



CAMDEN COUNTY

NORTH CAROLINA • USA

Boundless Opportunities.

PLANNING BOARD

November 20, 2019

7:00 PM

Regular Meeting

Historic Courtroom

Courthouse Complex

Agenda

**Camden County Planning Board
Regular Meeting
November 20, 2019, 7:00 PM
Historic Courtroom, Courthouse Complex**

ITEM I. Call to Order & Welcome

ITEM II. Consideration of Agenda

ITEM III. Consideration of Minutes - October 16, 2019

PB Minutes - October 16, 2019

ITEM IV. Old Business

ITEM V. New Business

Item A. Rezoning Request-Robert Krainiak-25 Acres-Camden Business Park-HC to VR

UDO 2019-10-24 Rezoning Request Robert Krainiak 25 Acres HC to VR

ITEM VI. Information from Board and Staff

ITEM VII. Consider Date of Next Meeting - December 18, 2019

ITEM VIII. Adjourn



CAMDEN COUNTY

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Camden County Planning Board AGENDA ITEM SUMMARY SHEET

Minutes

Item Number:

Meeting Date:

November 20, 2019

Submitted By:

Amy Barnett, Planning Clerk
Planning & Zoning
Prepared by: Amy Barnett

Item Title

PB Minutes - October 16, 2019

Attachments:

pbminutes_10162019 (PDF)

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CAMDEN COUNTY PLANNING BOARD

Regular Meeting – October 16, 2019

Camden County Planning Board**Regular Meeting****October 16, 2019 7:00 PM****Historic Courtroom, Courthouse Complex****Camden, North Carolina****MINUTES**

The regular meeting of the Camden County Planning Board was held on October 16, 2019 in the Historic Courtroom, Camden, North Carolina. The following members were present:

CALL TO ORDER & WELCOME

Planning Board Member Attendance:

Attendee Name	Title	Status	Arrived
Calvin Leary	Chairman	Present	6:40 PM
Fletcher Harris	Board Member	Absent	
Rick McCall	Board Member	Absent	
Ray Albertson	Board Member	Absent	
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 Members Present:

Dan Porter	Planning Director	Present	6:40 PM
Dave Parks	Permit Officer	Present	6:30 PM
Amy Barnett	Planning Clerk	Present	6:39 PM

CONSIDERATION OF AGENDA***Motion to Approve Agenda As Amended***

Amendment: At the request of board member Nathan Lilley, add Accessory Dwellings discussion to New Business

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

Attachment: pbminutes_10162019 (2564 : PB Minutes - October 16, 2019)

CAMDEN COUNTY PLANNING BOARD

Regular Meeting – October 16, 2019

CONSIDERATION OF MINUTES - SEPTEMBER 18, 2019***Motion to Approve 9-18-19 Minutes As Written***

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

OLD BUSINESS***A. Manufactured Housing - Placement Within County - Discussion***

Dan Porter reminded the board of the origins of this agenda item. At the September 2019 meeting of the Planning Board, proposed changes to the UDO were presented. Among those changes were changes to allowed locations for manufactured housing. At the board's direction, the placement of manufactured housing was pulled from the proposed ordinance pending further review and discussion.

Dave Parks added the following:

- In the Permissible Uses Table, manufactured housing is allowed in both the Working Lands (WL) and Neighborhood Residential (NR) districts.
- Showed a GIS Map to the board which indicates locations of WL lands, color code for WL (formerly General Use - GUD) district is yellow.
- Referred to statistics provided by GIS Technician regarding number of lots whereupon manufactured housing could be placed within the county in the WL and NR districts:
 - Neighborhood Residential (2 AC or less lots)
 - Gross Total = 349
 - Within 1 mile buffer = 85
 - Outside of buffer = 264
 - # in Camden Point = 125
 - Net total (gross total - 1 mile buffer - Camden Point) = 139
 - Working Lands (5 AC or less lots)
 - Gross Total = 470
 - Within 1 mile buffer = 66
 - Outside of buffer = 404
 - # in Camden Point = 168
 - Net total (gross total - 1 mile buffer - Camden Point) = 236
- Showed maps depicting the 1 mile buffer around each township's core village area
- South Mills Township has lots of Rural Residential (RR) and Working Lands (WL) on the outside of the 1 mile buffer around the core village.
 - There is no Neighborhood Residential (NR) outside the buffer.
- Courthouse Township has lots of Working Lands (WL) outside the buffer, same with Shiloh Township.

CAMDEN COUNTY PLANNING BOARDRegular Meeting – October 16, 2019

- The easy solution would be to disallow in Working Lands, then if property owners wanted to place a manufactured home, they could apply for a rezoning.
 - Could result in spot zoning.

Nathan Lilley asked if the Special Use Process could be used to allow property owners to place manufactured housing on lots where it is not zoned for it. Dave Parks responded saying that the County used to do that through Conditional Use Permits which went before the Board of Adjustments. A Special Use Permit must go before Planning Board and Board of Commissioners, and has the potential for creating situations where not all applicants will be treated the same. Could be seen as unfair from one SUP to another.

Dan Porter stated the following:

- Singlewides and Doublewides are not an option for Village Residential (VR) district.
- As it stands at this moment, manufactured housing is allowed anywhere within the Working Lands (WL) district regardless of the buffer. With regard to the Neighborhood Residential zoning district, only outside of the buffer can manufactured housing be placed as the current ordinance is written. Purpose of proposed changes is to close this loophole with regard to WL, in an attempt to keep manufactured housing outside the 1 mile buffer around core villages.
- When the UDO was re-written, the idea of decentralization was prevalent with regard to this type of housing.
- Prior to the New UDO, manufactured housing was not allowed in the General Use District (now Working Lands).
- Idea was to move this type of housing use outside of the core villages where the use could be spread out.

Vice Chairman Steven Bradshaw asked if it could be changed back to the way it was. Dan Porter explained the reason for the change, that the move to outside the core villages was to decentralize smaller types of housing in favor of creating more possibilities for commercial uses inside the core villages.

Cathleen Saunders suggested allowing manufactured housing only in the Neighborhood Residential zoning district, removing it from Working Lands. She also noted that it was difficult to make decisions regarding whether to allow people to place affordable housing on land when they request it where it is not zoned for it, as such is the case with a rezoning for the purpose of being able to place a manufactured dwelling.

Dave Parks added, with regard to Conditional Use Permits and Board of Adjustment, that the proceedings for such are quasi judicial in nature.

Cathleen Saunders asked what quasi judicial meant. Mr. Porter explained that quasi judicial means that testimony must be fact based, and any decisions must be based on facts, not feelings.

