



**CAMDEN COUNTY**

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# **PLANNING BOARD**

**February 19, 2020**

**7:00 PM**

**Regular Meeting**

**Historic Courtroom**

**Courthouse Complex**

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## **Agenda**

**Camden County Planning Board  
Regular Meeting  
February 19, 2020, 7:00 PM  
Historic Courtroom, Courthouse Complex**

- ITEM I.     Call to Order & Welcome**
- ITEM II.    Consideration of Agenda**
- ITEM III.   Consideration of Minutes from November 20, 2019**  
1. PB Minutes 11-20-2019
- ITEM IV.    Old Business**
- ITEM V.     New Business**
- Item A.    UDO 2020-01-16 - Rezoning Request - Mansfield*  
1. UDO 2020-01-16 - Rezoning Request - Mansfield
- ITEM VI.    Info from Board and Staff**  
1. 2020 PB Meeting Schedule
- ITEM VII.   Consider Date of Next Meeting - March 18, 2020**
- ITEM VIII. Adjourn**

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# CAMDEN COUNTY

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## Camden County Planning Board AGENDA ITEM SUMMARY SHEET

### Minutes

**Item Number:** 3.1

**Meeting Date:** February 19, 2020

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

**Item Title** PB Minutes 11-20-2019

**Attachments:** pbminutes\_11202019 (PDF)

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**CAMDEN COUNTY PLANNING BOARD**

Regular Meeting – November 20, 2019

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

*The regular meeting of the Camden County Planning Board was held on November 20, 2019 in the Historic Courtroom, Camden, North Carolina. The following members were present:*

**Planning Board Members Present:**

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>	<b>Arrived</b>
Calvin Leary	Chairman	Present	6:50 PM
Fletcher Harris	Board Member	Present	6:50 PM
Rick McCall	Board Member	Absent	
Ray Albertson	Board Member	Present	6:50 PM
Steven Bradshaw	Vice Chairman	Present	6:50 PM
Cathleen M. Saunders	Board Member	Present	6:50 PM
Nathan Lilley	Board Member	Present	6:50 PM

**Staff Present:**

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>	<b>Arrived</b>
Dan Porter	Planning Director	Present	6:45 PM
Dave Parks	Permit Officer	Present	6:40 PM
Amy Barnett	Planning Clerk	Present	6:35 PM

**Others Present:**

<b>Attendee Name / Address</b>	<b>Title / Company</b>	<b>Meeting Section</b>
Robert Krainiak	Applicant	New Business, #1
Sean Robey	Eastern Carolina Engineering	Representing Mr. Krainiak, New Business, #1

**CALL TO ORDER & WELCOME**

Chairman Calvin Leary called the meeting to order at 7:00 PM.

Attachment: pbminutes\_11202019 (2631 : PB Minutes 11-20-2019)

**CAMDEN COUNTY PLANNING BOARD**Regular Meeting – November 20, 2019

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

<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, Bradshaw, Harris, Albertson, Saunders, Lilley
<b>ABSENT:</b>	McCall

**CONSIDERATION OF MINUTES – OCTOBER 16, 2019*****Motion to Approve 10-16-19 Minutes As Written***

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

**OLD BUSINESS**

None.

**NEW BUSINESS*****A. UDO 2019-10-24 Rezoning Request Robert Krainiak 25 Acres HC to VR***

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

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**STAFF REPORT**  
**UDO 2019-10-24**  
**ZONING MAP AMENDMENT**

**PROJECT INFORMATION**

<b>File Reference:</b>	UDO 2019-10-24
<b>Project Name:</b>	N/A
<b>PIN:</b>	See Attached List
<b>Applicant:</b>	Robert Krainiak
<b>Address:</b>	105 Havenwood Drive, Camden, NC
<b>Phone:</b>	(252) 599-7185
<b>Email:</b>	

Attachment: pbminutes\_11202019 (2631 : PB Minutes 11-20-2019)



**CAMDEN COUNTY PLANNING BOARD**

Regular Meeting – November 20, 2019

**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.** Deeds**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 & 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.

Attachment: pbminutes\_11202019 (2631 : PB Minutes 11-20-2019)

**CAMDEN COUNTY PLANNING BOARD**

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**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.

**MAPS SHOW:**

**Vicinity Map:** Located in Courthouse Township in the rear section of Camden Business Park which is located off of US Hwy 158 East just past the Camden County Manager's Office.

**CAMA Land Suitability:** Very High suitability for development

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

**CAMA Future Land Use Map:** Industrial

**Zoning Map:** Highway Commercial

**Floodplain Map:** Zone X

**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
<b>Zoning</b>	Rural Residential (RR)	Light Industrial (LI)	Highway Commercial (HC)	Highway Commercial (HC)
<b>Use &amp; size</b>	Camden Crossing Subdivision	Farmland	Farmland	Commercial Building / County Offices

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

**Description/History of property:** Camden Business Park 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 exist.

**CAMDEN COUNTY PLANNING BOARD**

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**ENVIRONMENTAL ASSESSMENT****Streams, Creeks, Major Ditches:** Ditches run along railroad tracks.**Distance & description of nearest outfall:** Sawyers Creek; approximately 1 mile.**INFRASTRUCTURE & COMMUNITY FACILITIES****Water:** Waterlines exist within the development.**Sewer:** Sewer lines adjacent to property along US 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:** *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:** *Both Consistent and 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.***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 runs along U.S. 158.

Attachment: pbminutes\_11202019 (2631 : PB Minutes 11-20-2019)

# **CAMDEN COUNTY PLANNING BOARD**

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

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:

Will the request, as proposed cause serious noise, odors, light, activity, or unusual disturbances? No. Reasoning: In staff's opinion, the uses in the requested zoning classification will not cause 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: This is a new zoning classification to allow for higher development in locations in and around village centers.

Is there other land in the county that would be more appropriate for the proposed uses? Yes AND No. Reasoning: Based on the Village Residential (VR) Purpose Statement listed in the UDO, this and other areas are appropriate for the proposed uses.

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

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

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

# CAMDEN COUNTY PLANNING BOARD

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## 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.

Mr. Porter noted the following from the staff report:

- Property is located at the rear of the Camden Business Park
- Request is to rezone 25 acres from Highway Commercial (HC) to Village Residential (VR)
- Mr. Porter read the definitions of HC and VR (see staff report above).

