



**CAMDEN COUNTY**

NORTH CAROLINA • USA

*Boundless Opportunities.*

# **PLANNING BOARD**

**September 18, 2019**

**7:00 PM**

**Regular Meeting**

**Historic Courtroom**

**Courthouse Complex**



## **Agenda**

**Camden County Planning Board  
Regular Meeting  
September 18, 2019, 7:00 PM  
Historic Courtroom, Courthouse Complex**

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

**ITEM II. Consideration of Agenda**

**ITEM III. Consideration of Minutes - July 17, 2019**

Planning Board Minutes - July 17, 2019

**ITEM IV. Old Business**

**ITEM V. New Business**

***Item A. UDO 2019-09-01 Rezoning Request Waverly Sawyer - WL to HC***

UDO 2019-09-01 Rezoning Request Waverly Sawyer - WL to HC

***Item B. Ordinance 2019-08-01 Amendments to UDO***

Ordinance 2019-08-01 Amendments to UDO

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

**ITEM VII. Adjourn**





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

Minutes

**Item Number:**

**Meeting Date:** September 18, 2019

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

**Item Title** PB Minutes - July 17, 2019

**Attachments:** pbminutes\_07172019 (PDF)



**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*

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

Attachment: pbminutes\_07172019 (2506 : PB Minutes - July 17, 2019)

**CAMDEN COUNTY PLANNING BOARD**

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**CONSIDERATION OF MINUTES FROM JUNE 19, 2019*****Motion to Approve June 19, 2019 Minutes as Written***

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

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**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

Attachment: pbminutes\_07172019 (2506 : PB Minutes - July 17, 2019)



**CAMDEN COUNTY PLANNING BOARD**

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**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.

**CAMDEN COUNTY PLANNING BOARD**

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**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:**

	<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

**Proposed Use(s):** Residential purposes.**Description/History of Property:** Property is located inside the Courthouse Core Village off Country Club Road. Property was once in farm use until the passing of the owner and was sold to the current owner Mr. Wood.**ENVIRONMENTAL ASSESSMENT****Streams, Creeks, Major Ditches:****Distance & description of nearest outfall:** It appears the property drains to the west through a culvert under County Club Road and out to the Pasquotank River.**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.

# CAMDEN COUNTY PLANNING BOARD

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## 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.

Attachment: pbminutes\_07172019 (2506 : PB Minutes - July 17, 2019)

# **CAMDEN COUNTY PLANNING BOARD**

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**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:

	Personal Benefits / Impact	Community Benefits / Impact
With Rezoning		
Without Rezoning		

## **STAFF COMMENTARY:**

The applicant seeks to develop a small portion of the property in the near future and prepare to develop the remainder with higher density uses when sewer becomes available. The property is not currently served by sewer but one of the County's top CIP projects includes building sewer to the Country Club/ US 158 intersection. The requested zoning to **Mixed Use** is somewhat consistent 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.

Attachment: pbminutes\_07172019 (2506 : PB Minutes - July 17, 2019)

**CAMDEN COUNTY PLANNING BOARD**Regular Meeting – July 17, 2019

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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.

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Attachment: pbminutes\_07172019 (2506 : PB Minutes - July 17, 2019)

**CAMDEN COUNTY PLANNING BOARD**Regular Meeting – July 17, 2019

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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.

Attachment: pbminutes\_07172019 (2506 : PB Minutes - July 17, 2019)

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*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**

Attachment: pbminutes\_07172019 (2506 : PB Minutes - July 17, 2019)

**CAMDEN COUNTY PLANNING BOARD**Regular Meeting – July 17, 2019

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**ADJOURN*****Motion to Adjourn July 17, 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, Lilley
<b>ABSENT:</b>	McCall, Saunders

Meeting adjourned at 7:21 PM.

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*Chairman Calvin Leary  
Camden County Planning Board*

***ATTEST:***

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*Amy Barnett, Clerk  
Camden County Planning Department*

Attachment: pbminutes\_07172019 (2506 : PB Minutes - July 17, 2019)





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

New Business

**Item Number:**

**Meeting Date:** September 18, 2019

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

**Item Title** UDO 2019-09-01 Rezoning Request Waverly Sawyer - WL to HC

**Attachments:** UDO 2019-09-01 Rezoning Request Waverly Sawyer -  
WL to HC (PDF)



## STAFF REPORT

### UDO 2019-09-01 Zoning Map Amendment

#### PROJECT INFORMATION

**File Reference:** UDO 2019-09-01  
**Project Name:** N/A  
**PIN:** 01-8907-00-43-8620 /  
 01-8907-00-65-3412

**Applicant:** Waverly Sawyer  
**Address:** 117 Havenwood Dr.  
 Camden, NC  
**Phone:** (252) 202-2882  
**Email:**

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

**Current Owner of Record:** Applicant

**Meeting Dates:**

9/16/2019     **Neighborhood**  
 9/18/2019     **Planning Board**

**Application Received:** 9/4/2019  
**By:** Dave Parks, Permit Officer

**Application Fee paid:** \$650.00 Check #7219

**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, CAMA Future Land Use and Suitability map, and Floodplain Maps
- D. Zoning Comparison WL and HC

**REQUEST:** Rezone approximately 10 acres (9 acres of farm and one acre of land where the office of Sawyer & Associates exists) at and adjacent to 872 N. 343 from Working Lands (WL) to Highway Commercial (HC).

**From:** Working Lands (WL) Article 151.3.5.2 (Purpose Statement)

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

**To:** Highway Commercial (HC) Mixed Use – Article 151.3.5.6 (Purpose Statement)

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.

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**PROJECT LOCATION:**

**Vicinity Map: South Mills Township**



**SITE DATA**

**Lot size:** One acre lot with existing business and 9 acres of an approximately 300 acre tract

**Flood Zone:** X

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

**Existing Land Uses:** Existing Commercial Office building/farmland

**Adjacent Zoning & Uses:**

	<b>North</b>	<b>South</b>	<b>East</b>	<b>West</b>
<b>Zoning</b>	Working Lands (WL)/Neighborhood Residential (NR)	Working Lands (WL)	Working Lands	Rural Residential (RR)/Neighborhood Residential (NR)
<b>Use &amp; size</b>	Church/Housing	Farmland	Farmland	Housing/Farmland

**Proposed Use(s):** Commercial.

**Description/History of property:** There is an existing Legal Non-conforming commercial office use on the one acre lot (Office of Sawyer and Associates) with the other 9 acres adjacent to it being in farm use.