Attachment: pbminutes_10162019 (2564 : PB Minutes - October 16, 2019)

CAMDEN COUNTY PLANNING BOARDRegular Meeting – October 16, 2019

113 Nathan Lilley asked if existing manufactured housing in the county would be affected by
114 this ordinance change, and if property owners would be able to replace existing
115 manufactured housing with another unit. Mr. Parks responded that it would not be
116 affected, that it would be what is called a legal non-conforming use. If the use were to be
117 abandoned, property owners would have 6 months wherein they could either continue the
118 use, replace the unit with one which has the same size footprint (i.e. replace single for
119 single, double for double). If the use were not continued or replaced inside of that 6
120 month time period, then the land must be brought up to current code, wherein the use
121 would not be allowed.
122

123 Vice Chairman Steven Bradshaw asked regarding the statistics which were presented
124 with regard to the Working Lands district, noting that there is far more WL land than the
125 statistics showed. Mr. Porter explained that lots with 1 acre or less were looked at.
126

127 Mr. Bradshaw recommended not allowing manufactured housing in Working Lands
128 district, and added that property owners could apply for a rezoning if they wanted to
129 located one there. He also stated his opinion that singlewides should not be allowed
130 anywhere in the county.
131

132 Mr. Parks replied stating that singlewide manufactured homes are affordable housing,
133 and for young people just starting out, may be the only affordable housing available to
134 them. Mr. Parks added that he would not recommend prohibiting singlewides.
135

136 Mr. Porter stated that there is probably case law somewhere regarding prohibition of
137 singlewides, and that if the board wants to prohibit, he can try to find the case law.
138

139 Mr. Bradshaw stated that prohibiting singlewides was just an opinion, not a part of any
140 motion, that manufactured housing, regardless of size, should only be allowed in the NR
141 district.
142

143 Mr. Parks stated that the only other issue with regard to manufactured housing is a design
144 issue, skirting around the dwelling, and suggested the following:

- 145 • Distinguish housing by type of skirting
 - 146 ○ Vinyl skirting for singlewides
 - 147 ○ Brick for doublewides
- 148

149 After a brief discussion, it was decided to leave this the way the new UDO calls for it,
150 brick as skirting around all manufactured housing.
151

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CAMDEN COUNTY PLANNING BOARD

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At this time, Chairman Calvin Leary asked if there were any further questions or comments regarding this agenda item, hearing none he called for a motion.

Motion to remove Working Lands district from allowed districts for placement of Manufactured Housing

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

NEW BUSINESS**A. Accessory Dwellings - Discussion**

Nathan Lilley led the discussion of this agenda item, stating the following:

- Current UDO says that Accessory Dwellings are not to exceed 40% of the principal structure.
- There have been several situations where this is not enough in terms of square footage for creation of an accessory dwelling.
- Looked at other counties which have different requirements based on the acreage of the land whereupon the principal residence is located.
- Lot layouts can be a limiting factor for the placement of an accessory dwelling, especially for flag lots.
- Would like to increase the maximum square footage allowed for accessory dwellings.
- Suggested to change UDO 4.5.5.A.2.a. to read "An accessory dwelling unit shall have a heated floor area of at least 300 square feet, but shall not exceed 1200 square feet, or 50% of the heated or air conditioned area of the home associated with the principal structure whichever is larger."

Vice Chairman Steven Bradshaw noted that the key word "heated" would have an impact on the total square footage of any accessory dwelling. It could cause the gross total sqft to actually be more than 1200 sqft. For example, a garage is not heated space, if a single car garage were added to an accessory dwelling it could add 400-600 additional sqft to the gross total sqft.

Dave Parks spoke briefly regarding the history of how accessory dwellings came about. At first, conditional use permits were being issued for placement of singlewide homes which were to be used for living space for family members such as caring for an elderly parent, etc. Later, accessory apartments on land where a principal residence exists were added to the allowable uses to accommodate situations such as caring for a parent or housing a family member. Size limitations were placed at 800 SqFt or 40% of principal structure whichever was greater with 800 SqFt being the maximum. As time progressed, this type of housing became what is now known as an accessory dwelling.

CAMDEN COUNTY PLANNING BOARDRegular Meeting – October 16, 2019

195 Mr. Parks added that the question of size needs to consider how large an accessory
196 dwelling can be before it's considered to be just another dwelling, then the problem of
197 having 2 dwellings on one lot comes into play.

198
199 Mr. Lilly stated that some of the other UDO's he looked at dealt with the size of an
200 accessory dwelling as a function of the size of the land.

201
202 Mr. Parks commented that if the size is determined by acreage of land it's to be placed on,
203 it would not be fair across the board because those with larger tracts of land would be
204 allowed to build larger units than those with smaller tracts.

205
206 Mr. Porter stated that with the requirements as they are, it's not so much a limitation on
207 the size as where they are located. If the acreage is less than 2 acres, then the accessory
208 structure has to be behind the principal structure (house). If the acreage is greater than 2
209 acres, it can be in the front. At the time the new UDO was developed, it was discussed
210 making the maximum 50% of the principal structure or 1000 SqFt whichever was
211 greatest. This would have opened the door to the possibility of larger accessory
212 dwellings when based on the principal structure's size.

213
214 Mr. Lilly stated that the intent of his suggested amendment is to be less restrictive but
215 still restrictive enough to prevent placement of units sized such that they would be
216 considered a whole house in and of themselves.

217
218 Mr. Porter stated that there are some houses in the county that meet or exceed 4000 SqFt.
219 If the size of the accessory dwelling is based on 50% of the principal structure, then the
220 accessory dwelling could be up to 2000 SqFt which in essence would be 2 houses on the
221 same lot and that is not what the ordinance is designed to do, it's designed to allow an
222 accessory dwelling. Mr. Porter stated that there needs to be some kind of reasonable
223 maximum in place.

224
225 Mr. Lilly added that the other features of the lot would have to be able to support the
226 accessory dwelling (septic system, setbacks, etc.).

227
228 Cathleen Saunders asked how stormwater would be regulated. Mr. Parks responded that
229 a site plan would be required and that impervious surfaces would be looked at. Mr.
230 Porter added that impervious surfaces would be a limiting factor to the size allowed for
231 an accessory dwelling.

232
233 Vice Chairman Steven Bradshaw added:

- 234 • Accessory dwellings are not meant to allow 2 houses on the same lot
- 235 • Intended to assist an economic need, make it easier for family members to help
- 236 each other
- 237 • Not talking huge house, maximum is 2 bedrooms
- 238 • Recommend 300 minimum SqFt, and take out the percentage of principal
- 239 structure and go with simple 1200 Sqft maximum.
- 240

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Dave Parks stated that lot size will then dictate the size of the structure based on impervious surfaces. Mr. Lilly asked if the 300 min / 1200 max was heated space, and that a single car garage added on would not count. Mr. Parks stated that was correct, that it would be living area.

After a brief discussion regarding what to change in the ordinance, Chairman Calvin Leary called for a motion.

Motion to change UDO 4.5.5.A.2.a. to read "An accessory dwelling unit shall have a heated floor area of at least 300 square feet, but shall not exceed 1200 square feet."

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

INFORMATION FROM BOARD AND STAFF

Dave Parks suggested that members of Planning Board may benefit from sitting in on Board of Commissioner meetings wherein public hearings are held on items which have previously gone before the Planning Board.

CONSIDER DATE OF NEXT MEETING - NOVEMBER 20, 2019**ADJOURN**

Motion to Adjourn

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

Meeting adjourned at 7:39 PM.

Chairman Calvin Leary
Camden County Planning Board

ATTEST:

Amy Barnett, Clerk
Camden County Planning Department

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Camden County Planning Board AGENDA ITEM SUMMARY SHEET

New Business

Item Number:

Meeting Date: November 20, 2019

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

Item Title UDO 2019-10-24 Rezoning Request Robert Krainiak 25 Acres
HC to VR

Attachments: UDO 2019-10-24 Rezoning Request Robert Krainiak 25 Acres
HC to VR - Staff Report (PDF)

Request to Rezone approximately 25 acres (Lots 9-28 and a portion of 29 in Camden Business Park) from Highway Commercial (HC) to Village Residential (VR).