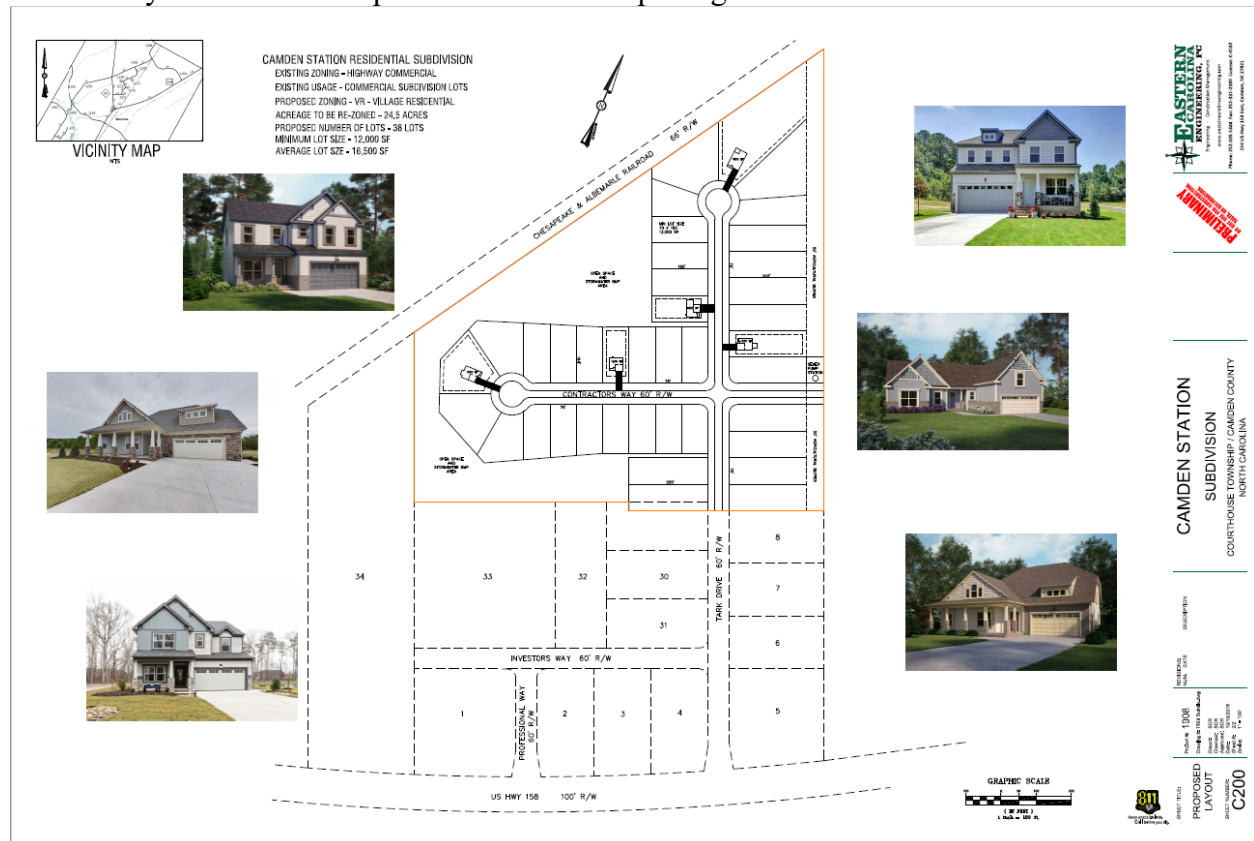
Attachment: pbminutes\_11202019 (2631 : PB Minutes 11-20-2019)

# CAMDEN COUNTY PLANNING BOARD

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At this time, Mr. Sean Robey of Eastern Carolina Engineering spoke regarding this request.

- Property was prior owned by Mr. Mark Gregory who developed the existing commercial structures in the Camden Business Park. Mr. Gregory also created lots for future development
- Property became bank owned, and Mr. Krainiak acquired it hoping to develop it and sell off the lots.
- There has been no interest in the lots as commercial property.
- Mr. Krainiak desires to repurpose the property so he can sell it.
- With the Camden Sewer Plant coming online, this is a good time to look at rezoning the property to a residential use.
- Existing infrastructure and roads make it easy to meet the requirements for a Village Residential subdivision at this location.
- Mr. Robey showed a map to the board depicting the intended use of the lots:



- There are currently 20 existing lots, want to create 38 single family residential lots.
- Minimum lot width in VR is 75 feet if conditions are met
- Map shown depicts lots of 75 feet frontal width with varying depth.
- Lots could range from 12,000 to 16,000 square feet.
- Smaller lot sizes are possible due to availability of sewer connection to county system.
- Have reached out and received approval for sewer connection for 38 lots. Sewer availability is limiting factor.
- Feel it is a good fit for area.

**CAMDEN COUNTY PLANNING BOARD**Regular Meeting – November 20, 2019

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- 341       • Mr. Krainiak also owns adjacent Highway Commercial zoned property which fronts on  
342       Hwy 158. He plans to keep that as Highway Commercial in the hope that developing the  
343       back portion of his property as residential might encourage commercial development on  
344       the property that fronts on Hwy 158.  
345

346 Chairman Calvin Leary asked where the entrance for the subdivision would be. Mr. Robey  
347 responded that the ingress and egress would be along Tark Drive which is off of US 158 East.  
348

349 Mr. Porter read through the site data of the staff report and noted the surrounding land uses,  
350 flood zone, and existing land uses (see staff report above). He also noted that the property was  
351 originally intended to be a business park, however lack of interest in commercial development of  
352 the property led to foreclosure on the property after which Mr. Krainiak acquired the land.  
353

354 Mr. Porter then went over the Environmental Assessment noting the drainage path.  
355

356 Mr. Robey explained that the drainage drains towards a ditch along the railroad track behind the  
357 property, then to the south west crossing under US Hwy 158 and into the swamp.  
358

359 Mr. Porter then went over the infrastructure portion of the staff report noting the following:

- 360       • Waterlines exist in the development  
361       • Sewer lines are adjacent, on the opposite side of US 158 E  
362       • Will have an impact on schools, how much will be determined at development  
363       • Will have an impact on traffic. Will probably be less traffic with residential than there  
364       would be with highway commercial.  
365

366 Mr. Dave Parks went over the maps which are part of the staff report:

- 367       • Zoning Map - Shows property as Highway Commercial (HC), property behind is Rural  
368       Residential (RR), Property in front is Highway Commercial (HC), and across Hwy 158 is  
369       Light Industrial (LI).  
370       • CAMA Future Land Use Map - Shows property as Industrial  
371       • Comprehensive Future Land Use Map - Mixed Use Employment, with Rural Residential  
372       1 Acre behind property, and Village Mixed Use across Hwy 158.  
373       • Flood Zone: X  
374       • CAMA Land Suitability - Very high suitability for development.  
375  
376

Attachment: pbminutes\_11202019 (2631 : PB Minutes 11-20-2019)



**CAMDEN COUNTY PLANNING BOARD**

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Mr. Porter went over Plans Consistency.