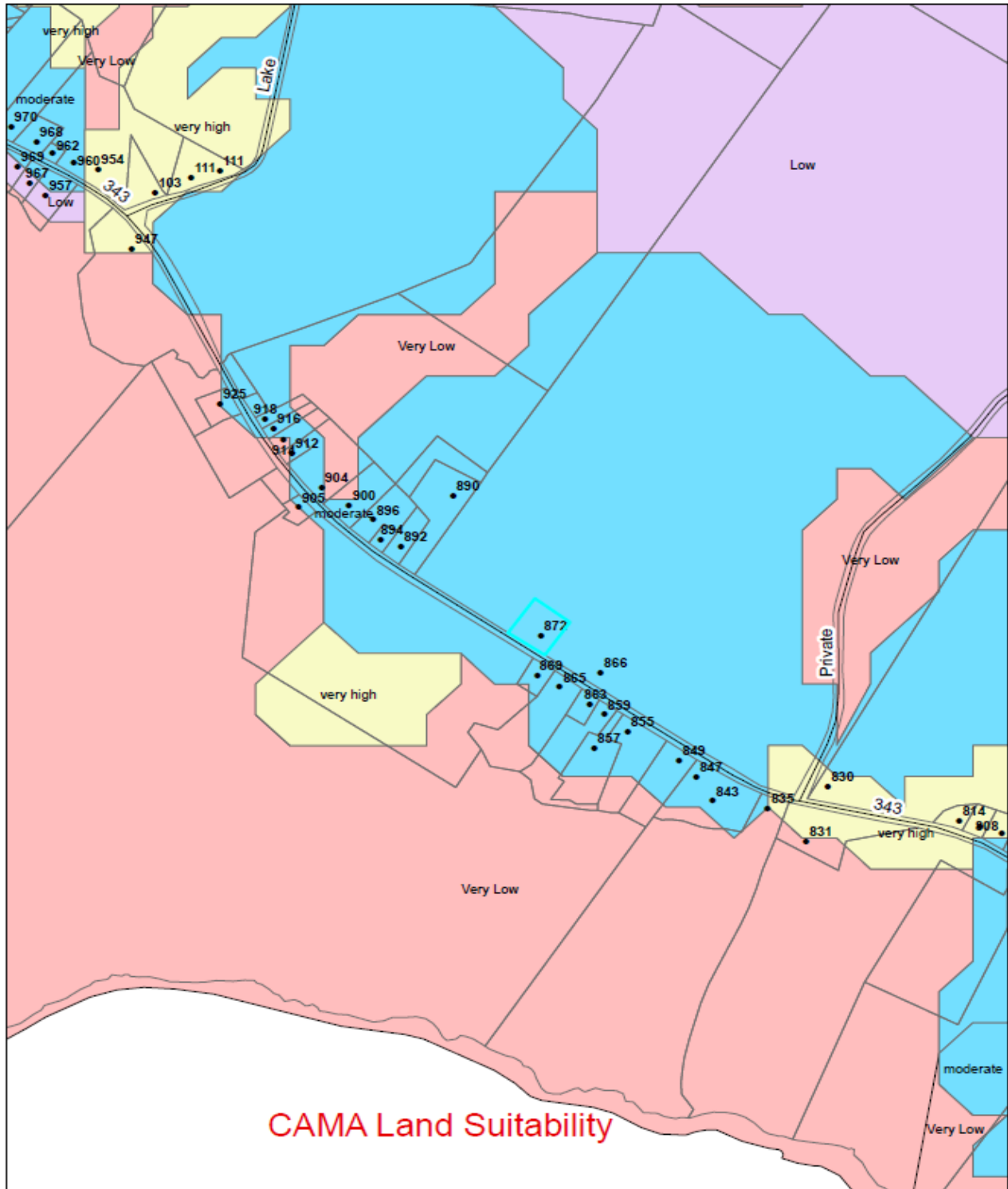
The existing office use has been in place for an estimated 20 years. Mr. Sawyer desires to use or lease the office to a tenant for use as a retail establishment which is not a permissible use with the existing zoning.

**ENVIRONMENTAL ASSESSMENT****Streams, Creeks, Major Ditches:**

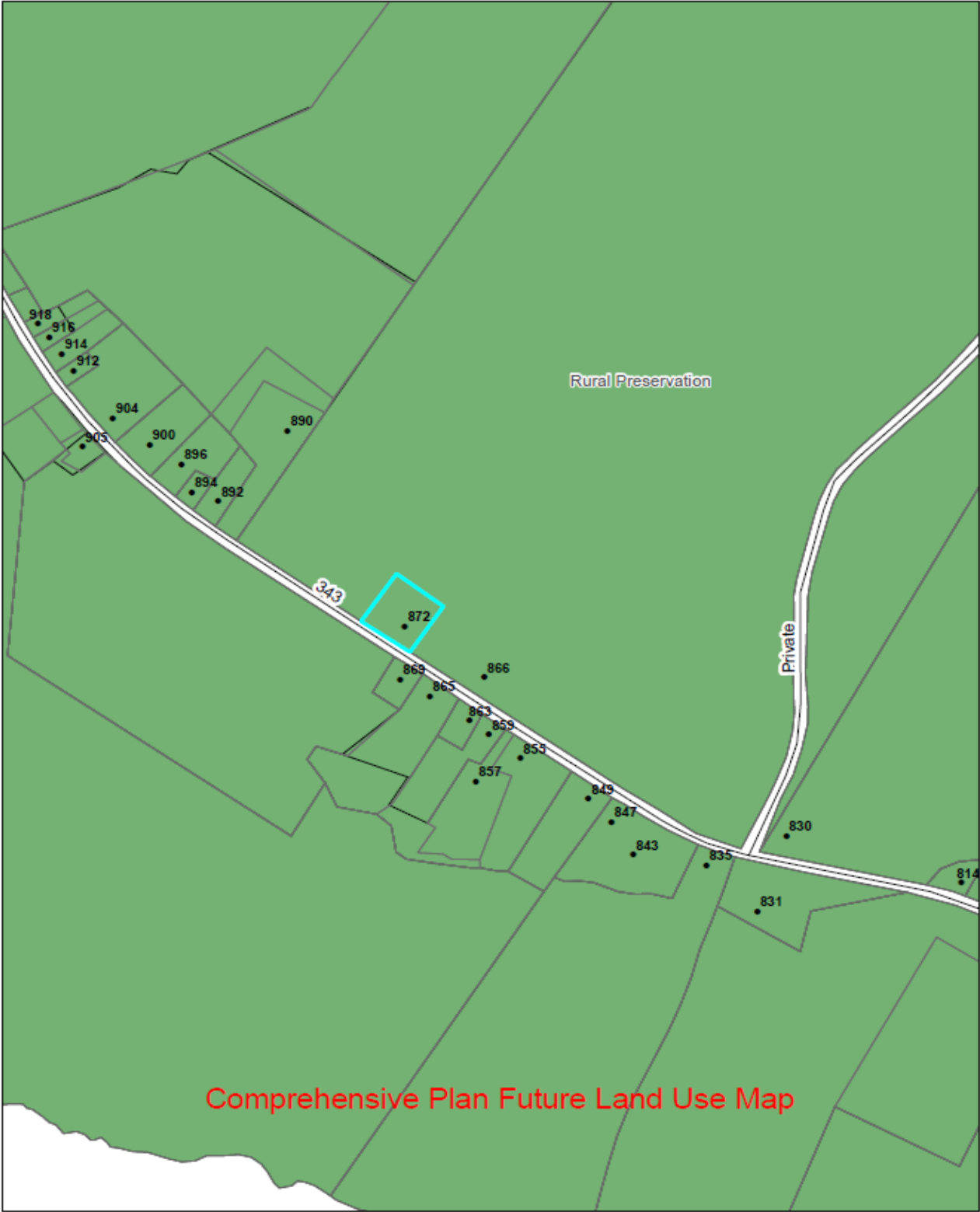
**Distance & description of nearest outfall:** It appears the property drains to the south along Highway 343 to a culvert under Highway 343 which flows west out to the Pasquotank River. Property located in the Watershed that address impervious surfaces and water quality.