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STAFF REPORT**UDO 2019-10-24
Zoning Map Amendment****PROJECT INFORMATION**

File Reference: UDO 2019-10-24
Project Name: N/A
PIN: See attached list
Applicant: Robert Krainiak
Address: 105 Havenwood Dr.
Camden, NC
Phone: (252) 599-7185
Email:

Agent for Applicant:

Address:
Phone:
Email:

Current Owner of Record: Applicant**Meeting Dates:**

10/21/2019 **Neighborhood**
11/20/2019 **Planning Board**

Application Received: 10/15/2019
By: Dave Parks, Permit Officer

Application Fee paid: \$800.00 Check #34759**Completeness of Application:** Application is generally complete**Documents received upon filing of application or otherwise included:**

- A.** Rezoning Application
- B.** Deed's
- C.** GIS Aerial, Current zoning, Comprehensive Plan Future Land Use, CAMA Future Land Use and Suitability Map, and Floodplain Maps
- D.** Letter from County on capacity/availability of Water and Sewer
- E.** Zoning Comparison HC and VR
- F.** Summary of Neighborhood Meeting

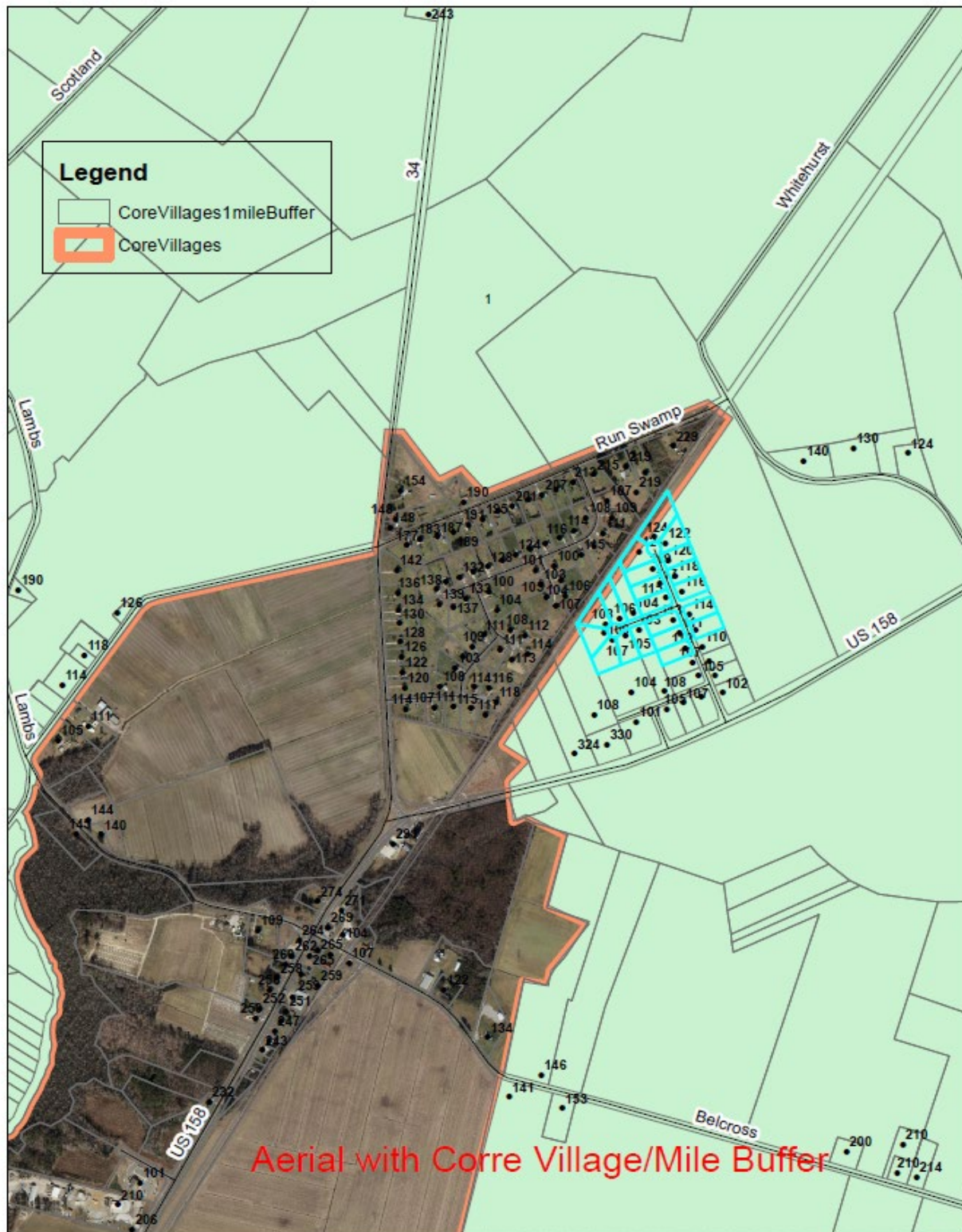
REQUEST: Rezone approximately 25 acres (Lots 9-28 and a portion of 29 in Camden Business Park) from Highway Commercial (HC) to Village Residential (VR).

From: Highway Commercial (HC) – 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.

To: Village Residential (VR) – Article 151.3.5.6 (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.

PROJECT LOCATION:**Vicinity Map: Courthouse Township**

SITE DATA

Lot size: Lots 9 - 28 and a portion of lot 29 approximately 25 acres in Camden Business Park

Flood Zone: X

Zoning District(s): Highway Commercial (HC)

Existing Land Uses: Camden Business Park (33 lots) - Lot 33 is only developed. Remaining 32 lots are vacant.

Adjacent Zoning & Uses:

	North	South	East	West
Zoning	Rural Residential (RR)	Light Industrial (LI)	Highway Commercial (HC)	Highway Commercial (HC)
Use & size	Camden Crossing Subdivision	Farmland	Farmland	Commercial Building/County Office's

Proposed Use(s): Residential.

