd***

Planning Director Dan Porter described this agenda item and went over some of the staff report as incorporated herein below:

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**STAFF REPORT**  
**UDO 2019-05-28**  
**Zoning Map Amendment**

#### **PROJECT INFORMATION**

<b>File Reference:</b>	UDO 2019-05-28
<b>Project Name:</b>	N/A
<b>PIN:</b>	01-7071-00-67-6843-0000
<b>Applicant:</b>	Camden County
<b>Address:</b>	117 N. 343 Camden, NC
<b>Phone:</b>	(252) 338-1919
<b>Email:</b>	



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69 **Agent for Applicant:**

70 **Address:**

71 **Phone:**

72 **Email:**

73  
74 **Current Owner of Record:** Applicant

75  
76 **Meeting Dates:**

77 05/29/2019 Neighborhood Meeting

78 06/19/2019 Planning Board

79  
80 **Application Received:** 05/16/2016

81 **By:** David Parks, Permit Officer

82  
83 **Application Fee paid:** N/A

84  
85 **Completeness of Application:** Application is generally complete.

86  
87 **Documents received upon filing of application or otherwise included:**

88 **A.** Rezoning Application

89 **B.** GIS Aerial, existing zoning, Comprehensive Plan/CAMA Plan future land  
90 use maps, and CAMA Land Use Plan Suitability Maps

91 **C.** Table of Permissible Use comparison.

92 **D.** U.S. Highway 17 Corridor Plan

93 **E.** Neighborhood meeting comments.

94 **F.** Liaison Officer Navy Support Activity letter

95  
96 **REQUEST:**

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

99  
100 **From:** Working Lands (WL). The Working Lands (WL) district is established to  
101 accommodate agriculture, agriculturally related uses, and limited forms  
102 residential development at very low densities in rural portions of the  
103 County. The district is primarily intended to preserve and protect bona fide  
104 farms and resource lands for current or future agricultural use as well as to  
105 protect the rural character of the area. One of the primary tools for  
106 character protection is the requirement to configure residential subdivisions  
107 of more than five lots as conservation subdivisions. The conservation  
108 subdivision approach seeks to minimize the visibility of new residential  
109 development from adjacent roadways through proper placement and screening,  
110 and allows farmers to capture a portion of the land's development potential  
111 while continuing to farm. Conservation subdivisions allow a portion of a  
112 tract or site to be developed with single-family detached homes while the  
113 balance of the site is left as conservation or agricultural land. The  
114 district also accommodates a wide range of agricultural and agricultural-  
115 related uses like "agri-tourism" as well as service and support uses to the  
116 rural community, including day care, educational uses, public safety  
117 facilities, parks, and utility features.  
118

# CAMDEN COUNTY PLANNING BOARD

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**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.

## **Maps Show:**

**Vicinity Map** - Property Located in South Mills Township, US 17 & McPherson Road

**Current Zoning** - Planned Development (PD)

**Comprehensive Plan Future Land Use Map** - Mixed Use Employment

**CAMA Future Land Use Map** - Low Density Residential

**CAMA Land Suitability Map** - Very High

## **SITE DATA**

**Lot Size:** Approximately 260 Acres

**Flood Zone:** X

**Zoning District(s):** Working Lands (WL)

**Existing Land Uses:** Farmland/Sewer Plant Spray Field

## **Adjacent Zoning & Uses:**

	North	South	East	West
<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.

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## INFRASTRUCTURE & COMMUNITY FACILITIES

Water Water lines are located adjacent to property along US 17 and McPherson Road

Sewer Sewer runs along US 17

Fire District South Mills Fire District off Keeter Barn Road located approximately 3 miles from property

Schools Proposed uses in requested zoning will not impact schools

Traffic Traffic impact analysis will be required upon development of property

## PLANS CONSISTENCY

**CAMA Land Use Plan Policies & Objectives - 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.

**2035 Comprehensive Plan - Consistent;** 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.

**Comprehensive Transportation Plan - Consistent;** Property abuts US 17 and McPherson Road. Property also does not have direct access to US 17.

**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 welfare as proposed zoning change will encourage commercial development along a major corridor providing a needed tax base and employment opportunities.

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

**Is this an expansion of an adjacent zoning district of the same classification? No; Reasoning:** The property abuts county owned Commercial Park directly to the north which is zoned as a Planned Development (PD).

**What extraordinary showing of public need or demand is met by this application? Yes; Reasoning:** The need for commercial development, employment opportunities, and tax base.