CAMA Land Suitability: Moderate



Comprehensive Plan Future Land Use Map: Rural Preservation



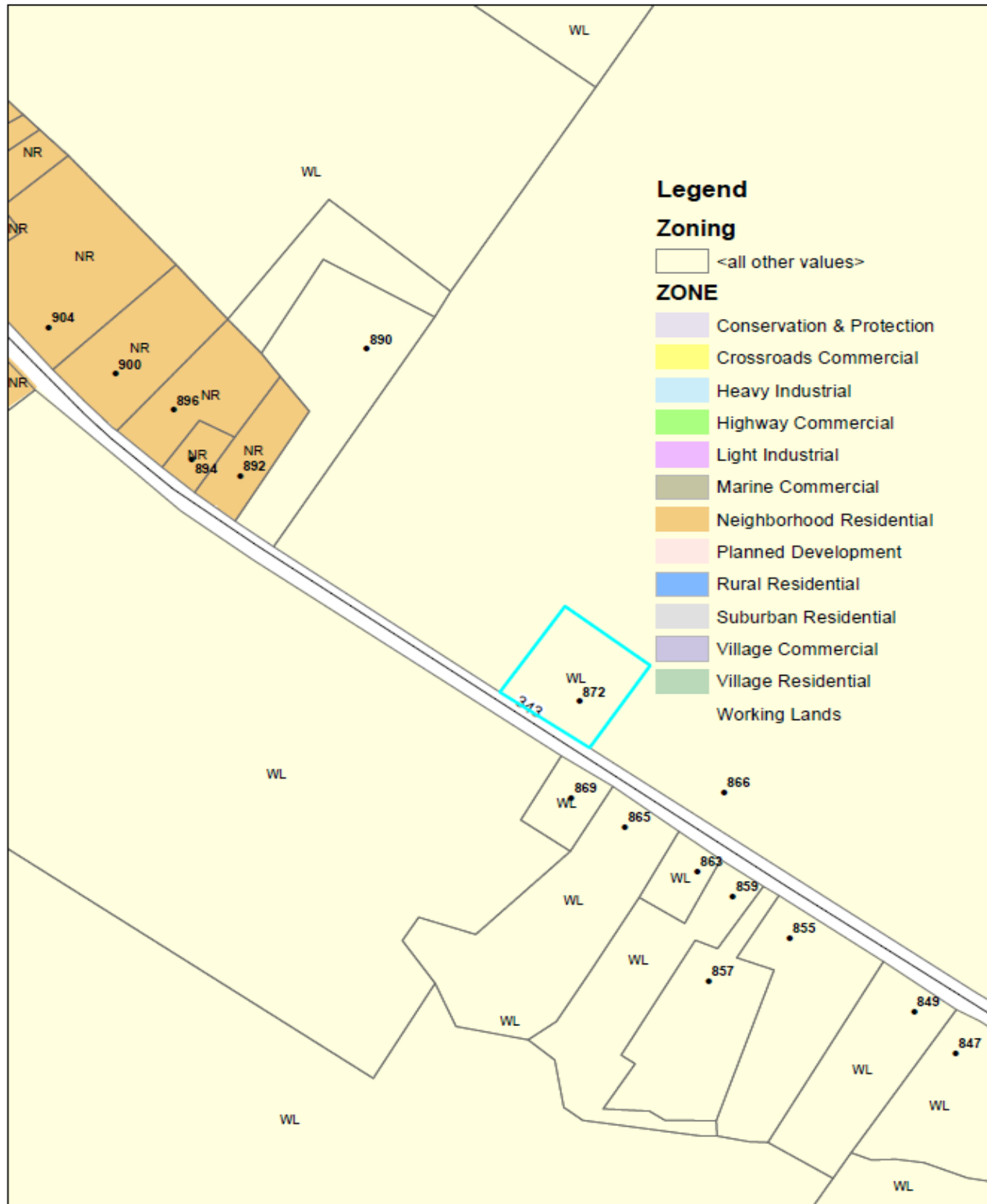
Attachment: UDO 2019-09-01 Rezoning Request Waverly Sawyer - WL to HC (2507 : UDO 2019-09-01 Rezoning Request Waverly Sawyer - WL to



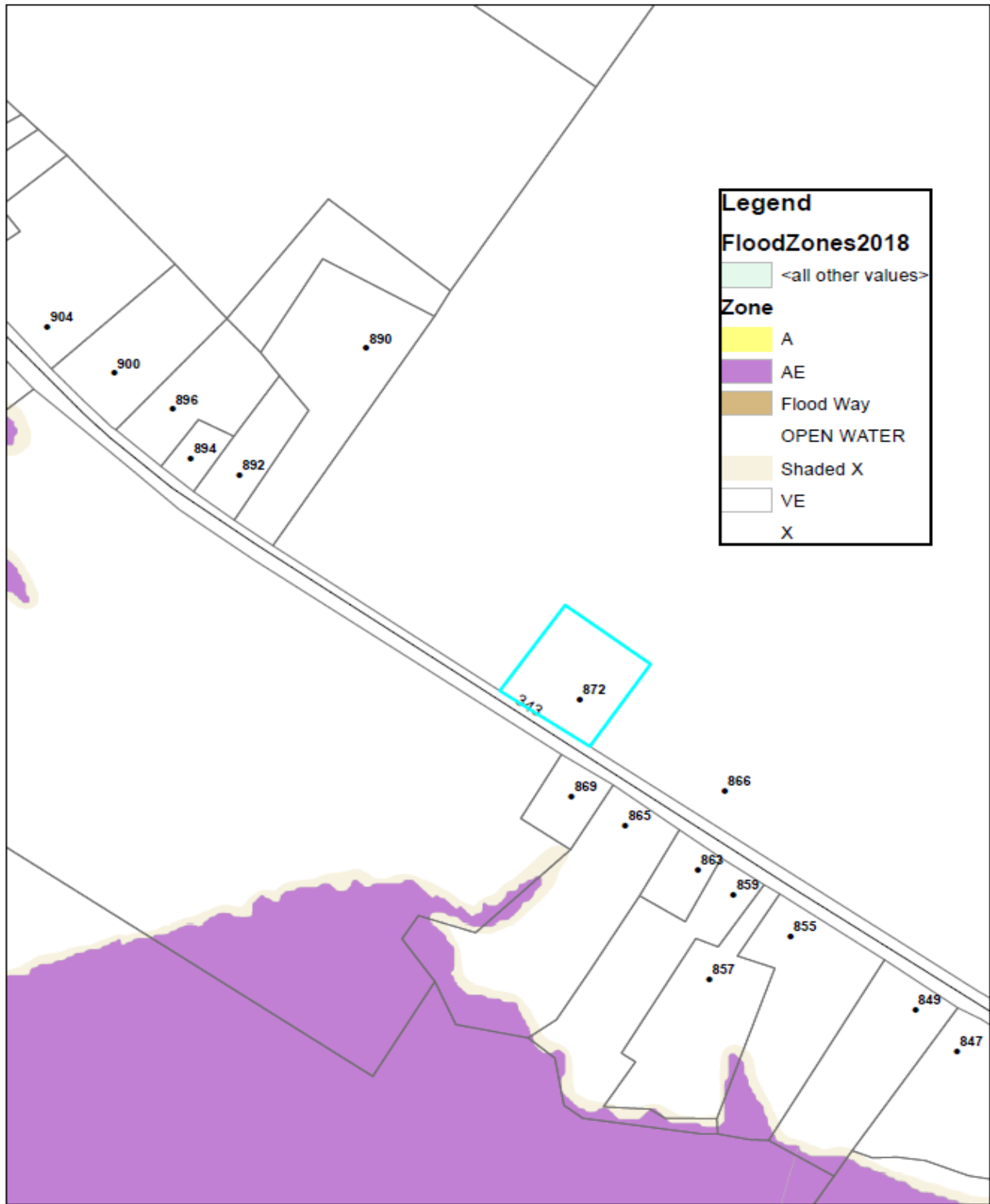
# CAMA Future Land Use Map: Low Density Residential



## Zoning Map: Working Lands District



Floodplain Map: X



## INFRASTRUCTURE & COMMUNITY FACILITIES

**Water:** South Mills water lines are located adjacent to property along North 343.

**Sewer:** Lines are adjacent but currently not in use.

**Fire District:** South Mills Fire District.

**Schools:** N/A.

**Traffic:** Generation of traffic will be at development stage.

## PLANS CONSISTENCY

### CAMA Land Use Plan Policies & Objectives:

Consistent ☒ Inconsistent ☒

The CAMA Land Use Plan was adopted by the Camden County Board of Commissioners on April 4, 2005.

The proposed zoning change is inconsistent in that the Future Land Use Maps has property identified as **Low Density Residential**.

The proposed zoning change is consistent with policies P.22 and P.23 for commercial/industrial as Policies 22 and 23 state “Camden County supports industrial development along major thoroughfares and that are accessible to water/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 designated as **Rural Preservation**.

### Comprehensive Transportation Plan:

Consistent ☒ Inconsistent ☐

Property abuts Highway 343.

### 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:** If the 10 acre property were to be developed as a commercial center it could result in increased jobs and taxes for the county..

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:** The range of uses in existing classification are more appropriate at this time.

The 2035 Comprehensive Plan overall strategy is to focus commercial growth in and around the village centers and maintain the rural character of the lands away from the villages.