- CAMA Land Use Plan - Inconsistent, property is identified as Industrial
- 2035 Comprehensive Plan - Consistent and Inconsistent
  - Inconsistent - Future Land Use Map has property as Mixed Use Employment which based on description prohibits residential development (see attachment A of board packet).
  - Consistent - Based on 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. Priority Action Item 5 promotes updating UDO based on key amendments listed. UDO update was approved on February 4, 2019 (see attachment B of board packet).
  - Since property is located within 1 mile of the village core and has both water and sewer available, it is consistent with the policies in the Comprehensive Plan.
- If approved, then because of the General Statutes, the CAMA Maps will need to be amended as will the Comprehensive Future Land Use Maps (2 additional motions or 1 for both).

Mr. Porter read through the Findings Regarding Additional Requirements of the staff report, then read and went over the staff commentary, consistency statement, and recommended motions.

Vice Chairman Steve Bradshaw commented that developing the property at the back of Camden Business Park still leaves plenty of room for commercial development at the front of the property.

At this time, Chairman Calvin Leary asked if there were any further questions or comments. Hearing none, he called for motions.

***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.”***



**CAMDEN COUNTY PLANNING BOARD**Regular Meeting – November 20, 2019

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***Motion to Approve Consistency Statement:***

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

***Motion to Approve UDO 2019-10-24 Rezoning Request Robert Krainiak 25 Acres Highway Commercial (HC) to Village Residential (VR).***

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

***Motion to amend both the CAMA Future Land Use Map and the Comprehensive Plan Future Land Use Map to reflect the rezoning.***

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

**INFORMATION FROM BOARD AND STAFF**

Dan Porter updated the board regarding some new laws that the School of Government is working on which seek to consolidate land use laws to make them more consistent. Also, at present only the 20 coastal counties have comprehensive plans. By 7-1-2022 all 100 counties will have such plans.

**NEXT MEETING - DECEMBER 18, 2019**

Attachment: pbminutes\_11202019 (2631 : PB Minutes 11-20-2019)

**CAMDEN COUNTY PLANNING BOARD**Regular Meeting – November 20, 2019

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**ADJOURN***Motion to Adjourn*

<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, Bradshaw, Harris, Albertson, Saunders, Lilley
<b>ABSENT:</b>	McCall

The meeting adjourned at 7:29 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\_11202019 (2631 : PB Minutes 11-20-2019)



# CAMDEN COUNTY

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## Camden County Planning Board AGENDA ITEM SUMMARY SHEET

### **New Business**

**Item Number:** 5.A.1

**Meeting Date:** February 19, 2020

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

**Item Title** UDO 2020-01-16 - Rezoning Request - Mansfield

**Attachments:** UDO 2020-01-16 - Mansfield Rezoning - Staff Report and  
Docs (PDF)

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**STAFF REPORT****UDO 2020-01-16  
Zoning Map Amendment****PROJECT INFORMATION**

**File Reference:** UDO 2020-01-16  
**Project Name:** N/A  
**PIN:** 02-8935-02-96-7774-0000

**Applicant:** Clarann Mansfield  
**Address:** 831 North Hwy 343  
 Camden, NC 27921  
**Phone:** (252) 771-2400  
**Email:**

**Agent for Applicant:****Address:****Phone:****Email:****Current Owner of Record:** Applicant**Meeting Dates:**

01/14/2020

**Neighborhood**

02/19/2020

**Planning Board**

**Application Received:** 01/21/2020  
**By:** David Parks, Permit Officer

**Application Fee paid:****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: WL and SR

**REQUEST:** Rezone approximately 1 acre from Working Lands (WL) to Suburban Residential (SR) on property located at 146 Belcross Road in Courthouse Township.

**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: Suburban Residential (SR) – Article 151.3.5.4 (Purpose Statement)**