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

Does the request impact any CAMA Areas of Environmental Concern? **No; Reasoning:** Property is outside any CAMA Areas of Environmental Concern. Property located outside the 100 year floodplain.

Does the County need more land in the zoning class requested? **Yes; Reasoning:** In appropriate areas where location of property and infrastructure (water & sewer) is available. Property abuts US 17 and there is water and sewer available to the site.

Is there other land in the County that would be more appropriate for the proposed uses? **No; Reasoning:** The property along US 17 and the future I-87 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.

Will not exceed the County's ability to provide public facilities: **No;**

**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.

Is this a Small Scale "Spot" Rezoning request requiring evaluation of Community Benefits? **No; If Yes (regarding small scale spot rezoning), Applicant's Reasoning:** N/A.

### 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 US 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.

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At this time, Dan Porter introduced County Manager Ken Bowman, who is representing Camden County as applicant, and he spoke regarding this rezoning request:

- Rezoning request is primarily due to prime location.
- County owned, prime property along US 17, adjacent to the Commerce Park, that can be developed.
- Commerce Park has its first company locating there during the past year.
- Processes underway to widen the Commerce Park road(s), putting underground utilities in place, and timbering is in the initial phases.
- Since the processes began, there has been more interest in the properties in the Commerce Park.
- On the left side of the road leading into the Commerce Park is the Commerce Park itself, on the right side is the 260 acres for which rezoning request is being made.
- There is an established company who is interested in property in the area of the Park that would afford them closer access to the Ports of VA, and locating there is contingent on the zoning of the land.
- Think it is a good idea to go ahead and rezone this entire parcel so that as companies who have interest in the land begin to investigate their options, the zoning will be there for highway commercial uses.
- Will give the County the ability to market the land better.
- Have interest in both the Commerce Park and the parcel under consideration here. Having the land properly zoned is very important to commercial developers when evaluating property for potential commercial sites. If property is already zoned for the use an applicant proposes, they are not at the mercy of any boards to get it rezoned.
- Will not be proposing a move for the spray field or lagoon, they will stay in place, and may be adding a filtration pond adjacent to the lagoon some time in the future.
- Without the rezoning, there are not a lot of options for the land. Rezoning for highway commercial would allow the best use of the land.

Dan Porter went over the definitions of Working Lands (WL) and Highway Commercial (HC). Mr. Porter then continued going over the staff report.

- Went over the adjacent uses, North, South, East, and West of the property, which are summarized in the staff report herein above.
- Went over the various maps included in the staff report, and summarized herein above.
- High suitability according to the CAMA Land Use Plan.
- Water and Sewer are both available in the vicinity along Hwy 17.
- Located in South Mills Fire District
- While Working Lands zoning would have some impact on schools, Highway Commercial will not have any impact on schools.
- Any development will likely require a traffic impact analysis. Will have to take into consideration the limited access to US 17, which is via the entrance to the Commerce Park, and McPherson Road.
- NCDOT will not allow any new curb cuts along US 17.
- Proposed zoning is inconsistent with the CAMA Land Use Plan, as the plan calls for the land to be low density residential.

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- Proposed zoning is consistent with the 2035 Comprehensive Plan as the Future Land Use Maps reflect the land as being Mixed Use Employment.
- Went over the Findings Regarding Additional Requirements, which are included herein above.
- Property is one of the most marketable properties in Camden County. Proximity to Hampton Roads, and the Ports of VA make this a very valuable location for potential commercial businesses. Also is within the boundaries of Foreign Trade Zone # 20, which offers significant value to entities engaged in global trade.
- One change in the staff report:
  - "Will not exceed the county's ability to provide public facilities"
    - Staff report as presented answered this as a "No", however without knowing in advance the companies which would locate there, there is no way to know what the impacts would actually be as far as Fire & Rescue and Law Enforcement are concerned. Also, any development which is commercial in nature is sure to have increased traffic flow.
    - Staff now feels there could be an impact and would like to change this to a "Yes" answer.

Steven Bradshaw pointed out that the impacts would also be evaluated when a company comes in for a Special Use Permit. Mr. Bradshaw stated his opinion that this should be considered at that point and not at rezoning. Mr. Porter responded saying that the question of public facilities is one of the questions on the rezoning application, and so has to be included.

Nathan Lilly asked if the spray field would need to be expanded should the area be fully developed, both commercial properties and the adjacent residential properties. Mr. Porter responded saying that with the development in the area, the need for increasing sewer treatment is there, however technologies have improved significantly to the point that the amount of land required to treat it is much less than it used to be and the level of treatment is also greatly improved which potentially reduces the limitations imposed by DENR regulations.