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

Yes ☐ No ☒ **Is this an expansion of an adjacent zoning district of the same classification?**

**Reasoning:**

Yes ☐ No ☐ **What extraordinary showing of public need or demand is met by this application?** None at this time due to the location of property.

**Reasoning:**

Yes ☒ No ☐

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

**Reasoning:** There are uses permitted in the Highway Commercial zoning that could cause noise, odors, light, activity or increased traffic.

Yes ☐ No ☒

**Does the request impact any CAMA Areas of Environmental Concern?**

**Reasoning:** Property is outside any CAMA Areas of Environmental Concern.

Yes ☒ No ☐

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

**Reasoning:** In the appropriate location in and around village centers.

Yes ☒ No ☐

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

**Reasoning:** Based on the location and surrounding uses the property is located too far out from where the county visions these types of uses at this time.

Yes ☐ No ☒ **Will not exceed the county's ability to provide public facilities:**

The proposed zoning uses will have an impact on all public facilities, how much and what facilities 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:**

Planning Staff makes the following recommendations for either approval or denial:

**Approval:****Consistency Statement:**

The proposed zoning change is consistent with policies P.22 and P.23 for commercial/industrial as Policies 22 and 23 state “Camden County supports industrial development along major thoroughfares and that are accessible to water/sewer. Sewer lines are adjacent to property, but are not active.

**Application:**

Recommend approval of Rezoning Application (UDO 2019-09-01) for Waverly Sawyer to rezone parcels (10 acres total) from Working Lands (WL) to Highway Commercial (HC).

**Denial:****Consistency Statement:**

The proposed zoning change is inconsistent with the CAMA Plan (adopted April 4, 2005 as Future Land Use Map has property identified as Low Density Residential and Comprehensive Plan Future Land Use Maps as map has property identified as Rural Preservation.

**Application:**

Recommend denial of Rezoning Application (UDO 2019-09-01) for Waverly Sawyer to rezone parcels (10 acres total) from Working Lands (WL) to Highway Commercial (HC).

**Recommendation:** Staff would like to discuss with Planning Board at meeting.





# Zoning Map Amendment Application

**OFFICIAL USE ONLY:**
UDO Number: 2019-08-01Date Filed: 9/4/19Amount Paid: 8650.00Received By: CRCHK # 7219
**Contact Information**
**APPLICANT**

Name: Waverly Sawyer  
 Address: 117 Havenwood Drive  
Camden, NC 27921  
 Telephone: (252) 202-2882  
 Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

**PROPERTY OWNER**

Name: Same  
 Address: \_\_\_\_\_  
 Telephone: \_\_\_\_\_  
 Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

 LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: Same
**Property Information**

Physical Street Address 872 North Highway 343  
 Location: South Mills, NC  
 Parcel ID Number(s): 01-8907-00-43-8620 / 01-8907-00-65-3412  
 Total Parcel(s) Acreage: 1 Acre/9 acres of farm along road  
 Existing Land Use of Property: Office of Sawyer & Associates and farmland

**Request**

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

 Total Acreage for Rezoning: 10 Are you rezoning the entire parcel(s): ☐ Yes ☒ No

 Metes and Bounds Description Provided: ☐ Yes ☒ No

 Community Meeting, if applicable: Date Held: N/A; 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.

Waverly M. Sawyer  
 Property Owner(s)/Applicant

Sept. 4, 2019  
 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 2019-09-01 Rezoning Request Waverly Sawyer - WL to HC (2507 : UDO 2019-09-01 Rezoning Request Waverly Sawyer - WL to

## Zoning Change Application Questions

*The UDO requires the Board to consider 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?

The use as commercial still exists as a legal non-conforming use. The proposed zoning change will make the current use conforming and allow me to allow additional uses within the Highway Commercial zoning.

(B) Is the entire range of permitted uses in the requested classification more appropriate than the range of uses in the existing classification?

The uses in the proposed zoning classification are more appropriate as property abuts Highway 343 and even though sewer is not available, the lines are there for future development.

(C) For proposals to re-zone to non-residential districts along major arterial roads:

(1) Is this an expansion of an adjacent zoning district of the same classification? NO.

However 872 Highway 343 is commercial (legal non-conforming).

(2) What extraordinary showing of public need or demand is met by this application? Possible the need for additional commercial in the future.



- I.14 The county will regulate through its zoning and subdivision ordinance the development of conflicting land uses along the US 17, US 158, and NC 343 highway corridors. *Schedule: Continuing Activity.*
- I.15 The county will consider the merits of establishing a minimum housing code to ensure that all occupied structures are fit for human habitation. *Schedule: Fiscal Year 2006-2007.*
- I.16 The county will pursue Community Development, North Carolina Housing Finance Agency, and United States Department of Agriculture funds from state and federal sources for rehabilitation or redevelopment of substandard housing. *Schedule: Continuing Activity.*

**Policies - Commercial/Industrial:**

- P.17 Camden County supports commercial development at the intersections of major roads (i.e., in a nodal fashion) consistent with the county's future land use map. *Schedule: Continuing Activity.*
- P.18 The county supports properly permitted mining activities within its borders. *Schedule: Continuing Activity.*
- P.19 Camden County deems industrial development within fragile areas and areas with low land suitability acceptable only if the following conditions are met:
  - (1) CAMA minor or major permits can be obtained.
  - (2) Applicable zoning ordinance provisions are met in zoned areas.
  - (3) Within coastal wetlands, estuarine waters, and public trust waters, no industrial use will be permitted unless such use is water related.

This policy applies to both new industrial development and to expansion of existing industrial facilities. *Schedule: Continuing Activity.*

- P.20 Camden County opposes the establishment of private solid waste/landfill sites in the county which are not licensed by the county. *Schedule: Continuing Activity.*
- P.21 Camden County supports the recruitment and siting of environmentally compatible light industrial and commercial establishments within its borders in areas that are already similarly developed or in public or private industrial parks to minimize the

sacrifice of prime agricultural lands for such development. The county also supports the Northeastern North Carolina Economic Development Commission in its efforts to promote economic development in the county. The county does not encourage the conversion of prime farmland to residential use. *Schedule: Continuing Activity.*

- P.22 Camden County supports industrial development which will be located adjacent to and/or with direct access to major thoroughfares. *Schedule: Continuing Activity.*
- P.23 Camden County supports the development of industrial sites that are accessible to county water and sewer services. *Schedule: Continuing Activity.*
- P.24 Industries which are noxious by reason of the emission of smoke, dust, glare, noise, odor, and vibrations, and those which deal primarily in hazardous products such as explosives, should not be located in Camden County. *Schedule: Continuing Activity.*
- P.25 Industry should be located in conformance with the county's land use plan. This includes placing emphasis on light industrial development. *Schedule: Continuing Activity.*

#### Implementing Actions - Commercial/Industrial:

- I.17 The county will enforce its zoning regulations and rely on state permitting agencies to regulate mining activities. The county will take a more active stance regarding the State permitting authorities and their oversight of mining activities by communicating grievances to the appropriate State agencies and officials. *Schedule: Continuing Activity.*
- I.18 Camden County will rely on its zoning ordinance in zoned areas and the CAMA permitting program with regard to new industrial development and expansion of existing industrial facilities. *Schedule: Continuing Activity.*
- I.19 Camden County will review its zoning and subdivision ordinances to ensure compliance with policies P.17 and P.20 through P.25. *Schedule: Fiscal Year 2005-2006.*



**Camden County, North Carolina  
Principal Use Table, District Comparison**

**5.A.a**

**Use Class / Main Category / Category**    "P"=Permitted, "S"=Special Use Permit, Blank=Prohibited    **WL**    **HC**

**Agricultural**

<b>AGRICULTURE/HORTICULTURE</b>		
<i>All Agriculture/ Horticulture Uses</i>	P	P
<b>ANIMAL HUSBANDRY</b>		
<i>Animal Husbandry Uses (excluding stockyards and slaughterhouses)</i>	P	
<i>Stockyard/Slaughterhouse</i>		
<b>AGRICULTURAL SUPPORT</b>		
<i>Agricultural Research Facility</i>	P	P
<i>Agri-Education/ Agri-Entertainment</i>	P	S
<i>Distribution Hub for Agriculture Products</i>	P	P
<i>Equestrian Facility</i>	P	S
<i>Farm Machinery Sales, Rental, or Service</i>	S	S
<i>Farmers Market</i>	P	P
<i>Roadside Market</i>	P	P