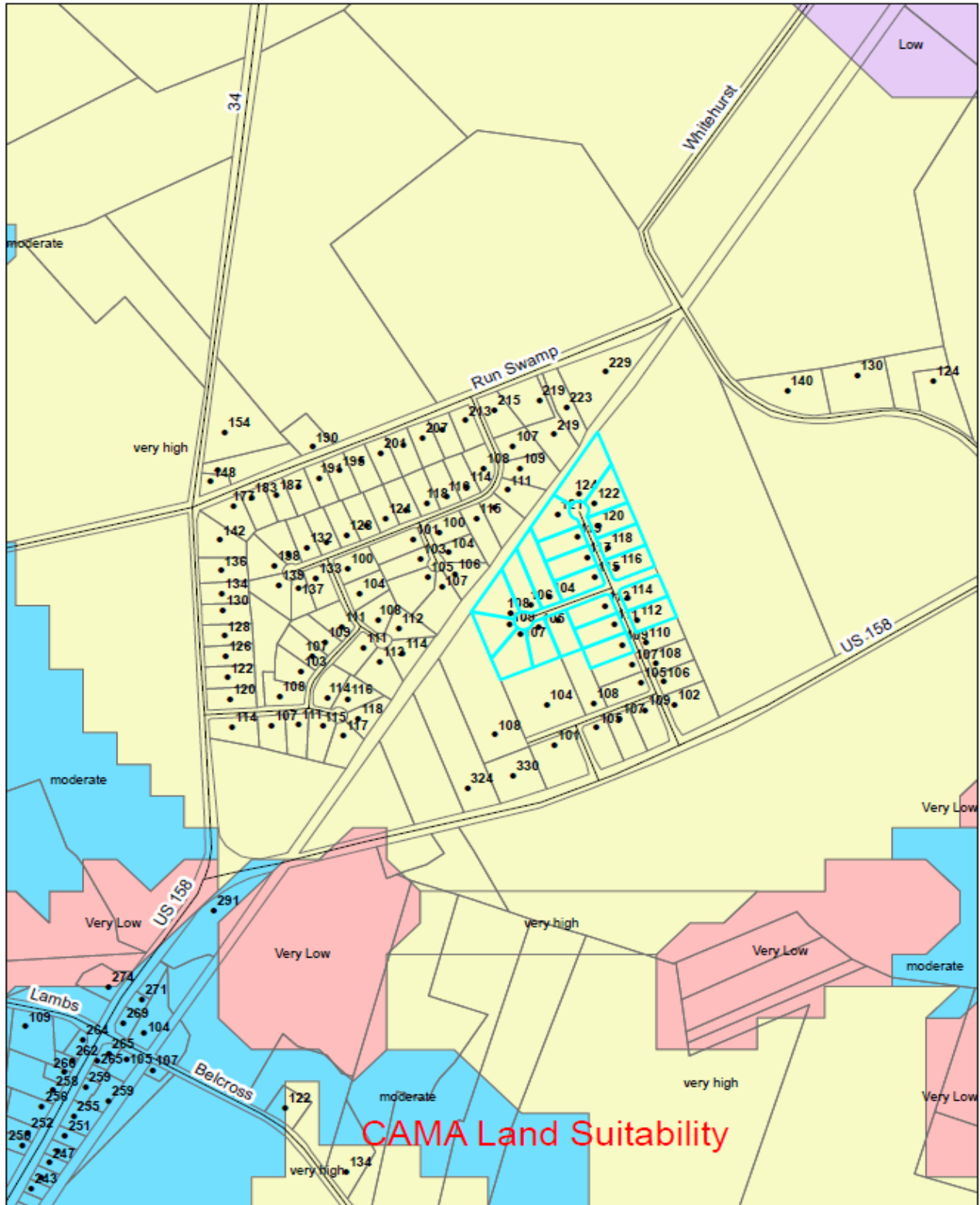
Description/History of property: Camden Business was recorded in June 2008 consisting of 33 commercial lots. Lot 33 was only lot developed as a strip mall, currently occupied by Camden County Library and a Martial Arts Studio. Remaining lots went into foreclosure (except lots 7-10) and most of the remaining lots were purchased by Mr. Robert Krainiak. Waterlines exists.

ENVIRONMENTAL ASSESSMENT

Streams, Creeks, Major Ditches: Ditches run along railroad tracks.

Distance & description of nearest outfall: Sawyers Creek; approximately 1 mile.

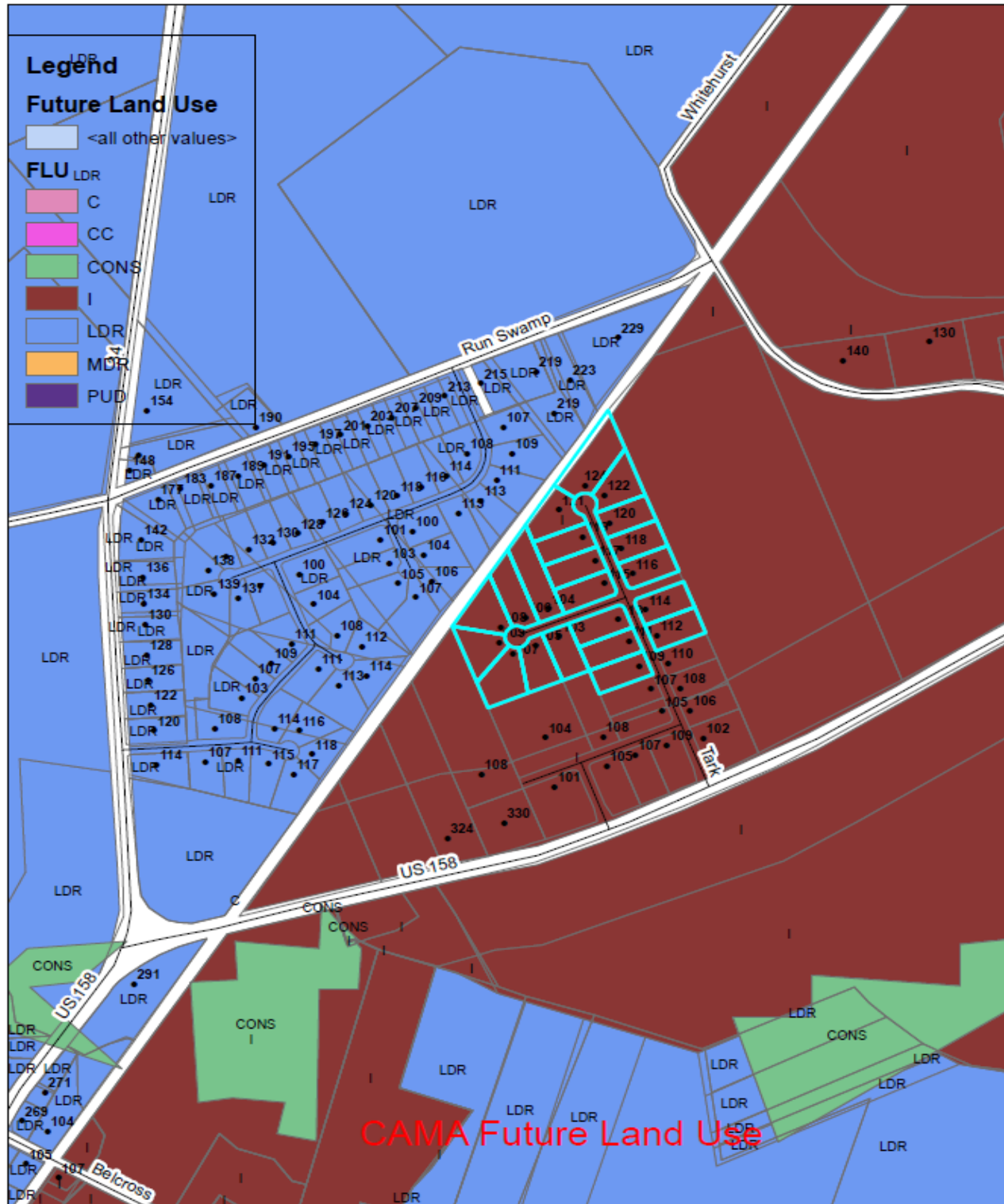
CAMA Land Suitability:



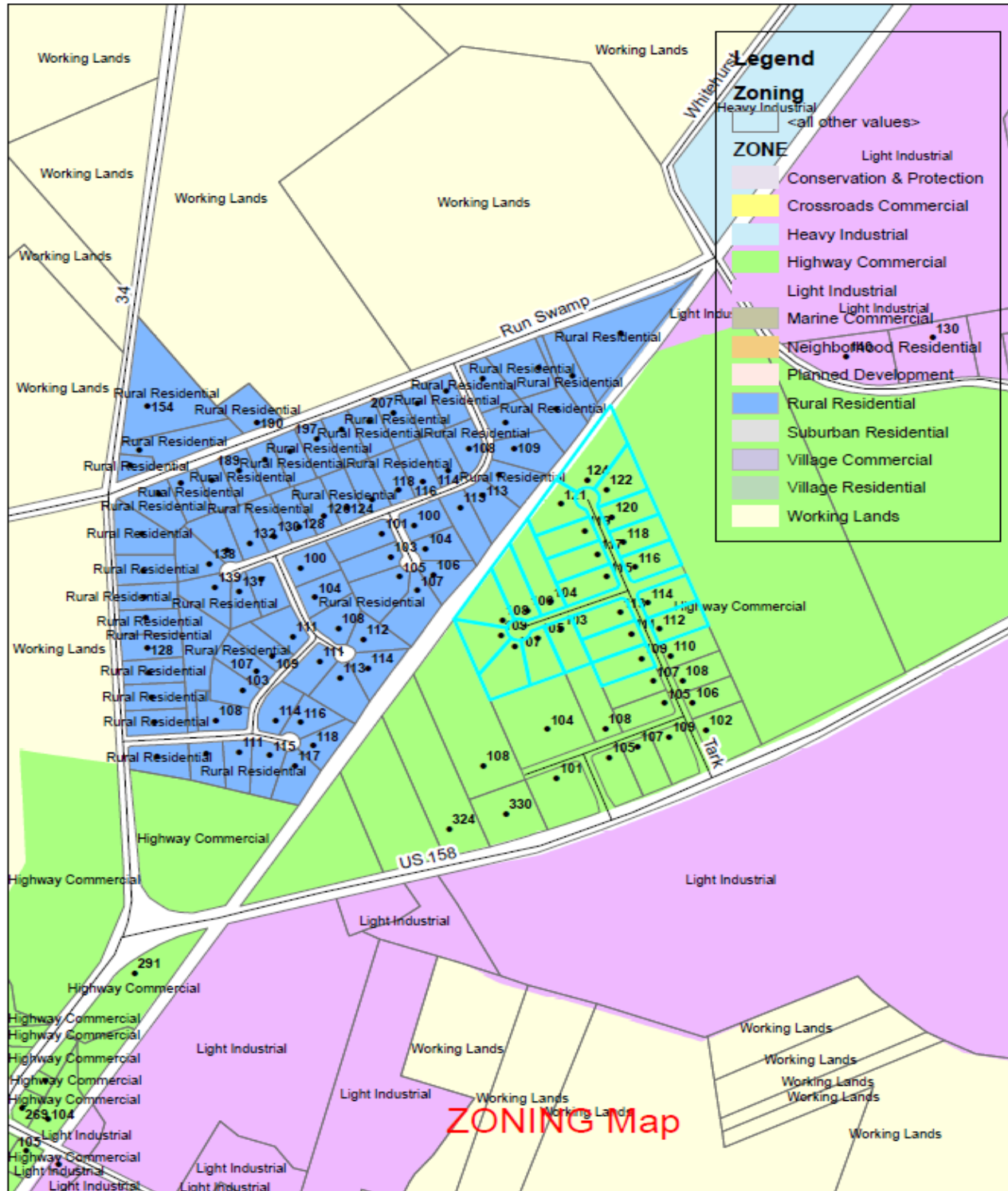
Comprehensive Plan Future Land Use Map



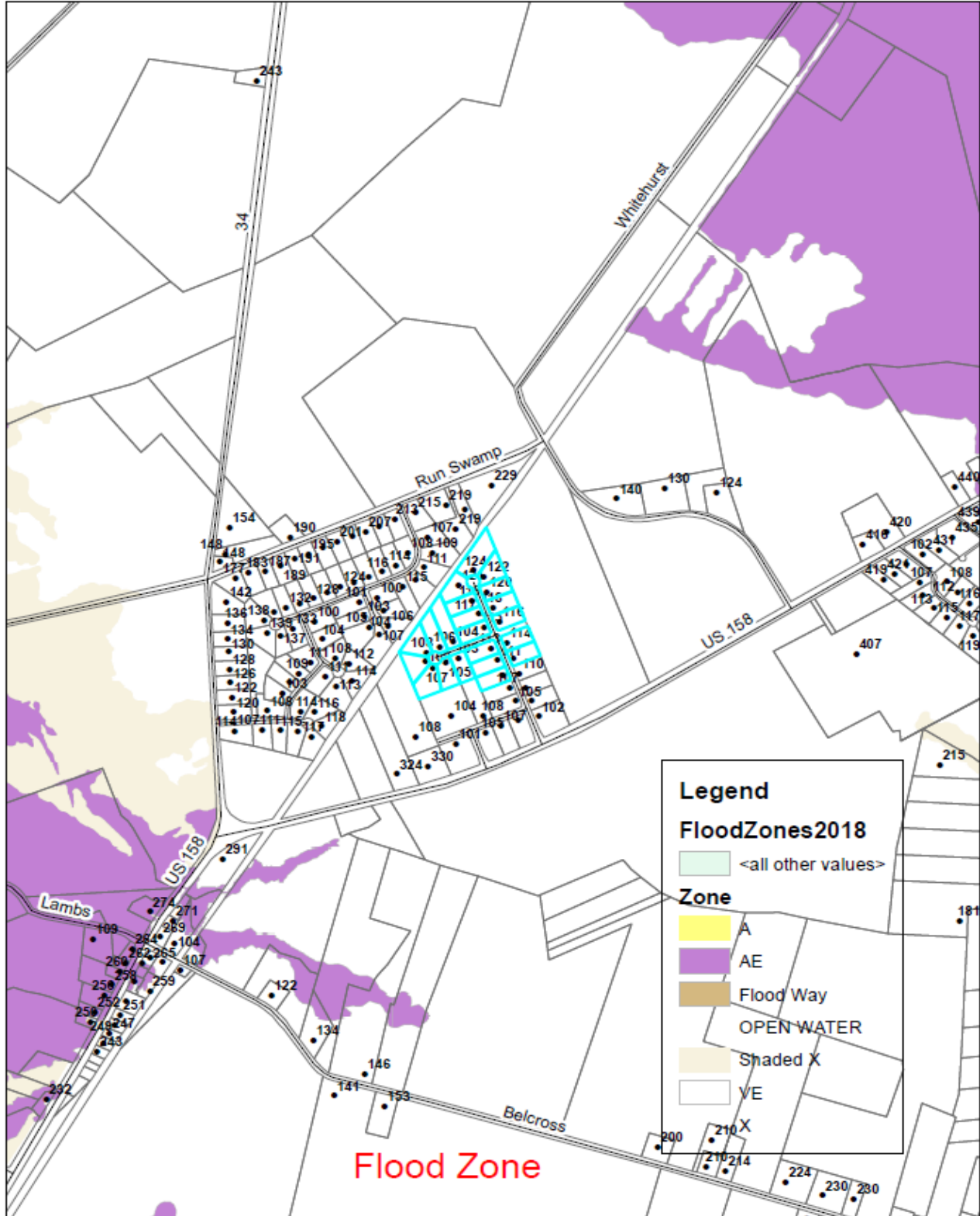
CAMA Future Land Use Map



Zoning Map:



Floodplain Map



INFRASTRUCTURE & COMMUNITY FACILITIES

Water	Waterlines exist within the development.
Sewer	Sewer lines located adjacent to property along U.S 158.
Fire District	South Camden.
Schools	Proposed zoning will have an impact on Schools.
Traffic	Traffic Impact Analysis required 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 Industrial.

2035 Comprehensive Plan

Consistent ☒ Inconsistent ☒

The proposed zoning change is inconsistent and consistent with Comprehensive Plan (Adopted 2012).

Inconsistent as Future Land Use Map shows the property designated as Mixed Use Employment which based on the description (see Attachment A) prohibits residential development.

Consistent in that based on the Vision Statement new development will be focused within targeted core areas, the Camden Village Core Action Strategies promotes the 158 corridor for new mixed use and higher density development, and Priority Action item 5 promotes updating UDO based on key amendments listed. **UDO update approved on February 4, 2019.** (see Attachment B).