Steven Bradshaw asked if Camden Plantation would have its own sewer system. Mr. Porter responded saying that Camden Plantation has proposed their own system, but that they would work with the County in any way possible to help build the county's system. The first 109 units, as already proposed, will be hooked up to the county's sewer system.

Dan Porter read the Staff Commentary / Recommendation from the Staff Report incorporated herein above, noting that staff is recommending approval.

Cathleen Saunders asked for clarification regarding NCDOT's not allowing curb access along US 17. Mr. Porter replied saying that NCDOT has not been allowing additional curb access on US 17 at least since he has worked with the county, which is in excess of 12 years. Ms. Saunders asked if there was access via the Commerce Park roads so that access would not have to be via the residential roadways. Mr. Porter stated that with the exception of a minor bridge/culvert at the very back of the Commerce Park, there is currently not access in that manner, but that the plan would be to run a road through the 260 acre parcel to the Commerce Park.



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Mr. Porter stated that with any development along US 17 in the area, there would need to be ability to interconnect the properties of the Commerce Park and the 260 acres under consideration here.

Nathan Lilly asked if McPherson Road would be considered an access point. Mr. Porter stated that it would be an access point for the southern portion of the property. He added that the entry road into the Commerce Park would be the access point for the northern portion of the property.

At this point, Chairman Calvin Leary asked if there were any further questions or comments from the board. Hearing none, he opened the floor to public comment.

*Joe Howell, Representing Captain J.P. Kline of the US Navy, Commanding Officer US Navy Northwest Annex, Chesapeake, VA*

- Representing the US Navy's Northwest Annex, ROTHHR Radar facility
- Referred to a letter which was sent to Dan Porter regarding Navy request to be consulted on development on the property under consideration. Copy of which was included in board packet and copy of which is available at the Planning Department.
- Commercial and industrial uses have the potential to create electro-magnetic interference (EMI) which could interfere with the mission of the ROTHHR Radar. Specifically uses which include such activities as use of high frequency transmitters, welding, electrical systems that are normally attributed to industrial / manufacturing type of operations.
- If this rezoning is approved, it would allow for those types of activities to be permitted uses.
- ROTHHR has a detection monitoring mission with respect to illegal activities. Its detection footprint extends all the way down to the Caribbean, Central, and South America.
- Would like to have language added into the rezoning such that the Navy would be consulted on any development so that the possibility of frequency interference can be mitigated or avoided. Consultation would allow the Navy to research and determine if a proposed commercial use would have any detrimental effect on the ROTHHR.
- Goal of consultation would be to curtail EMI effects which might impede the mission of the ROTHHR.
- Beyond consultation, Navy could offer mitigation opportunities such as recommendations relating to the orientation of certain elements so that the effects are limited or avoided, recommendations of certain building materials, filters, and so on.

Fletcher Harris asked what the distance was for needing to consult on potential EMI due to operations at the Commerce Park and the property under consideration. Mr. Howell responded that it was about 4-5 miles.

Attachment: pbminutes\_06192019 (2449 : PB Minutes June 19, 2019)

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Steven Bradshaw asked if this was a change from the request made by the Navy when the Commerce Park was created. Mr. Porter replied saying that it was basically the same request.

Mr. Porter stated that he understands and appreciates the importance of the mission of the ROTH. Mr. Porter added the following:

- Zoning cannot be conditional, language cannot be added to zoning.
- Any future development has to come before the Planning Board and Board of Commissioners. The request by the Navy would be best served to be addressed at that point.
- State law requires that any time there is a rezoning or development within 5 miles of any military installation that the military branch owning the installation be afforded an opportunity for comment.

Steven Bradshaw commented that it is better for developers to know beforehand that there might be an issue with the location depending on the type of business they want to pursue. Mr. Howell commented that he wants to work with the county on this and be able to comment and offer recommendations to any developers in order to limit the effects to the ROTH.

At this time, Chairman Calvin Leary asked if there were any further questions or comments from the public. Hearing none, he entertained a motion.

***Motion to Approve UDO 2019-05-28 Rezoning Property Located at Corner of US 17 and McPherson Road***

<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, Saunders, Lilley
<b>ABSENT:</b>	McCall



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**INFORMATION FROM BOARD AND STAFF**

There was no Information from Board and Staff to present.