**Residential**

<b>HOUSEHOLD LIVING USES</b>		
<i>Bungalow Court</i>		
<i>Duplex</i>		
<i>Live/Work Dwelling</i>	S	
<i>Manufactured Home</i>	P	
<i>Manufactured Home or Mobile Home Park</i>		
<i>Mobile Home</i>		
<i>Multi-Family</i>		S
<i>Pocket Neighborhood</i>		
<i>Quadraplex</i>		P
<i>Single-Family Attached</i>		S
<i>Single-Family Detached</i>	P	
<i>Triplex</i>		P
<i>Upper Story Residential</i>		P
<b>GROUP LIVING</b>		
<i>Dormitory</i>		S
<i>Family Care Home</i>	P	
<i>Group Home</i>	S	S
<i>Rooming House</i>	S	S

Attachment: UDO 2019-09-01 Rezoning Request Waverly Sawyer - WL to HC (2507 : UDO 2019-09-01 Rezoning Request Waverly Sawyer - WL to

**Camden County, North Carolina  
Principal Use Table, District Comparison**

**5.A.a**

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

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**Camden County, North Carolina  
Principal Use Table, District Comparison**

**5.A.a**

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

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**Camden County, North Carolina  
Principal Use Table, District Comparison**

**5.A.a**

<b>Use Class / Main Category / Category</b>	<b>"P"=Permitted, "S"=Special Use Permit, Blank=Prohibited</b>	<b>WL</b>	<b>HC</b>
<b>RECREATION/ENTERTAINMENT, OUTDOOR</b>			
<i>Major</i>		S	S
<i>Minor</i>		S	P
<i>Firing Range</i>		S	
<i>Water-Related Uses</i>		S	
<b>RETAIL SALES</b>			
<i>Flea Market</i>			S
<i>Grocery Store</i>			P
<i>Major</i>			P
<i>Minor</i>			P
<b>STORAGE, COMMERCIAL</b>			
<i>Major</i>			P
<i>Minor</i>			P
<b>TELECOMMUNICATIONS</b>			
<i>Antenna Collocation (on a Building)</i>			P
<i>Antenna Collocation (on a Tower)</i>		P	P
<i>Small Wireless Facility</i>		P	P
<i>Telecommunications Tower, Freestanding</i>		S	S
<i>Telecommunications Tower, Stealth</i>		P	P
<b>VEHICLE ESTABLISHMENT</b>			
<i>Major</i>			P
<i>Minor</i>			P
<b>VISITOR ACCOMMODATIONS</b>			
<i>Bed and Breakfast</i>		P	
<i>Campground</i>		S	S
<i>Hotel or Motel</i>			S
<b>Industrial</b>			
<b>EXTRACTIVE INDUSTRY</b>			
<i>All</i>		S	
<b>INDUSTRIAL SERVICES</b>			
<i>Contractor Service</i>			P
<i>Crabshedding</i>			
<i>Fuel Oil or Bottled Gas Distributor</i>			
<i>General Industrial Service and Repair</i>			S
<i>Heavy Equipment Sales, Rental, or Service</i>			P
<i>Research and Development</i>			P

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**Camden County, North Carolina  
Principal Use Table, District Comparison**

**5.A.a**

Use Class / Main Category / Category	"P"=Permitted, "S"=Special Use Permit, Blank=Prohibited		WL	HC
MANUFACTURING AND PRODUCTION				
Manufacturing, Heavy				
Manufacturing, Light				P
POWER GENERATION				
Solar Array			S	S
Wind Energy Conversion Facility			S	S
WAREHOUSE AND FREIGHT MOVEMENT				
All				P
WASTE-RELATED SERVICES				
Incinerator				
Land Application of Sludge/Septage				
Landfill				
Public Convenience Center or Transfer Station			S	P
Recycling Center			S	P
Salvage or Junkyard				
Waste Composting Facility			S	
WHOLESALE SALES				
Major				P
Minor				P

Attachment: UDO 2019-09-01 Rezoning Request Waverly Sawyer - WL to HC (2507 : UDO 2019-09-01 Rezoning Request Waverly Sawyer - WL to





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

New Business

**Item Number:**

**Meeting Date:** September 18, 2019

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

**Item Title** Ordinance 2019-08-01 Amendments to UDO

**Attachments:** Ordinance 2019-08-01 Amendments to UDO (PDF)



## Ordinance No. 2019-08-01

### An Ordinance Amending the Camden County Unified Development Ordinance

#### Camden County, North Carolina

BE IT ORDAINED BY THE CAMDEN COUNTY BOARD OF COMMISSIONERS as follows:

#### Article I: Purpose

The purpose of this Ordinance is to amend the Camden County Unified Development Ordinance of Camden County, North Carolina, which was originally adopted by the County Commissioners on December 15, 1997 and subsequently revised on February 4, 2019.

#### Article II. Construction

For purposes of this Ordinance, underlined words (underline) shall be considered as additions to existing Ordinance language and strikethrough words (~~strikethrough~~) shall be considered deletions to existing language. New language of proposed ordinance shall be shown in italics (*italics*) and underlined. **Additionally, all changes to ordinance language shall be highlighted bright yellow.**

Article III. Amend Chapter 151 as amended of the Unified Development which shall read as follows:

### CHAPTER 151: UNIFIED DEVELOPMENT

#### 2.3.10 EXPEDITED SUBDIVISION

#### C. Expedited Subdivision Procedure

##### 4. Review Standards

- a. An expedited subdivision shall be approved if the application complies with the following:
  1. The expedited subdivision plat is on a sheet or sheets suitable for recording with the Camden County Register of Deeds;
  2. The expedited subdivision plat is prepared and sealed by a licensed professional land surveyor or licensed professional engineer;
  3. The expedited subdivision plat complies with all applicable standards in this Ordinance and Section 47-30 of the North Carolina General Statutes;
  4. The expedited subdivision plat includes all required certifications;

5. The applicant has secured all required State and federal permit approvals;
6. All lots have been certified by Albemarle Regional Health Services (ARHS) as capable of accommodating the wastewater generated from the proposed use, in cases when the lot(s) is not served by a centralized wastewater system;
7. All lots in the expedited subdivision comply with the applicable dimensional requirements for the zoning district where located;
8. The lot is served by a NCDOT-maintained roadway, ~~or~~ a right-of-way constructed to and maintained in accordance with NCDOT standards, *or a minimum 45' easement*; and
9. No land included in an expedited subdivision application shall have been the subject of an expedited subdivision application approval within the preceding ten years.

## 2.3.20 PRELIMINARY PLAT

### A. Purpose and Intent

1. The purpose for the preliminary plat procedure is to establish a fair, consistent, and predictable procedure for the review of requests to divide land into a series of lots for development or sale in ways that promote the health, safety, and welfare of the citizens of Camden County. The intent of these standards is to ensure:
2. Orderly growth and development;
3. Coordination of transportation and utility networks;
4. Coordination between capital improvement expenditures and the location of development;
5. Preservation of open space for purposes of recreation or natural resource protection;
6. Protection from flooding, damaging sedimentation, and decreased surface water quality; and
7. Distribution of population in ways that supports infrastructure investment and diminishes the impact of traffic and overcrowding.

### B. Applicability

Divisions of land that do not qualify as an exempt subdivision (see Section 2.3.9, Exempt Subdivision), expedited subdivision (see Section 2.3.10, Expedited Subdivision), minor subdivision (see Section 2.3.18, Minor Subdivision), or transfer plat (see Section 2.3.24, Transfer Plat) shall be reviewed and decided as a preliminary plat in accordance with these standards. Figure 2.3.20.B: Preliminary Plat, shows a typical hypothetical preliminary plat.