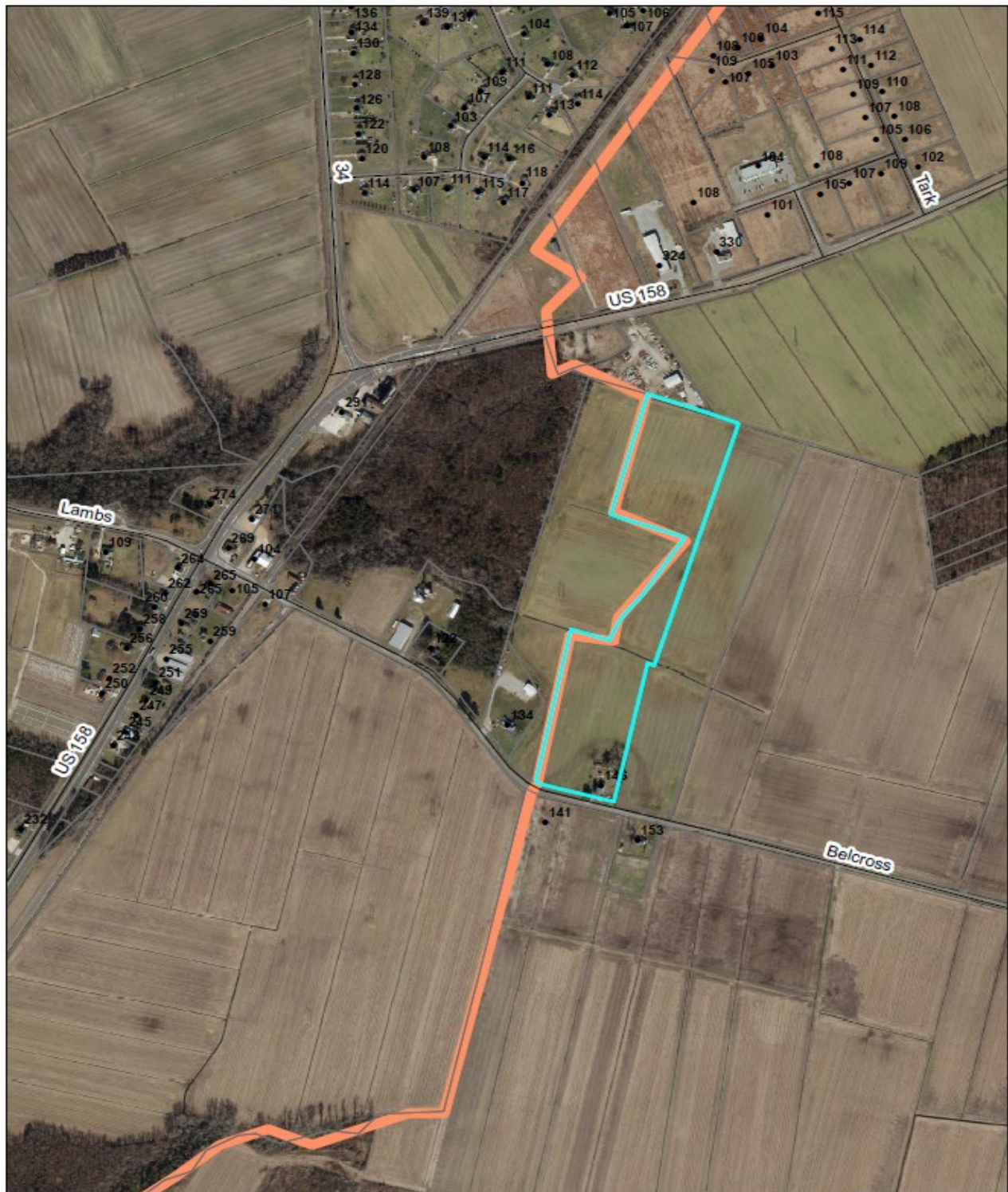
The Suburban Residential (SR) district is the County's primary district for suburban residential neighborhoods located along primary roadways, shoreline areas, and in locations bordering rural areas. The district has a one-acre minimum lot area requirement, which is the basic threshold size for lots 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.

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**PROJECT LOCATION:**

**Vicinity Map: South Mills Township**



**SITE DATA**

**Lot size:** Approximately 18 acres  
**Flood Zone:** X  
**Zoning District(s):** Working Lands (WL)  
**Existing Land Uses:** Farmland with House

**Adjacent Zoning & Uses:**

	<b>North</b>	<b>South</b>	<b>East</b>	<b>West</b>
<b>Zoning</b>	Light Industrial (LI)	Working Lands (WL)	Light Industrial (LI)	Working Lands (WL)
<b>Use &amp; size</b>	Farmland/Residential lot	Farmland	Commercial/Farmland	Housing/Farmland

**Proposed Use(s):** Cut the house out on one acre and continue to farm residual.

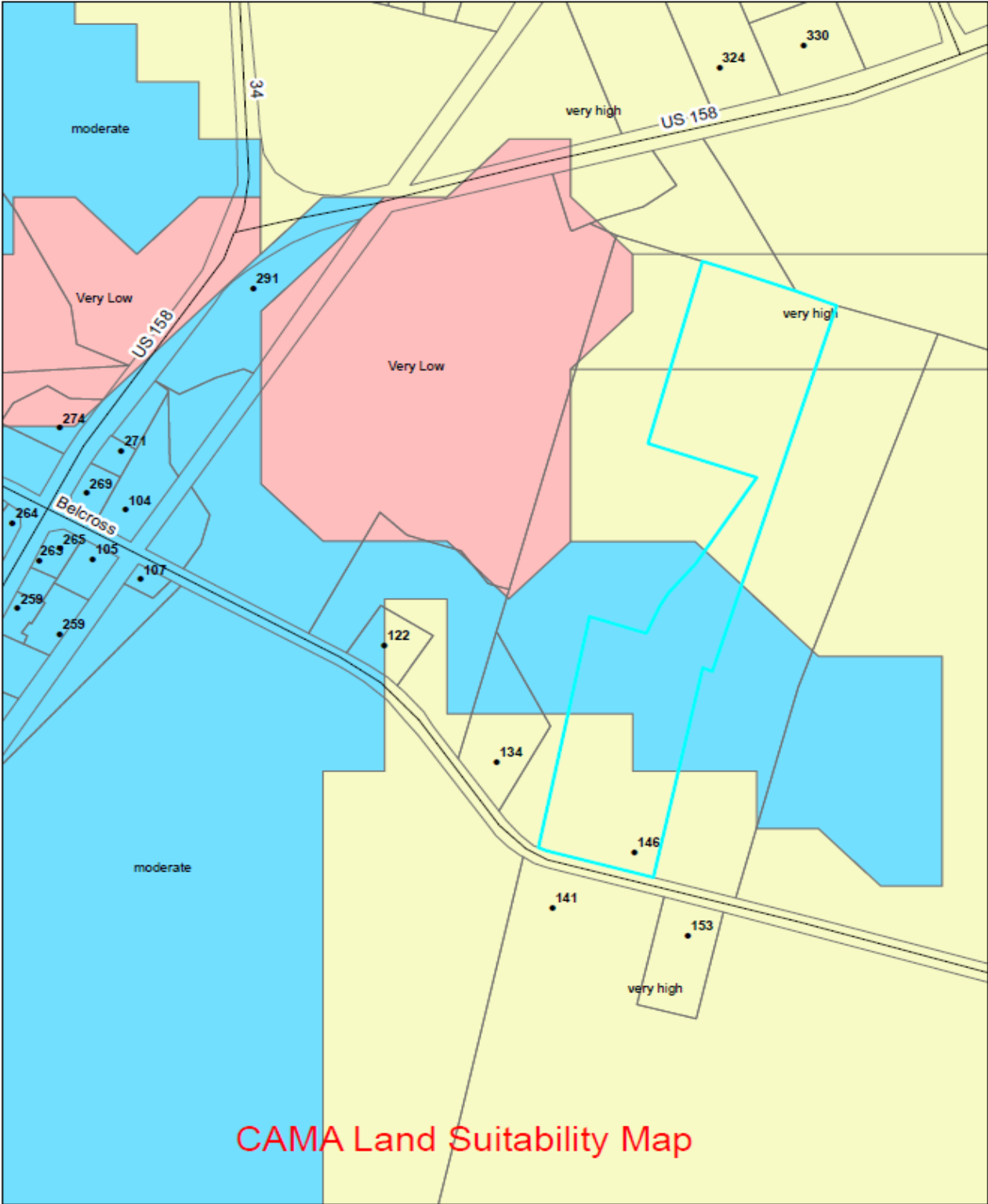
**Description/History of property:** Property is located adjacent to Courthouse Core Village off Country Belcross Road. Property has been in the family and farmed for generations.