**CONSIDER DATE OF NEXT MEETING - JULY 17, 2019**

**ADJOURN**

*Motion to Adjourn June 19, 2019 Planning Board Meeting*

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

Meeting Adjourned at 7:30 PM.

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*Chairman Calvin Leary  
Camden County Planning Board*

*ATTEST:*

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*Amy Barnett, Planning Clerk*

Attachment: pbminutes\_06192019 (2449 : PB Minutes June 19, 2019)





**Camden County Planning Board  
AGENDA ITEM SUMMARY SHEET**

New Business

**Item Number:** N.B. 1

**Meeting Date:** July 17, 2019

**Submitted By:** Dave Parks, Permit Officer  
Planning & Zoning  
Prepared by: Amy Barnett

**Item Title** UDO 2019-06-23 Rezoning Request Country Club Road - Eric Wood

**Attachments:** UDO 2019-06-23 Rezoning Request Country Club  
Road - Eric Wood (PDF)



## **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

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

**Agent for Applicant:**  
**Address:**  
**Phone:**  
**Email:**

**Current Owner of Record:** Applicant

**Meeting Dates:**  
7/11/2019  
7/17/2019  
**Neighborhood  
Planning Board**

**Application Received:** 6/21/2019  
**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/VR

**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)**

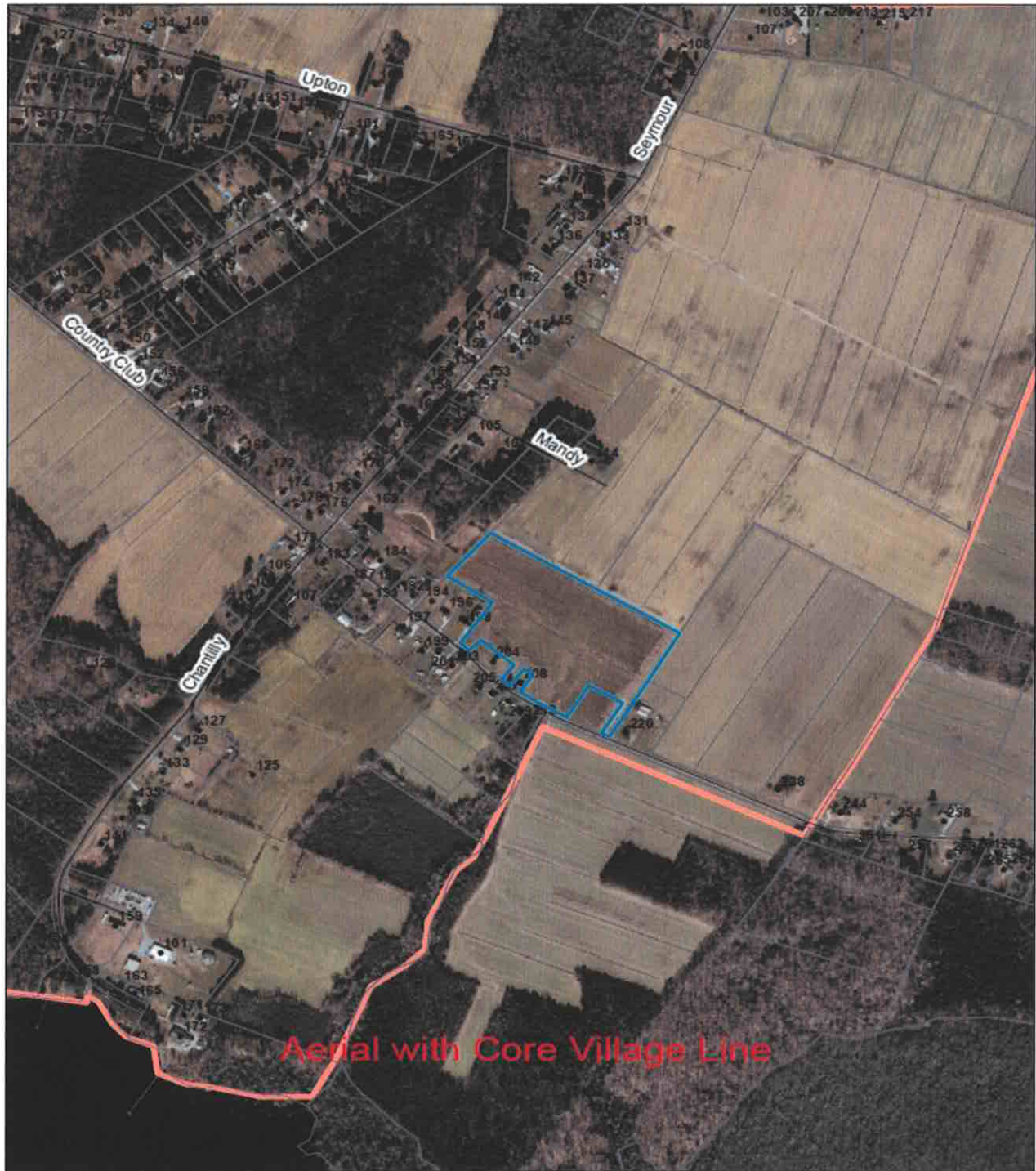
The Mixed Use district accommodates a diverse mix of uses on lands well served by public sewer and located within the core portions of the County's designated village centers. The district is intended to foster functional neighborhoods where County residents and visitors can live, work, shop, and recreate 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.