## C. Preliminary Plat Review Procedure

### 1. Pre-Application Conference

- a. Applicable (see Section 2.2.2, Pre-Application Conference).
- b. Except for subdivisions where all lots shall be served by a central wastewater system, applications for an preliminary plat shall include an evaluation from Albemarle Regional Health Services indicating that an on-site wastewater system may be used on each lot included in the subdivision.

### 2. Neighborhood Meeting

Applicable (see Section 2.2.3, Neighborhood Meeting).

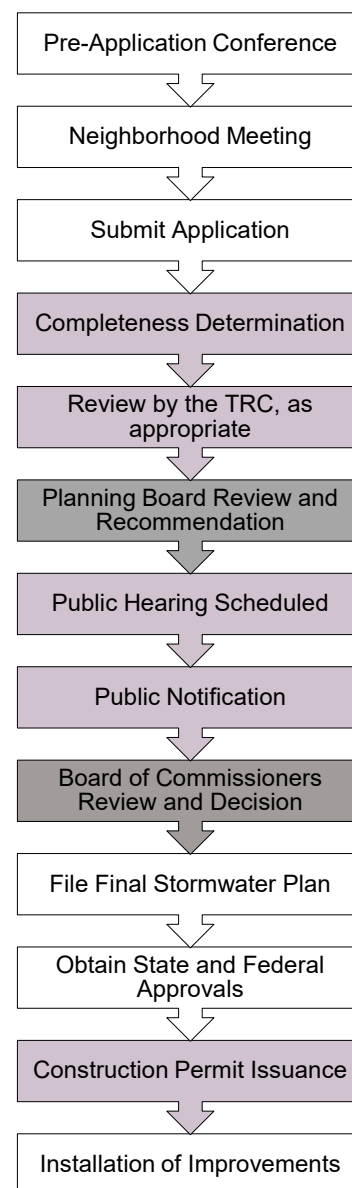
### 3. Application Submittal

- a. Applicable (see Section 2.2.4, Application Submittal).
- b. A preliminary plat shall be prepared by a licensed professional surveyor, registered professional landscape architect, or licensed professional engineer.
- c. A preliminary plat application shall include either a conceptual or final stormwater management plan prepared in accordance with the standards in Section 7.1, Stormwater Management.
- d. Concurrent submittal of a preliminary plat application and a final plat application is prohibited except in cases where there are no extensions of public right-of-way or public utilities.
- e. In cases where a preliminary plat is part of a larger phased development, the application materials shall illustrate all various stages and phases of the development as well as the schedule for completion of public and private improvements associated with the development.

### 4. Staff Review and Action

- a. Applicable (see Section 2.2.5, Staff Review and Action).
- b. The UDO Administrator shall review the application and may submit it to the Technical Review Committee, as appropriate, for further technical review.
- c. The UDO Administrator shall prepare a staff report and The UDO Administrator shall prepare a staff report and provide a recommendation in accordance with Section 2.3.20.D, Preliminary Plat Review Standards.

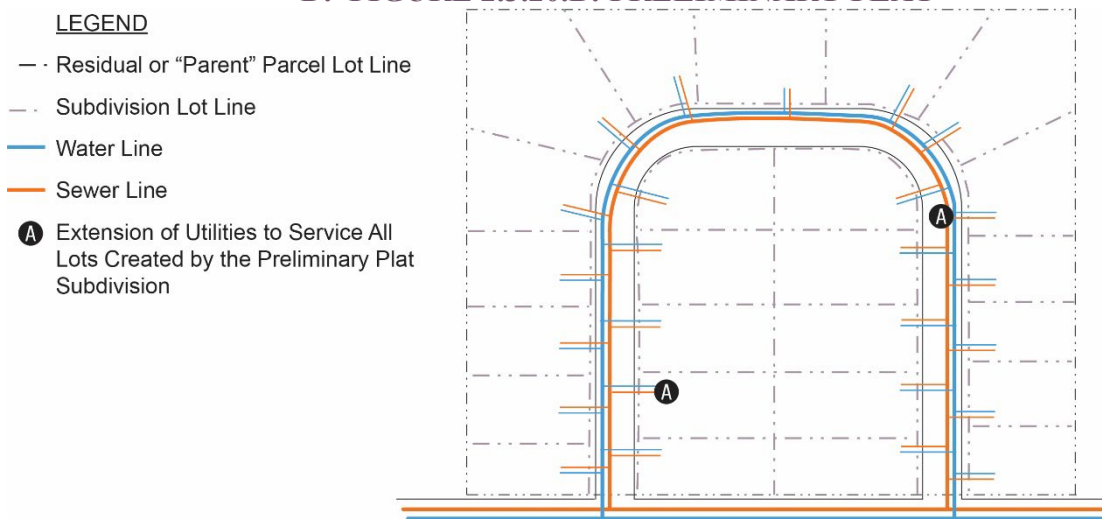
**FIGURE 2.3.20.C:  
PRELIMINARY PLAT  
PROCEDURE**



## 5. Review by Planning Board

- a. Applicable (see Section 2.2.8, Review by Planning Board, and Section 2.2.7, Public Meetings and Hearings).
- b. The Planning Board, following review during a public meeting, shall make a recommendation on an application in accordance with Section 2.3.20.D, Preliminary Plat Review Standards.

**D. FIGURE 2.3.20.B: PRELIMINARY PLAT**



## 6. Public Notice

Applicable (see Section 2.2.6, Public Notice).

## 7. Review and Decision by Board of Commissioners

- a. Applicable (see Section 2.2.9, Action by Review Authority).
- b. The Board of Commissioners, after the conclusion of a legislative public hearing, shall review and decide the application in accordance with Section 2.3.20.D, Preliminary Plat Review Standards. The decision shall be the one of the following:
  1. Approval of the preliminary plat as proposed;
  2. Approval of a revised preliminary plat; or
  3. Denial of the preliminary plat.

## 8. Approval to Proceed

Following approval of a preliminary plat by the Board of Commissioners, approval of the final stormwater plan, and issuance of all required state and federal approvals, the applicant may proceed with an application for a fill permit *Construction Permit*, to undertake land disturbing activities, ~~or for a building permit to install public utilities in cases where no fill permit is required.~~ Final plats shall be reviewed and decided by the UDO Administrator in accordance with Section 2.3.12, Final Plat.



#### D. Preliminary Plat Review Standards

1. An application for a preliminary plat shall be approved, provided:
  - a. The preliminary plat is prepared and sealed by a licensed professional land surveyor, registered professional landscape architect, or licensed professional engineer;
  - b. The preliminary plat complies with the applicable standards in Section 47-30 of the North Carolina General Statutes;
  - c. The preliminary plat includes all required certifications;
  - d. All lots have been certified by Albemarle Regional Health Services as capable of accommodating the wastewater generated from the proposed use, in cases when the lot(s) is not served by a centralized wastewater system;
  - e. The preliminary plat is in substantial conformance with all applicable requirements in ARTICLE 151.6, Subdivision Requirements;
  - f. The preliminary plat complies with all standards and conditions of any applicable permits and development approvals;
  - g. All lots shall be served by a NCDOT-maintained roadway or a right-of-way constructed to and maintained in accordance with NCDOT standards;
  - h. The name of the subdivision shall not duplicate or be similar to the name of an existing subdivision in Camden County or Pasquotank County;
  - i. In cases where land subject to a preliminary plat is located within an AEC, approved preliminary plats shall bear a certification from the NC Division of Coastal Management certifying compliance with all AEC requirements; and
  - j. The preliminary plat complies with all other applicable requirements in this Ordinance and the County Code of Ordinances.
2. Preliminary plats of land located within the special flood hazard area shall comply with the standards in Section 3.8.3, Special Flood Hazard Area Overlay (SFHA), and include the following statement:
 

*“Use of land within a floodplain or a special flood hazard area is substantially restricted by Camden County.”*
3. If the preliminary plat is required to provide a connection to a public water supply system, the plat shall include the following statement:
 

*“The developer is required to install all water lines and related improvements.”*

#### E. Conditions of Approval

Applicable (see Section 2.2.10, Conditions of Approval).