Comprehensive Transportation Plan

Consistent ☒ Inconsistent ☐

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 runs along U.S. 158.

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 the new Village Residential zoning district allows for limited commercial along with a higher density residential development where water and sewer are available. Attached is letter from Camden Water & Sewer stating that water and sewer is available.

The 2035 Comprehensive Plan overall strategy is to focus commercial growth in and around the village centers and higher density residential thus maintaining 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? New Zoning Classification**

Reasoning:

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

Reasoning:

Yes ☐ No ☒

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

Reasoning: In staffs opinion, the uses in the requested zoning classification will not cause serious noise, odors, light, activity, or unusual disturbances.

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: This is a new zoning classification to allow for higher development in locations 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 Village Residential (VR) Purpose Statement listed in the UDO, this and other areas are appropriate for the proposed uses.

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:

	Personal Benefits/Impact	Community Benefits/Impact
With rezoning		
Without rezoning		

STAFF COMMENTARY:

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

Consistency Statement:

- The proposed zoning change is inconsistent with the **2005** CAMA Land Use Plan in that the CAMA Future Land Use Maps has property identified as Industrial; also
- The proposed zoning change is inconsistent and consistent with Comprehensive Plan (Adopted 2012);

Inconsistent as Future Land Use Map shows the property designated as Mixed Use Employment which based on the description (see Attachment A) prohibits residential development.

Consistent as based on the Vision Statement new development will be focused within targeted core areas and the Camden Village Core Area Action Strategies promotes the 158 corridor for new mixed use and higher density development. Property located within the 1 mile buffer of Core Village where county encouraging higher density housing mix.

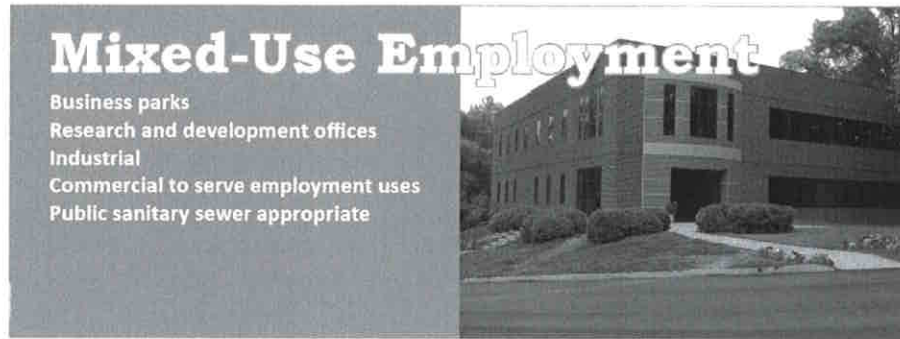
Application:

Motion for approval: Recommend approval of proposed rezoning application (UDO 2019-10-24) to rezone properties from Highway Commercial (HC) to Village Residential as rezoning request is consistent with the Comprehensive Plan (Adopted 2012) as based on the Vision Statement new development will be focused within targeted core areas and the Camden Village Core Area Action Strategies promotes the U.S. 158 corridor for new mixed use and higher density development. Property located within the 1 mile buffer of Core Village where county encouraging higher density housing mix.

Motion for denial: Recommend denial of Rezoning Application (UDO 2019-10-24) to rezone property from Highway Commercial (HC) to Village Residential (VR) as rezoning request is inconsistent with the CAMA Land Use Plan in that the CAMA Future Land Use Maps has property identified as Industrial.

If recommendation is for approval need the following motion:

Motion to amend Comprehensive Plan Future Land Use Map for the 24 acres from Mixed-Use Employment to Village Mixed Use.



Description

Mixed-use employment areas are located primarily along the US 17 corridor north of South Mills core village area, including the new Eco-Industrial Park near the Virginia border, and the area including Camden Business Park and surrounding areas on US 158 in Courthouse/Camden township.

Intent

These areas include a wide range of business, light industrial, office, research and development, and related ancillary uses, such as restaurants and small-scale retail and convenience shopping. They generally take on the appearance of an office development, yet with warehousing capabilities. Mixed-Use Employment centers may take the form of a "campus" in the integration and coordination of uses and quality and character of the development. These areas are prime locations with good access to major road networks and should be reserved for high-return employment generating uses such as office buildings or light manufacturing or warehousing operations. Heavy or light industrial uses are appropriate zoning designations for this development.

Policies

- ✦ The extension of public utilities within mixed-use employment areas is appropriate.
- ✦ As feasible, mixed-use employment areas should be designed in a master planned fashion that consolidates driveway access from major roadways, provides shared parking for establishments, and provides safe pedestrian access between parking areas and employment uses.
- ✦ To the extent possible, developments should maintain a wooded corridor along major roadways to maintain the rural aesthetic of the county.
- ✦ Off-premise signage height should be limited to reflect the rural character and provide easy orientation to employment destinations.
- ✦ Stormwater management best practices should be used when designing developments to minimize flows and maintain water quality. Detention ponds and swales should be designed to be aesthetically pleasing, and to serve as landscaped features and/or public water features.

***Appropriate Specific Uses***

- ✧ Business parks / research and development offices
- ✧ Light industrial
- ✧ Heavy industrial
- ✧ Employment and locally serving retail establishments, such as convenience restaurants



PART 2: PLAN SUMMARY

COMMUNITY VISION

Camden County stands at a pivotal point in the county's history. Opportunities lie ahead and the county is preparing to become a successful rural community of the 21st century -- a county with new energy and a new vision.



This new vision is encapsulated in the county's community vision statement. It describes the kind of community that residents, business owners, and leaders want Camden County to be in the future. It describes the hopes and aspirations for the community and provides a concise description of what Camden County will strive to be by the year 2035. The vision statement was developed from community input generated at the Envision Camden County Public Workshop.

* Vision Statement

Camden County will realize its goal to be a community with **"new energy and a new vision"** by embracing and **capitalizing on its assets** – abundant natural resources, a unique rural setting, and a high quality workforce and educational system. Emphasis will be placed on providing a **good quality of life for residents** in a manner that is **fiscally efficient** and that **preserves rural community assets**.

* 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.

New employment development will broaden the county's tax base and will be developed within strategic locations to **maximize use of public infrastructure**. Commercial and employment development will provide new goods and services and **valuable employment opportunities** to established residents. New industries will be low impact and will be designed to **protect critical natural resources**. The county will offer opportunities for residents and visitors to explore the natural wonder of Camden County by providing **new hospitality and recreational amenities**.



Action Strategy #8: Develop Design Guidelines for South Mills Village Development

Consider development of Village Style Design Guidelines for South Mills to provide guidance to developers on the characteristics that the county would like to see in new developments. Topics to be addressed could include street network and block formation, recommendations for public spaces, how new developments are sited within the existing development context, building height, and preferred land uses. These guidelines would not regulate new development but would instead assist developers with understanding preferred design features for new development.

*** Camden Village Core Action Strategies**

The Camden Core Village Area will be redeveloped to serve as the commercial and governmental "heart" of the community. The US 158 Corridor will be the focus for new mixed use, higher density development, and a public gathering space. The following action strategies work to achieve this vision for Camden:

Action Strategy #1: Pursue Development of a Master Plan for the US 158 Corridor

This plan should identify particular areas for development, and preferred densities and development models that are appropriate with existing site conditions, existing and planned infrastructure, access to road network, environmental conditions, and development interests. The plan should address both the current 158 corridor and the preferred 158 Alternative being planned by NC DOTs as part of its Strategic Highway Corridor initiative.