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**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
<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

**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.

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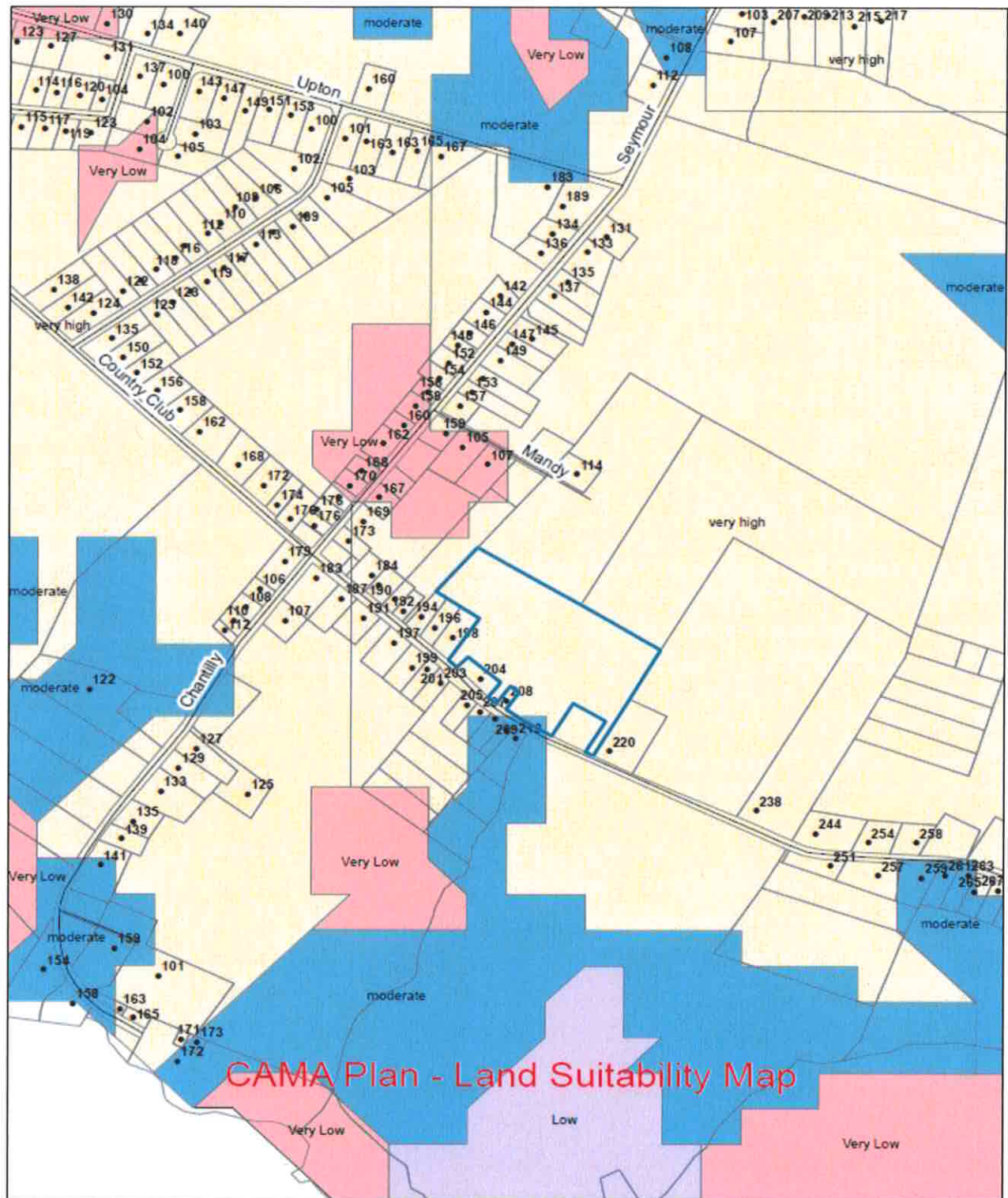
## ENVIRONMENTAL ASSESSMENT