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

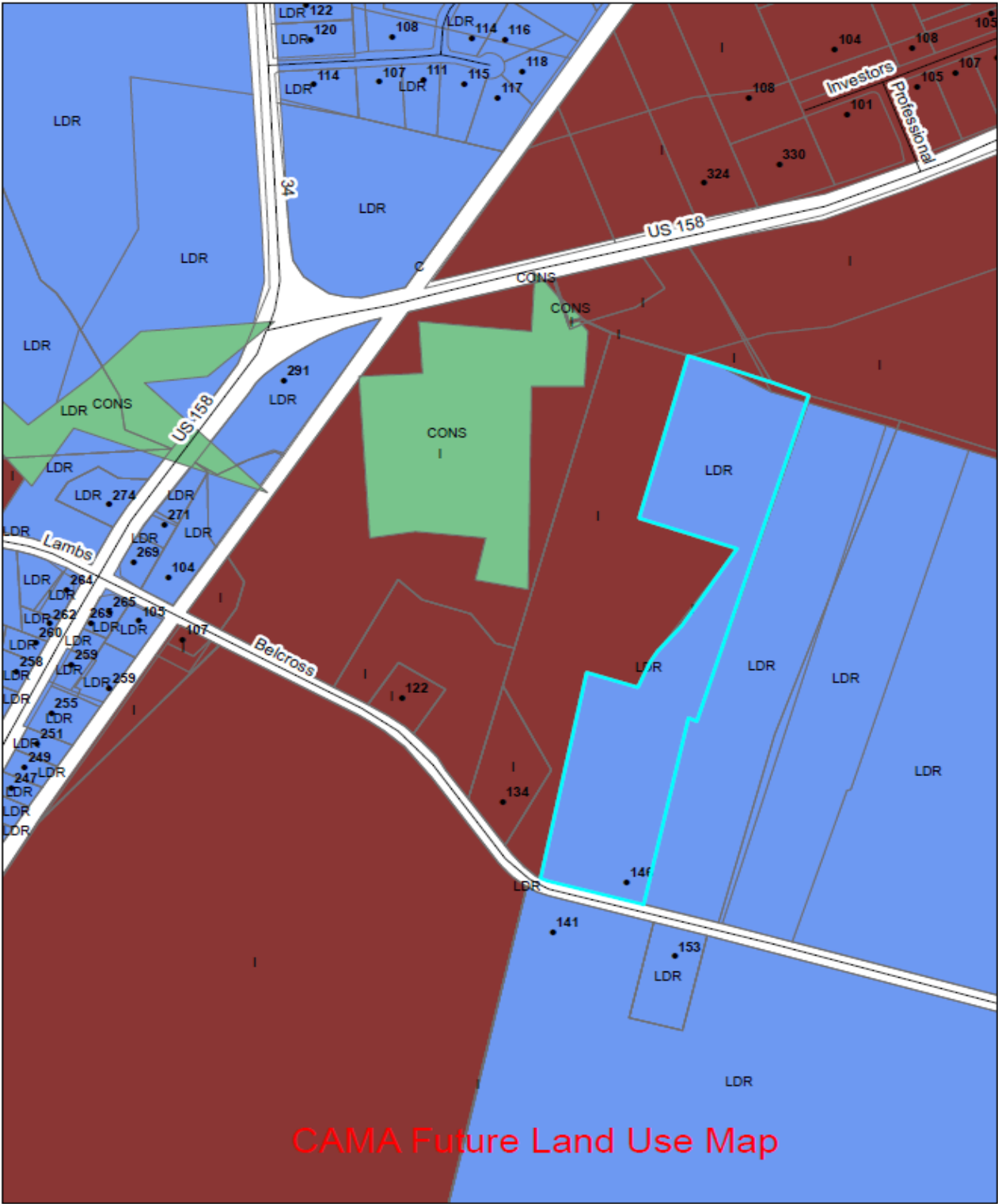
**Distance & description of nearest outfall:** It appears the property drains to the north out to Sawyers Creek.



CAMA Land Suitability:

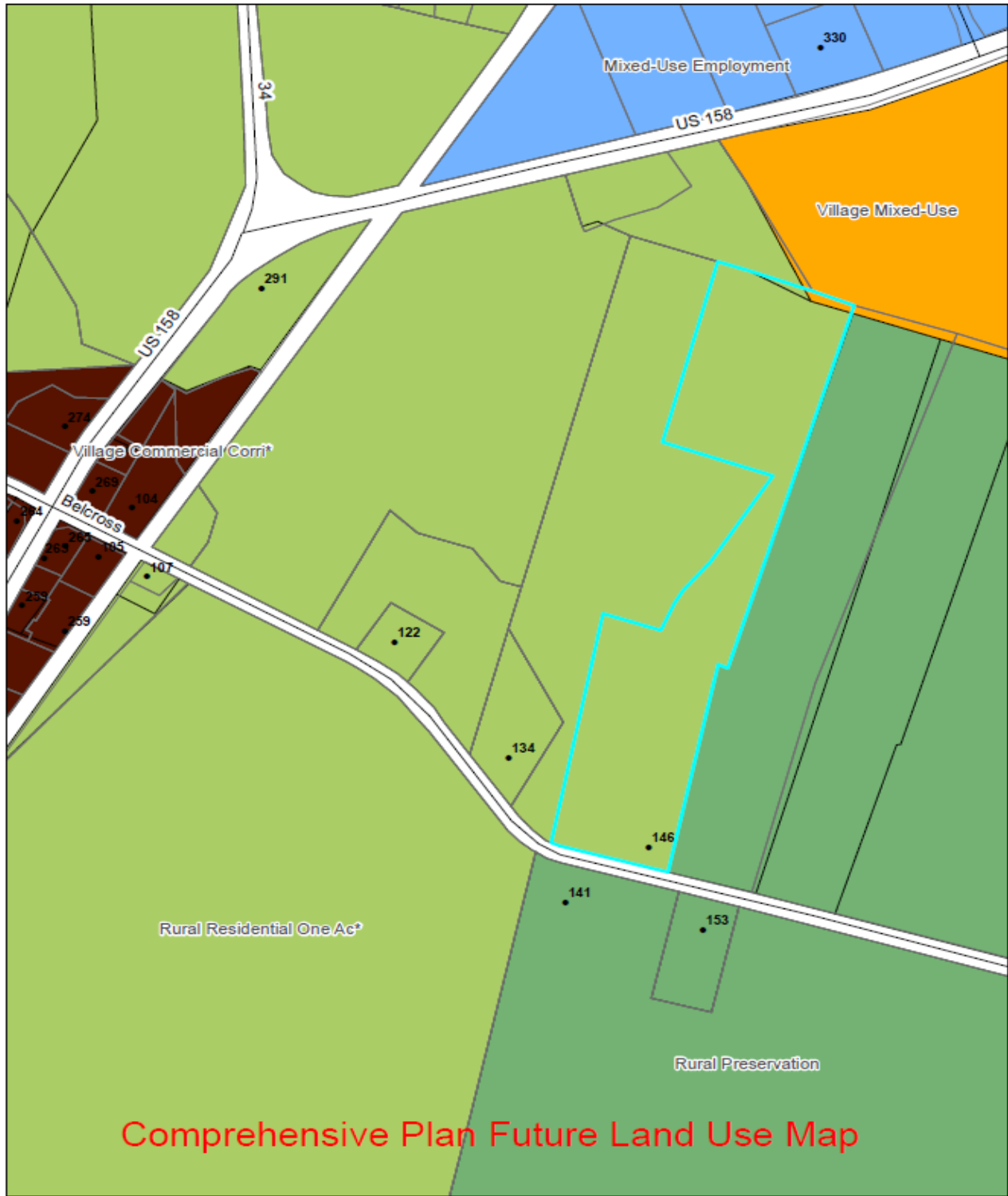


CAMA Future Land Use Map



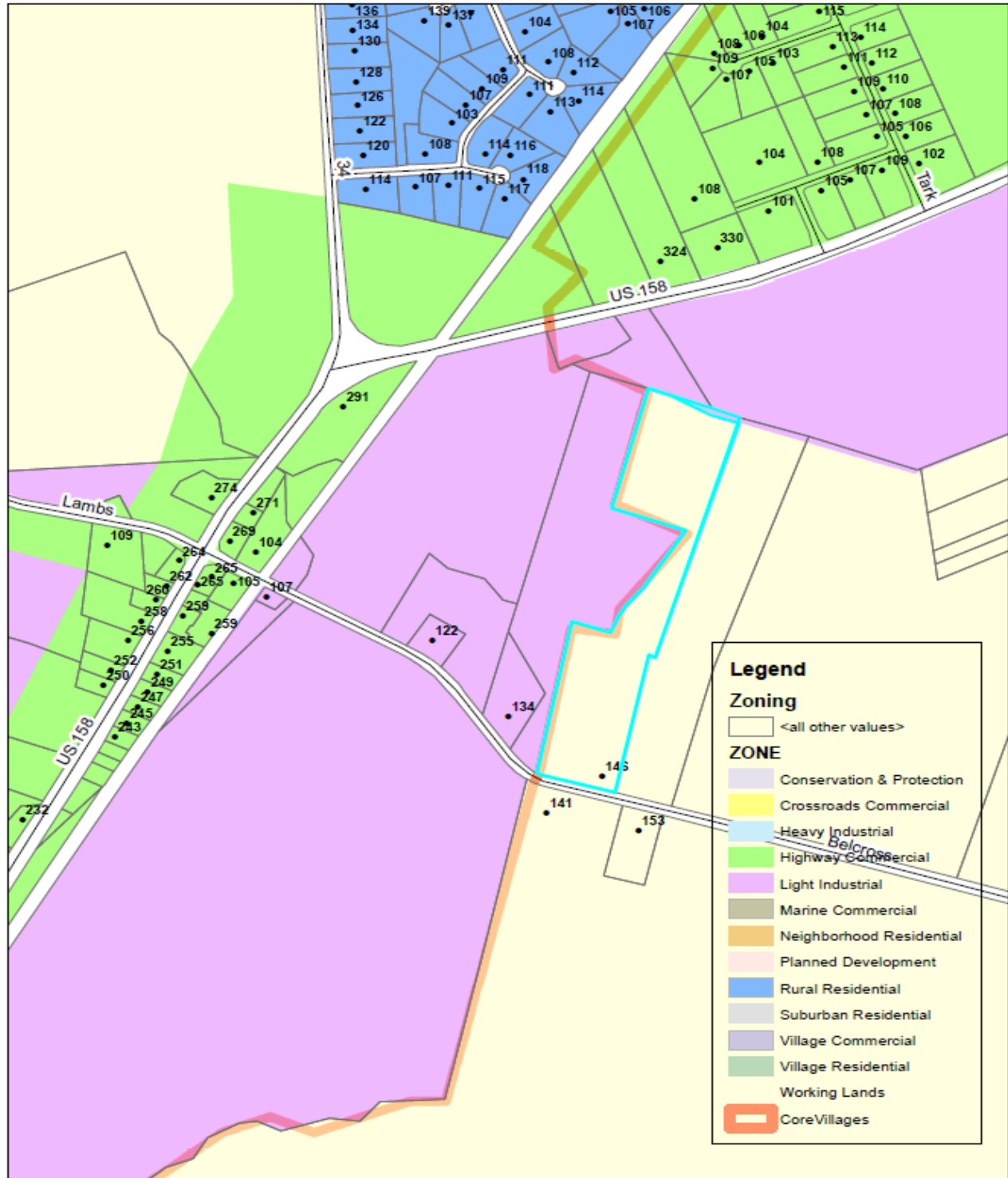
Attachment: UDO 2020-01-16 - Mansfield Rezoning - Staff Report and Docs (2632 : UDO 2020-01-16 - Rezoning Request - Mansfield)