Action Strategy #2: Establish a Plan to Provide Needed Public Sewer Service on US 158

The county should work with the South Camden Water and Sewer District to develop a formal plan for providing sanitary sewer service to properties along US 158, particularly in targeted development areas as denoted on the Future Land Use map.

Action Strategy #3: Promote Targeted Commercial Development per the Future Land Use Plan

Promote the development of new commercial and office establishments on US 158 through focused economic development efforts.

Shiloh Village Core Action Strategies

The Shiloh Core Village Area will continue to be developed as the southern crossroads community in Camden. It will continue to serve as a rural hub for small scale commercial development to serve neighboring residences. Development should continue to be developed at a scale that does not require public wastewater service.



of improvement. CIPs do not designate funding for county operational expenses; that is handled through the county budget. Camden County's CIP is updated annually. To formalize implementation of this plan, the 2013 CIP should identify new infrastructure priorities from those discussed in this plan and incorporate those priorities in the CIP. These infrastructure investments include:

- ✧ South Mills streetscape improvements
- ✧ Boating access and infrastructure improvements for Gateways to the Wild (#1, #2, #3)

Entity Responsible for Initiating Action:

Camden County Board of County Commissioners



PRIORITY #5: DEVELOP ACTION PLAN FOR UPDATING UDO

The Camden County Unified Development Ordinance (UDO) sets out the development regulations that proposed developments must comply with. This UDO contains zoning districts and related development standards that are applicable to properties throughout the county. These districts and standards can be refined to better achieve the future land use set out in this plan and guide development to occur at a scale and intensity that is appropriate for a village context. Key amendments to be made include:

- ✧ Developing higher density and mixed use zoning classifications for application in the core village areas of Camden and South Mills
- ✧ Developing a Rural Roadway Corridor overlay that would protect rural scenic views along the county's main roads
- ✧ Evaluating potential impacts on Dismal Swamp State Park from proximate development and modifying development regulations necessary to protect the park from noise, glare/lighting, and other impacts
- ✧ Development incentives for higher intensity, mixed-use developments in core village areas
- ✧ Evaluate UDO to ensure that recreational outfitters are permitted by-right
- ✧ Standards for bicycle and pedestrian facilities in new developments
- ✧ Updating open space provisions to include in-lieu fee for projects occurring outside of targeted development areas
- ✧ Voluntary Agricultural Districts
- ✧ Conservation Subdivisions a requirement in General Use zoning district



Zoning Map Amendment Application

OFFICIAL USE ONLY:

UDO Number: 2019-10-24Date Filed: 10/15/19Amount Paid: \$1800.00Received By: CP

Contact Information

APPLICANT

Name: Robert A. KrainiakAddress: 105 Havenwood DrCamden, NC 27921Telephone: 252-599-7185

Fax: _____

Email: krainiak@embarqmail.com

PROPERTY OWNER

Name: RKrain, LLCAddress: 105 Havenwood DrCamden, NC 27921Telephone: 252-599-7185

Fax: _____

Email: krainiak@embarqmail.comLEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: Managing Member/Registered Agent

Property Information

Physical Street Address: Lots 9 Thru 28 of Camden Business Park and a portion of LOT 29Location: Tark Drive, Courthouse TownshipParcel ID Number(s): Multiple - Camden Business ParkTotal Parcel(s) Acreage: Approx. ~~24~~ 25 AcExisting Land Use of Property: Vacant

Request

Current Zoning of Property: HC - Highway CommercialProposed Zoning District: VR - Village ResidentialTotal Acreage for Rezoning: 24 Ac Are you rezoning the entire parcel(s): ☐ Yes ☐ NoMetes and Bounds Description Provided: ☐ Yes ☐ NoCommunity Meeting, if applicable: Date Held: 10/21/19; Location: CAMDEN LIBRARY

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

10/11/19
Date

Note: Form must be signed by the owner(s) of record, contract purchaser(s), or other person(s) having a recognized property interest. If there are multiple property owners/applicants, a signature is required for each.

Zoning 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 proposed re-zoning will allow for single family homes to be constructed on existing vacant unused land. The construction of the homes will provide opportunities for existing families in the community to upgrade to newer construction. These new homes will add consumers to the courthouse area population, which will help attract future businesses. New homes will add additional tax base and consumer dollars to the existing county economy.

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

VR zoning district permitted uses are centered on residential usage. The current zoning of highway commercial, while appropriate for the lands adjacent to US158, are not likely to see development extend more than 600 to 1000' off the roadway. The property requested to be zoned VR is located approximately 1400' off the right-of-way of US 158. This property has been zoned HC and has been available for development for more than 10 years. There has been no interest in the development of this property as commercial. We believe this is an ideal location for VR type zoning that will support the HC usage of the US 158 frontage property.

(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?

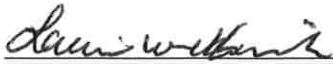
(2) What extraordinary showing of public need or demand is met by this application?

Camden County, NC
Planning Department

RE: Rezoning Lot10, 112 Tark Drive and Lot 9, 114 Tark Drive , Camden ,NC

Date 10/09/2019

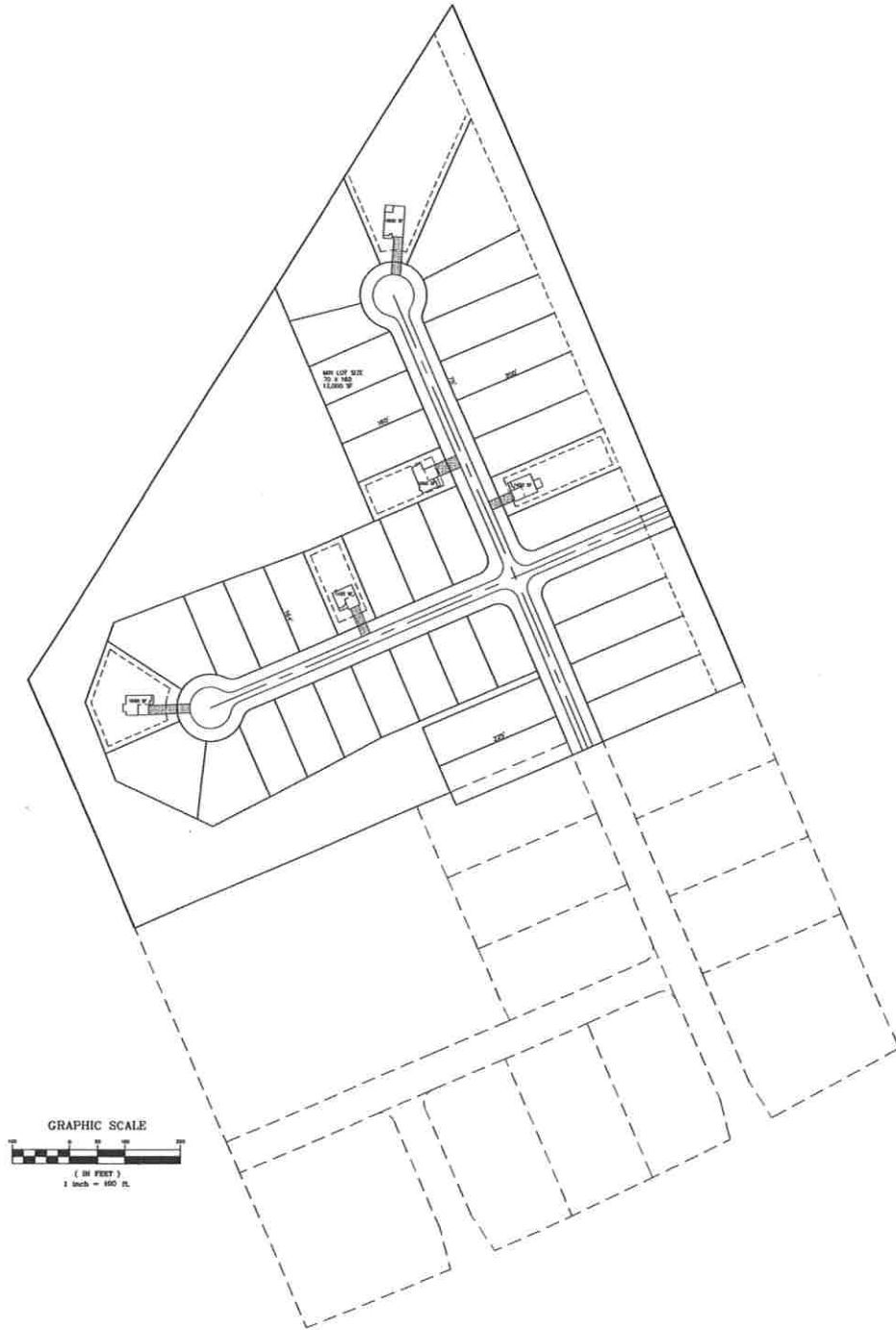
We hereby authorize Robert A Krainiak to act as our agent in the rezoning from a Highway Commercial to Village Residential for the above mentioned lots.