#### F. Effect

1. Approval of a preliminary plat authorizes an applicant to file for all required State and federal permits as well as submittal of final stormwater plans, construction drawings, a **fill permit, Construction Permit**, and/or a final plat.
2. Approval of a preliminary plat shall not constitute the approval for recording a subdivision with the Camden County Register of Deeds, or approval for the conveyance of lots.

**G. Amendment**

Applicable (see Section 2.2.16, Amendment).

**H. Expiration****1. Generally**

An approved preliminary plat shall be valid for two years from the date of approval.

**2. Extension**

- a. An applicant may request an extension of a preliminary plat approval in writing to the UDO Administrator at least 30 days prior to expiration.
- b. Extension requests shall be reviewed and decided by the Board of Commissioners.
- c. A preliminary plat may be extended once for a maximum duration of one year.

**I. Appeal**

1. Appeal of a decision on a preliminary plat shall be subject to review by the District 1 Superior Court by proceedings in the nature of certiorari and in accordance with Section 160A-393 of the North Carolina General Statutes.
2. Petitions for review must be filed with the Clerk of Court within 30 days of the date the decision is filed in the office of the appropriate review authority and delivered by personal delivery, electronic mail, or first-class mail to the applicant, landowner, and to any person who has submitted a written request for a copy, prior to the date the decision becomes effective.

## Article 3.5.3 – Rural Residential (RR) District

### RURAL RESIDENTIAL (RR) DISTRICT

RR Rural Residential		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.	
Dimensional Requirements			
#	STANDARD TYPE	REQUIREMENTS FOR TRADITIONAL DEVELOPMENT	REQUIREMENTS FOR CONSERVATION SUBDIVISIONS [1]
A	Minimum Development Size (acres)	N/A	10
B	Maximum Residential Density (units/acre)	0.5	1
C	Minimum Lot Area (acres)	2	1
D	Minimum Lot Width (feet) [2]	125	60
E	Maximum Lot Coverage (% of lot area) [3]	24	72
F	Minimum Open Space (% of development size) [4]	None	50
G	Minimum Front Setback (feet)	50	20
H	Minimum Corner Side Setback (feet)	50	20
I	Minimum Interior Side Setback (feet)	25	10
J	Minimum Rear Setback (feet)	25	15
K	Minimum Distance Between Buildings, Front-to-Back (feet) [5]	20	10
L	Minimum Distance Between Buildings, Side-to-Side (feet) [5]	15	5
M	Minimum Accessory Building Setback (feet)	10	3

<i>N</i>	Minimum Setback from Agricultural Activity (feet) [6]	50	50
<i>O</i>	Maximum Building Height (feet)	35 [7]	35
<p><b>NOTES:</b></p> <p>[1] Residential developments of five or more lots shall be configured as a conservation subdivision in accordance with the standards in <u>Section 6.5, Conservation Subdivision</u>.</p> <p>[2] Lots on a cul-de-sac street shall maintain a minimum frontage of 35 feet and shall maintain 80 percent of the required minimum lot width at a point located 50 feet from the street right-of-way edge.</p> <p>[3] The maximum lot coverage may be increased with approval from NCDEQ and compliance with all applicable stormwater management requirements.</p> <p>[4] Applied to residential subdivisions and nonresidential developments.</p> <p>[5] Applied in cases where there are two or more principal buildings on the same lot.</p> <p>[6] Setback is applied from the perimeter of agricultural activity occurring on the same or an adjacent lot.</p> <p>[7] Maximum building height may be increased to 50 feet for agricultural or agricultural-related uses.</p>			

## 3.5.4 – Suburban Residential

## SUBURBAN RESIDENTIAL (SR) DISTRICT

SR Suburban Residential		Purpose Statement	
		The Suburban Residential (SR) district is the County’s primary district for suburban residential neighborhoods located along primary roadways, shoreline areas, and in locations bordering rural areas. The district has a one-acre minimum lot area requirement, which is the basic threshold size for lots with on-site wastewater systems. Use of the conservation subdivision configuration is optional for residential subdivisions. While the district allows single-family detached homes, mobile homes on individual lots are prohibited. Nonconforming mobile homes may remain but may not be expanded or replaced with another mobile home. The district accommodates equestrian uses, utilities, as well as various neighborhood-supporting institutional uses such as parks, schools, and public safety facilities. District regulations discourage uses that interfere with the development of residential neighborhoods or that are detrimental to the suburban nature of the district.	
Dimensional Requirements			
#	STANDARD TYPE	REQUIREMENTS FOR TRADITIONAL DEVELOPMENT	REQUIREMENTS FOR CONSERVATION SUBDIVISIONS
A	Minimum Development Size (acres)	N/A	10
B	Maximum Residential Density (units/acre)	1	2
C	Minimum Lot Area (acres)	1	0.5
D	Minimum Lot Width (feet) [2]	125	60
E	Maximum Lot Coverage (% of lot area) [3]	24	72
F	Minimum Open Space (% of development size) [4]	None	50
G	Minimum Front Setback (feet)	25	20
H	Minimum Corner Side Setback (feet)	25	20
I	Minimum Interior Side Setback (feet)	10	10
J	Minimum Rear Setback (feet)	10	10
K	Minimum Distance Between Buildings, Front-to-Back (feet) [5]	15	10
L	Minimum Distance Between Buildings, Side-to-Side (feet) [5]	10	5
M	Minimum Accessory Building Setback (feet)	10	3

<i>N</i>	Minimum Setback from Agricultural Activity (feet) [6]	50	50
<i>O</i>	Maximum Building Height (feet)	35	35

**NOTES:**

- [1] Residential developments of five or more lots may be configured as a conservation subdivision in accordance with the standards in Section 6.5, Conservation Subdivision.
- [2] Lots on a cul-de-sac street shall maintain a minimum frontage of 35 feet and shall maintain 80 percent of the required minimum lot width at a point located 50 feet from the street right-of-way edge.
- [3] The maximum lot coverage may be increased with approval from NCDEQ and compliance with all applicable stormwater management requirements.
- [4] Applied to residential subdivisions and nonresidential developments.
- [5] Applied in cases where there are two or more principal buildings on the same lot.
- [6] Setback is applied from the perimeter of agricultural activity occurring on the same or an adjacent lot.

### 4.3.10 PRINCIPAL USE TABLE

TABLE 4.3.10: PRINCIPAL USE TABLE														
USE CATEGORY Use Type Description	"P"= Permitted						"S"= Permitted with Special Use Permit					"X"= Prohibited		
	CP	WL	RR	SR	NR	VR	CC	VC	MX	HC	MC	LI	HI	PD
<b>Manufactured Home</b> A dwelling on its own lot constructed after June 15, 1976 that is composed of one or more components, each of which was substantially assembled in a manufacturing plant and designed to be transported on its own chassis. It bears a valid seal indicating conformance with the construction standards promulgated by the US Department of Housing and Urban Development that were in effect at the time of its construction.	.	P	.	.	P	.	.	.	.	.	.	.	.	A
<b>Manufactured Home or Mobile Home Park</b> A site where two or more manufactured or mobile homes are located on individual leaseholds or other divisions of land under common ownership. The park may include additional accessory uses such as recreation facilities, shared laundry facilities, storage, and parking.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
<b>Mobile Home</b> A factory-built dwelling on its own lot constructed prior to June 15, 1976, to State code standards, not those adopted by the US Department of Housing and Development on June 15, 1976.	.	.	S	.	.	.	.	.	.	.	.	.	.	.
<b>Multi-Family</b> A dwelling comprised of five or more dwelling units that share common vertical walls or horizontal floors/ceilings (or both) that are not on individual lots. Examples include apartments and condominiums.	.	.	.	.	.	.	.	S	P	S	S	.	.	A

Attachment: Ordinance 2019-08-01 Amendments to UDO [Revision 1] (2508 : Ordinance 2019-08-01 Amendments to UDO)

**EDUCATIONAL FACILITIES**

The Educational Facilities Use Category includes use types such as public and private schools at the elementary, middle, or high school level that provide state-mandated basic education or a comparable equivalent. This use category also includes colleges, universities, and other institutions of higher learning such as vocational or trade schools that offer courses of general or specialized study leading to a degree or certification. Accessory uses at schools include offices, play areas, cafeterias, recreational and sport facilities, auditoriums, and before- or after-school day care. Accessory uses at colleges or universities include offices, dormitories, food service, laboratories health and sports facilities, theaters, meeting areas, athletic fields, parking, maintenance facilities, and supporting commercial. Uses also include studio's (such as dance, martial arts, ect.).