Comprehensive Plan Future Land Use Map



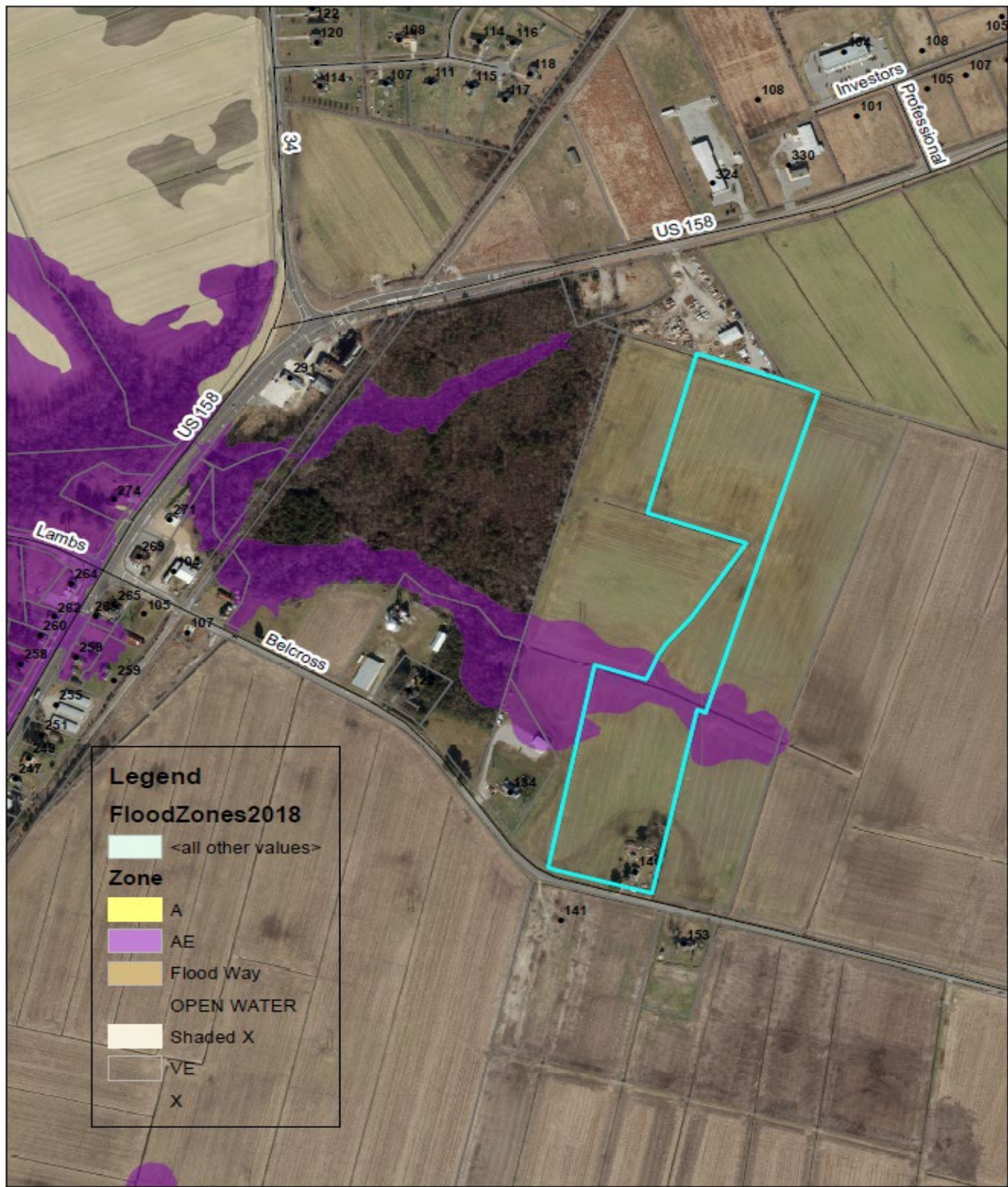
Attachment: UDO 2020-01-16 - Mansfield Rezoning - Staff Report and Docs (2632 : UDO 2020-01-16 - Rezoning Request - Mansfield)

Zoning Map:





Floodplain Map



**INFRASTRUCTURE & COMMUNITY FACILITIES**

<b>Water</b>	Water lines are located adjacent to property along Belcross Road.
<b>Sewer</b>	Not available.
<b>Fire District</b>	South Camden Fire District.
<b>Schools</b>	If only cutting out house from farm, impact on schools already calculated.
<b>Traffic</b>	No impact.

**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 consistent in that the Future Land Use Maps has property identified as **Low Density Residential on 1-2 acres or greater**.

**2035 Comprehensive Plan**Consistent ☒Inconsistent ☐

The proposed zoning change is consistent with the County's Comprehensive Plan (Adopted 2012) as Future Land Use Map as it shows the property to be Rural Residential.

**Comprehensive Transportation Plan**Consistent ☒Inconsistent ☐

Property abuts Belcross Road.

**Other Plans officially adopted by the Board of Commissioners**

N/A

**FINDINGS REGARDING ADDITIONAL REQUIREMENTS:**

Yes ☒ No ☐ **Will the proposed zoning change enhance the public health, safety or welfare?**

**Reasoning:** The proposed zoning change will enhance the property owner's welfare by allowing owner to cut out the existing dwelling out of the farm thus preserving valuable farmland.

Yes ☒ No ☐ **Is the entire range of permitted uses in the requested classification more appropriate than the range of uses in the existing classification?**

**Reasoning:** Uses in the requested zoning classification are more appropriate as it offers higher density residential development in an area identified by the County's CAMA and Comprehensive Plans future land use maps.

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

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

**Reasoning:**

Yes ☐ No ☐ **What extraordinary showing of public need or demand is met by this application? N/A**

**Reasoning:**

Yes ☐ No ☒ **Will the request, as proposed cause serious noise, odors, light, activity, or unusual disturbances?**

**Reasoning:** All uses permitted in the requested zoning classification should not cause any 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:** In the appropriate location.

Yes ☒ No ☒ **Is there other land in the county that would be more appropriate for the proposed uses?**

**Reasoning:** Higher density residential development areas are located adjacent to all Core Villages within Camden County.



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

The proposed zoning will not have an impact on all public facilities, as the dwelling already exists.