Laurie W Krainiak



Peter Randolph Krainiak



Camden County Public Works
Water & Sewer Department
330 US Hwy 158 East
Camden, NC 27921

Re: Camden Business Park

Attn: David Credle

Mr. Credle

I am in the process of re zoning the back lots of the business park from Highway Commercial to Village residential. At this time I would need 39 water taps and 39 sewer taps. See attached preliminary show lots we are requesting this for use.

If you have any questions, please contact me at 252-599-7185

Sincerely,



Robert A Krainiak
RKRAIN LLC

Date: 10/9/2019

BOARD OF COMMISSIONERS

G. TOM WHITE
Chairman

CLAYTON D. RIGGS
Vice Chairman

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KENNETH BOWMAN
County Manager

KAREN M. DAVIS
Clerk to the Board

JOHN S. MORRISON
County Attorney

10/15/19

Robert A. Krainiak
RKRAIN LLC.

Re: Camden Business Park

Mr. Krainiak,
South Camden Water & Sewer has water and sewer capacity to serve the proposed 39 lots in the Camden Business Park. Please feel free to call if you have any questions.

Sincerely,

David Credle
Public Works Manager
Camden County

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

Attachment: UDO 2019-10-24 Rezoning Request Robert Krainiak 25 Acres HC to VR - Staff Report (2565 : UDO 2019-10-24 Rezoning Request

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	HC	VR
Institutional			
COMMUNITY SERVICES			
<i>Community Center</i>		P	S
<i>Cultural Facility</i>		S	S
<i>Library</i>		P	
<i>Museum</i>		P	
<i>Senior Center</i>		P	P
<i>Youth Club Facility</i>		P	S
DAY CARE			
<i>Adult Day Care Center</i>		P	S
<i>Child Care Center</i>		P	P
EDUCATIONAL FACILITIES			
<i>Major</i>		S	
<i>Moderate</i>		P	S
<i>Minor</i>		P	P
GOVERNMENT FACILITIES			
<i>Government Office</i>		P	
<i>Government Maintenance, Storage, or Distribution Facility</i>		P	
HEALTH CARE FACILITIES			
<i>Drug or Alcohol Treatment Facility</i>		S	
<i>Hospital</i>		S	
<i>Medical Treatment Facility</i>		P	S
INSTITUTIONS			
<i>Assisted Living Facility</i>		S	S
<i>Club or Lodge</i>		P	S
<i>Halfway House</i>		S	
<i>Nursing Home</i>		S	
<i>Psychiatric Treatment Facility</i>		S	
<i>Religious Institution</i>		P	S
PARKS AND OPEN AREAS			
<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

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

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

Attachment: UDO 2019-10-24 Rezoning Request Robert Krainiak 25 Acres HC to VR - Staff Report (2565 : UDO 2019-10-24 Rezoning Request

**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	HC	VR
MANUFACTURING AND PRODUCTION			
<i>Manufacturing, Heavy</i>			
<i>Manufacturing, Light</i>	P		
POWER GENERATION			
<i>Solar Array</i>	S	S	
<i>Wind Energy Conversion Facility</i>	S		
WAREHOUSE AND FREIGHT MOVEMENT			
<i>All</i>	P		
WASTE-RELATED SERVICES			
<i>Incinerator</i>			
<i>Land Application of Sludge/Septage</i>			
<i>Landfill</i>			
<i>Public Convenience Center or Transfer Station</i>	P		
<i>Recycling Center</i>	P		
<i>Salvage or Junkyard</i>			
<i>Waste Composting Facility</i>			
WHOLESALE SALES			
<i>Major</i>	P		
<i>Minor</i>	P		

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10/22/19 – MINUTES FROM PUBLIC MEETING

On October 21, 2019 a public meeting for re-zoning of 24.5 acres of property owned by Robert Krainiak in Camden Business Park was held at the Camden County Library at 6 PM. The requested re-zoning is to change from HC – Highway Commercial to VR – Village Residential.

Besides the applicant and staff, there were 7 people in attendance.

Attendees:

Travis Freeman
111 Woodland Way
Camden, NC 27921

Sally & Jay Aydlett
1716 Bay Drive
Kill Devil Hills, NC 27948

Nathan Lilly
130 Sand Hills Road
Camden, NC 27921

Ida Scott
223 Run Swamp Road
Camden, NC 27921

Sally & Tom Sawyer
219 Run Swamp Road
Camden, NC 27921

The meeting commenced at 6 PM.

Mr. Dave Parks introduced the proposed rezoning and introduced Sean Robey as the engineer for the applicant. Mr. Robey explained the nature of the re-zoning request and touched on the following points:

- Mr. Robey provided a plan layout of the proposed project.
- The request involved rezoning 20 lots in the existing HC subdivision from HC to VR.
- The purpose for the request was to re-purposed commercially zoned lots to residential lots.
- The reason for the re-purpose is because there is no market nor interest by anyone in acquiring the commercial lots for development.
- The new layout as proposed would reflect 38 single family residential lots of village residential district with a minimum lot size of 12,000 sf and an average lot size of 16,500 sf.
- The expected house size would be 1450 sf to 1800 sf.
- The new lots would be on county sewer and county water.
- The new layout would follow the existing roads and waterline already constructed.
- Acknowledgement from Camden County was received for providing sewer service for 39 lots.

MINUTES FROM PUBLIC MEETING
ROBERT KRAINIAC REZONING
October 22, 2019
Page 2

Mrs. Aydlett asked several questions about zoning in general and the permitted uses within the VR district. Mr. Parks provided a permitted use list to Mrs. Aydlett.

Mr. Freeman indicated that he was not opposed to single family residential usage, but was against multi-family or apartments.

Mr. Freeman & Mr. Lilly discussed home owners associations and their experience with them. Questions were asked about who would maintain the open space in this subdivision. Mr. Robey stated that it would ultimately be turned over to an HOA. Mr. Parks stated that there are now conditions in the UDO that help guarantee HOA successes.