<b>Major</b> A public or private institution for post-secondary education operating in buildings owned or leased by the institution and engaged in classroom instruction, residential units, administrative offices, and other functions which further the educational mission of the institution.	.	.	.	.	.	.	S	S	S	S	S	S	.	A	<u>4.4.3.B</u>
<b>Moderate</b> An educational institution that provides secondary education such as a high school or a middle school. Accessory uses may include offices, play areas, cafeterias, sports facilities, and bus parking areas.	.	S	.	.	.	S	P	P	P	P	S	.	.	A	
<b>Minor</b> An educational institution that provides elementary education such as an elementary or nursery school as well as a small-scale secondary education facility limited to 75 students or less. Accessory uses may include offices, play areas, cafeterias, sports facilities, and bus parking areas.	.	P	S	S	P	P	P	P	P	P	S	.	.	A	

**Article 4.4.2 – Residential Uses****D. Manufactured Homes****1. Standards Applied to All Manufactured Homes**

New manufactured homes shall comply with the following standards:

- a. It shall be located on an individual lot;
- b. It shall be occupied only as a single family dwelling;
- c. It shall be set up in accordance with the standards established by the North Carolina Department of Insurance and the most current version of the State of North Carolina Regulations for Manufactured/Mobile Homes;
- d. It shall comply with the latest wind loading requirements for Camden County;
- e. It shall maintain a minimum width of 16 feet;
- f. It shall be oriented with the longest axis parallel to the lot frontage, to the maximum extent practicable;
- g. Towing apparatus, wheels, axles, and transporting lights shall be removed;
- h. It shall include a continuous, permanent masonry foundation or masonry curtain wall of solid brick or brick veneer, unpierced except for required ventilation and access, installed under the perimeter;
- i. It shall include stairs, entrance platforms, ramps, or other means of entrance and exit that are installed or constructed in accordance with the standards set



by the State Building Code. They shall be attached firmly to the primary structure and anchored securely to the ground;

- j. It shall maintain exterior siding comparable in composition, appearance, and durability to the exterior siding commonly used in standard residential construction, which consists of one or more of the following:
  - 1. Vinyl or aluminum lap siding (whose reflectivity does not exceed that of flat white paint);
  - 2. Cedar or other wood siding;
  - 3. Stucco siding;
  - 4. Brick or stone siding;
- k. It shall maintain a roof pitch with a minimum vertical rise of 3 feet for each 12 feet of horizontal run;
- l. It shall include a roof finished with a Class C or better roofing material that is commonly used in standard residential construction;
- m. It shall provide an eave projection of no less than 6 inches, which may include a gutter;
- n. It shall comply with all applicable standards in Section 3.8.3, Special Flood Hazard Area Overlay (SFHA) when located in a floodplain or other area subject to the flood damage protection standards in this Ordinance; and
- o. Manufactured homes are not permitted ~~within the NR district~~ on lots located within 5,280 linear feet from the perimeter boundary of a village center or within a village center designated in the County's adopted policy guidance.

## E. Mobile Homes

### 1. General

A mobile home shall comply with the following standards:

- a. No mobile home may be parked for storage on any lot, tract, or parcel, except in HC, LI, or HI districts, or in a lawfully-established mobile home storage site subject to a temporary storage permit issued by the UDO Administrator.
- b. A storage site for a mobile home shall be completely surrounded by a visually opaque wall or fence of at least eight feet in height.
- c. Except for lawfully-established mobile home sales uses, no mobile home may be stored in any district for more than three months.
- d. Mobile homes may not be used as storage structures.
- e. Except for mobile homes being temporarily stored, a mobile home shall be anchored and tied down or otherwise secured according to the manufacturer's standards of the State Department of Insurance, and all applicable requirements of this Ordinance.
- f. No attached structures shall be permitted which exceed 100 square feet nor may the total of all accessory buildings in individual ownership exceed 100 square feet per mobile home unit.
- g. Two or more mobile homes shall not be joined or connected together as one dwelling nor may a mobile home be attached to any accessory building.

- h.** ~~Mobile homes are not permitted within the RR district on lots located within 5,280 linear feet from the perimeter boundary of a village center designated in the County's adopted policy guidance. Existing Mobile homes located within the County can only be re-located into a valid Mobile Home Park. Mobile homes located outside the County are prohibited.~~

## 6.1.5 ACCESS TO LOTS

### A. Every Lot Must Maintain Access

#### 1. Generally

Except for lots within bona fide farms, lots created in accordance with Section 2.3.24, Transfer Plat, or lots created through an expedited subdivision (see Section 2.3.10, Expedited Subdivision), all lots intended to contain a building or structure shall abut a street designed, built, and maintained to state road standards, including minimum density standards.

#### 2. Lots in Bona Fide Farms, Transfer Plats, Exempt Subdivisions, or Expedited Subdivisions

- a. Lots established after February 4, 2019 in a bona fide farm, transfer plat, exempt subdivision, or expedited subdivision that are not required to abut a street designed, built, and maintained to state road standards, including density, but shall maintain some form of access with a minimum width of 45 feet and maintained to afford a reasonable means of ingress and egress for emergency vehicles.
- b. Accessways not built to state standards may serve a maximum of up to three lots. Accessways serving more than three lots shall be designed, built, and maintained to state road standards.

### B. Access on Lots Abutting Major Arterial Streets

1. The standards in this subsection shall apply to lots abutting the following arterial streets:
  - a. US 17;
  - b. US 158;
  - c. NC 34; and
  - d. NC 343.
2. In cases where a tract or site abutting a listed major arterial street is proposed for a subdivision (whether residential or otherwise), in the creation of 3 or more lots including residual, then all lots created shall maintain sufficient frontage on a different street, either pre-existing or created as part of the subdivision, so that direct access to lots need not be provided by a listed major arterial street.
3. The final plat creating the subdivision shall indicate a notation that driveway access to a major arterial or minor collector street is limited and shall be provided by a different street.
4. In the event a site or tract is unable to comply with the access limitations in this subsection, an applicant may seek a variance in accordance with Section 2.3.26, Variance.

**C. Marginal Access Streets**

1. Where a tract of land to be subdivided adjoins an arterial street, the subdivider may be required to provide a marginal access street parallel to the arterial street or reverse frontage on a minor street for the lots to be developed adjacent to the arterial street.
2. Where reverse frontage is established, private driveways shall not have direct access to the arterial street, and a 25-foot-wide non-access buffer zone on the side of the lot abutting the arterial street shall be provided.
3. A ten-foot-wide non-access buffer zone may be approved if the vegetation creates a year-round opaque screen or a six-foot-tall opaque fence is provided.
4. The non-access buffer zone may be counted toward the open space set-aside requirement or may be counted as a portion of each individual lot.

**10.3 DEFINITIONS**

<b>SUBDIVISION, MAJOR</b>	A subdivision of land that includes <i>the creation of</i> five or more lots. <del>-(including the residual parcel) or that involves extension of public streets, public water, public sewer, or other public utility.</del>
<b>SUBDIVISION, MINOR</b>	A subdivision of land that includes up to five lots (including the residual parcel) <del>with no extension of public streets, public water, public sewer, or other public utility.</del>

Adopted by the Board of Commissioners for the County of Camden this      day of      , 2019.

County of Camden

\_\_\_\_\_  
Tom White, Chairman  
Board of Commissioners

ATTEST:

\_\_\_\_\_  
Karen Davis  
Clerk to the Board

[SEAL]