### 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

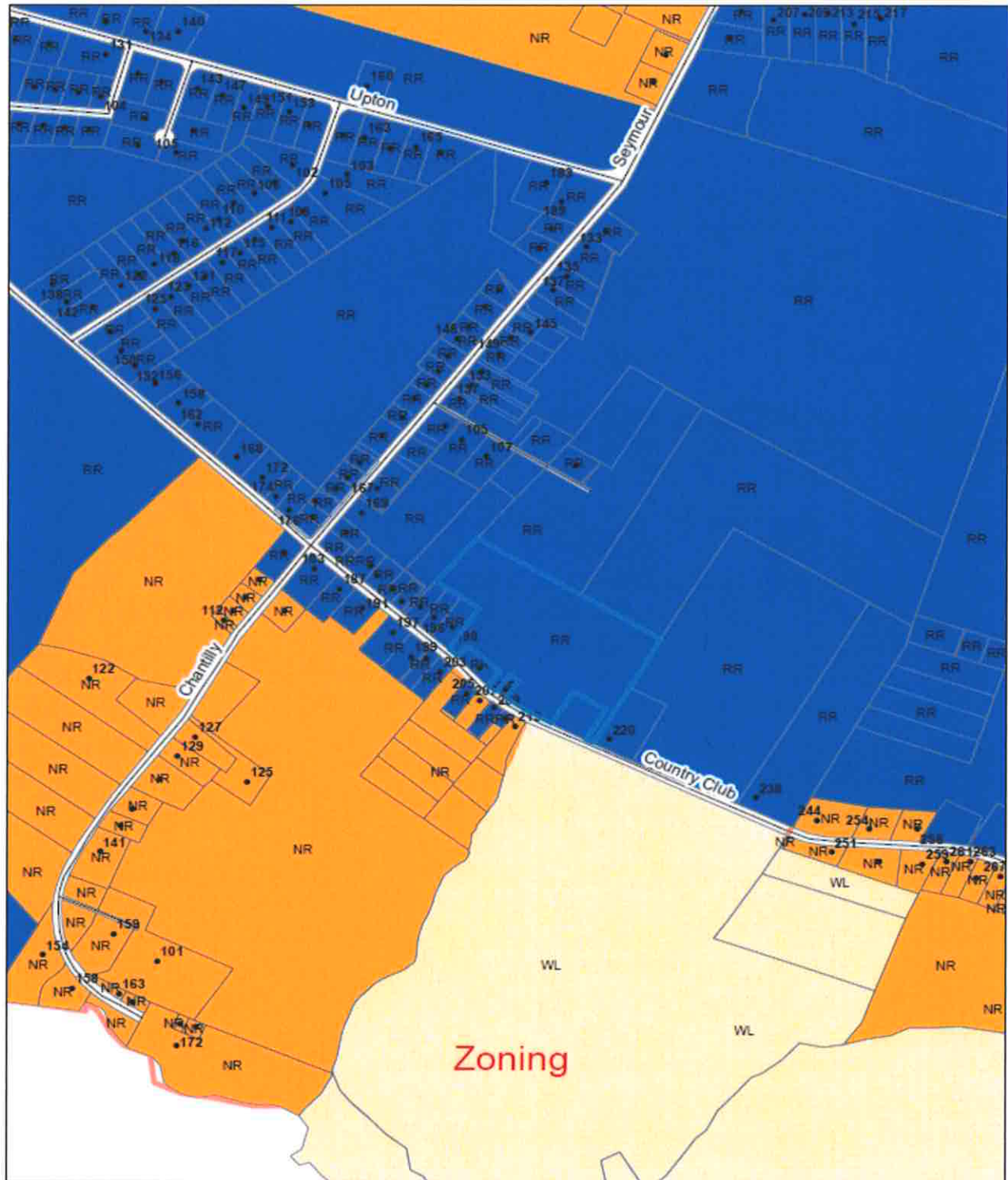




# CAMA Future Land Use Map

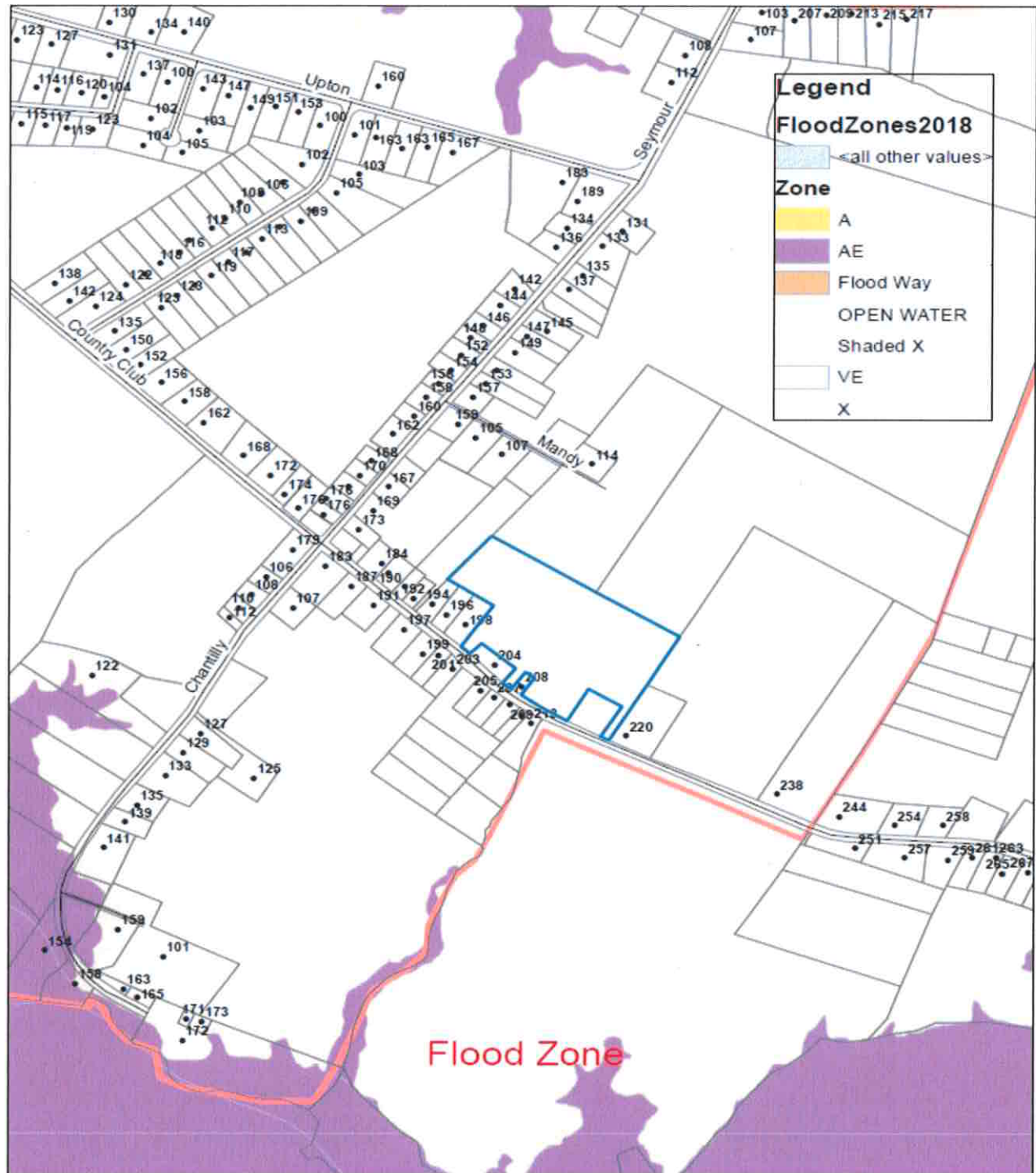


**Zoning Map:**





# Floodplain Map



## **INFRASTRUCTURE & COMMUNITY FACILITIES**

<b>Water</b>	Water lines are located adjacent to property along Country Club Road.
<b>Sewer</b>	Not available.
<b>Fire District</b>	South Camden Fire District.
<b>Schools</b>	Impact calculated at Development stage.
<b>Traffic</b>	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:**

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

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

Attachment: UDO 2019-06-23 Rezoning Request Country Club Road - Eric Wood (2450 : UDO 2019-06-23 Rezoning Request Country Club Road -



**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
<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>			
<i>Helicopter Landing Facility</i>			
<i>Passenger Terminal, Surface Transportation</i>			P
<b>UTILITIES</b>			
<i>Utility, Major</i>		S	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>			
<i>Minor</i>			
<b>EATING ESTABLISHMENTS</b>			
<i>Restaurant, Major</i>			P
<i>Restaurant, Minor</i>			P
<i>Bar, Nightclub, or Dance Hall</i>			P
<b>OFFICES</b>			
<i>Major</i>			P
<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

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**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
<b>INDUSTRIAL SERVICES</b>			
<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
<b>MANUFACTURING AND PRODUCTION</b>			
<i>Manufacturing, Heavy</i>			
<i>Manufacturing, Light</i>			
<b>POWER GENERATION</b>			
<i>Solar Array</i>		S	
<i>Wind Energy Conversion Facility</i>			
<b>WAREHOUSE AND FREIGHT MOVEMENT</b>			
<i>All</i>			S
<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>			
<i>Recycling Center</i>			
<i>Salvage or Junkyard</i>			
<i>Waste Composting Facility</i>			
<b>WHOLESALE SALES</b>			
<i>Major</i>			
<i>Minor</i>			

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

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Use Class / Main Category / Category	"P"=Permitted, "S"=Special Use Permit, Blank=Prohibited	RR	VR
<b>PUBLIC SAFETY</b>			
<i>Police, Fire, or EMS Facility</i>		S	S
<i>Correctional Facility</i>			
<i>Security Training Facility</i>			
<b>TRANSPORTATION</b>			
<i>Airport</i>			
<i>Helicopter Landing Facility</i>			
<i>Passenger Terminal, Surface Transportation</i>			
<b>UTILITIES</b>			
<i>Utility, Major</i>		S	S
<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>			
<i>Minor</i>			
<b>EATING ESTABLISHMENTS</b>			
<i>Restaurant, Major</i>			
<i>Restaurant, Minor</i>			
<i>Bar, Nightclub, or Dance Hall</i>			
<b>OFFICES</b>			
<i>Major</i>			
<i>Minor</i>			
<b>PARKING, COMMERCIAL</b>			
<i>All</i>			
<b>PERSONAL SERVICES</b>			
<i>Major</i>			
<i>Minor</i>			
<b>RECREATION/ENTERTAINMENT, INDOOR</b>			
<i>Major</i>			
<i>Minor</i>			

Attachment: UDO 2019-06-23 Rezoning Request Country Club Road - Eric Wood (2450 : UDO 2019-06-23 Rezoning Request Country Club Road -



**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	VR
<b>INDUSTRIAL SERVICES</b>			
<i>Contractor Service</i>			
<i>Crabshedding</i>			
<i>Fuel Oil or Bottled Gas Distributor</i>			
<i>General Industrial Service and Repair</i>			
<i>Heavy Equipment Sales, Rental, or Service</i>			
<i>Research and Development</i>			
<b>MANUFACTURING AND PRODUCTION</b>			
<i>Manufacturing, Heavy</i>			
<i>Manufacturing, Light</i>			
<b>POWER GENERATION</b>			
<i>Solar Array</i>		S	S
<i>Wind Energy Conversion Facility</i>			
<b>WAREHOUSE AND FREIGHT MOVEMENT</b>			
<i>All</i>			
<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>			
<i>Recycling Center</i>			
<i>Salvage or Junkyard</i>			
<i>Waste Composting Facility</i>			
<b>WHOLESALE SALES</b>			
<i>Major</i>			
<i>Minor</i>			

Attachment: UDO 2019-06-23 Rezoning Request Country Club Road - Eric Wood (2450 : UDO 2019-06-23 Rezoning Request Country Club Road -



## 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

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

#### PROPERTY OWNER

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~~ MXTotal Acreage for Rezoning: 15.64 Are you rezoning the entire parcel(s): ☐ Yes ☐ NoMetes 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.

Attachment: UDO 2019-06-23 Rezoning Request Country Club Road - Eric Wood (2450 : UDO 2019-06-23 Rezoning Request Country Club Road -

### **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 the 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 commercially 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 31<sup>st</sup> 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 21<sup>st</sup> day of December, 2018, by and between

### GRANTOR

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

### GRANTEE

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 27<sup>th</sup> 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

<b>GPD:</b> 360	<b>LTAR:</b> 0.200	<b>Classification:</b> Unsuitable
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**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

<b>GPD:</b> 360	<b>LTAR:</b> 0.200	<b>Classification:</b> Unsuitable
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**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

<b>GPD:</b> 360	<b>LTAR:</b> 0.200	<b>Classification:</b> Unsuitable
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**Comments:**

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EHS:

  
Carver, KevinDate: 03/15/2019

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

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