**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>	Allows owner to subdivide existing dwelling of one acre from the farm thus preserving more farmland.	No additional Community benefit/Impact.
<b>Without rezoning</b>	Owner would have to subdivide five acres decreasing amount of farmland.	Benefit/Impact would stay the same.

**STAFF COMMENTARY:**

The applicant seeks to subdivide the house out of the farm on a one acre tract vice five acres thus preserving more farmland which has been her family for many years. Applicant owns the two adjacent tracts of land that is also under farm use. Although the request can be construed as spot zoning, the property is located in an area that is supported by both the CAMA and Comprehensive Plans Future Land Use Maps as suburban residential development.

**Consistency statement:**

The requested zoning change is consistent with both the CAMA and Comprehensive Future Land Use Maps that reflect allowing higher density residential development in targeted areas of the County.

**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 approval of the Rezoning Application (UDO 2020- 01-16) to rezone one acre (house lot) of the 18 acres tract from Working Lands (WL) to Suburban Residential (SR).



# Zoning Map Amendment Application

**OFFICIAL USE ONLY:**
UDO Number: 2020-01-16Date Filed: 1/21/2020Amount Paid: \$650.00 \*Received By: DP

*td*  
*CKH*  
*1425*

**Contact Information**
**APPLICANT**
Name: Clarann MansfieldAddress: 831 North 343Camden, NC 27921Telephone: (252) 771-2400

Fax: \_\_\_\_\_

Email: \_\_\_\_\_

**PROPERTY OWNER**
Name: Same

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Fax: \_\_\_\_\_

Email: \_\_\_\_\_

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: \_\_\_\_\_

**Property Information**
Physical Street Address 146 Belcross RoadLocation: Courthouse TownshipParcel ID Number(s): 02-8935-02-96-7774Total Parcel(s) Acreage: Approximately 18 acresExisting Land Use of Property: Farmland/house lot
**Request**
Current Zoning of Property: Working Lands (WL) Proposed Zoning District: Suburban Residential (SR)Total Acreage for Rezoning: 1 Are you rezoning the entire parcel(s): ☐ Yes ☒ NoMetes and Bounds Description Provided: ☐ Yes ☒ NoCommunity Meeting, if applicable: Date Held: 1/14/2020; Location: Historic Courthouse

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.

Clarann C. Mansfield  
Property Owner(s)/Applicant

1-21-2020  
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.

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## 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 zoning change will allow me (the public) to cut out the existing dwelling and keep the remainder of the property in farm use

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

The entire range in the requested zoning classification is more appropriate than the uses in existing classification as both the CAMA and Comprehensive Plans future land use maps allow for densities of at least one acre.

(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?

Issued Apr 10 2003  
 \$0.00  
 State of Camden  
 North Carolina County  
 Real Estate Excise Tax

BOOK 172 PAGE 705

FILED in Camden County, NC  
 on Apr 10 2003 at 01:33:38 PM  
 by: Peggy C. Kight  
 Register of Deeds *AKS*

NORTH CAROLINA EXCISE STAMPS  
 ATTACHED AND CANCELLED \$ 0  
 \$2.00 per 1,000 Value

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:

Parcel Identifier No. 03-9135-03-916-1174 Verified by 137-04 MR County on the 10<sup>th</sup> day of April, 2003  
 By: -0- -0-

Taxes pd. MR  
 Mail/Box to: WILLIAM H. MORGAN, JR., 410 East Main Street, Elizabeth City, NC 27909

This instrument was prepared by: WILLIAM H. MORGAN, JR. \*\*NO TITLE EXAMINATION PERFORMED

Brief description for the Index: 23 ACRES MORE OR LESS, COURTHOUSE TOWNSHIP

THIS DEED made this 4<sup>th</sup> day of April, 2003, by and between

GRANTOR	GRANTEE
CLARANN C. MANSFIELD and husband, JACK W. MANSFIELD 831 Highway 343 North Camden, NC 27921	CLARANN C. MANSFIELD and husband, JACK W. MANSFIELD 831 Highway 343 North Camden, NC 27921

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of \_\_\_\_\_ Courthouse Township, \_\_\_\_\_ Camden County, North Carolina and more particularly described as follows:

Located on the North side of the main road leading from Bellcross to Indiantown; bounded on the North by the lands of Alfred Sawyer's Heirs; on the East by the lands of W. S. Berry; on the South by the aforesaid main road; on the West by the lands of Ms. Beulah Morrisette, containing 23 acres, more or less.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 25 page 209.

A map showing the above described property is recorded in Plat Book \_\_\_\_\_ page \_\_\_\_\_.

NC Bar Association Form No. L-3 © 1976, Revised © 1977, 2002

Printed by Agreement with the NC Bar Association - 1981 SoftPro Corporation, 333 E. Six Forks Rd., Raleigh, NC 27609



And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions: Easements, reservations, restrictions, and rights of way of record.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

\_\_\_\_\_  
(Entity Name)  
By: \_\_\_\_\_  
Title: \_\_\_\_\_  
By: \_\_\_\_\_  
Title: \_\_\_\_\_  
By: \_\_\_\_\_  
Title: \_\_\_\_\_

Clarann C. Mansfield (SEAL)  
CLARANN C. MANSFIELD

Jack W. Mansfield (SEAL)  
JACK W. MANSFIELD

State of North Carolina - County of Camden

I, the undersigned Notary Public of the County and State aforesaid, certify that CLARANN C. MANSFIELD and husband, JACK W. MANSFIELD personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 4th day of April, 2003.

My Commission Expires: My Commission Expires May 19, 2007  
Shirley S. Timmerman  
Notary Public - CAMDEN COUNTY

State of North Carolina - County of \_\_\_\_\_

I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_ personally came before me this day and acknowledged that he is the \_\_\_\_\_ of \_\_\_\_\_, a North Carolina or \_\_\_\_\_ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_  
Notary Public

State of North Carolina - County of \_\_\_\_\_

I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_

Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_  
Notary Public

The foregoing Certificate(s) of Phyllis D. Timmerman a Notary Public of Camden NC is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By: Peggy C. Kight Register of Deeds for Camden County  
Deputy/Assistant - Register of Deeds

Neighborhood Meeting  
Mansfield Rezoning  
Sign in sheet

NameAddressPhone Number

Sean Robey	207 Holly Dr	339 1745
Daphne Robey	207 Holly Dr	335 1988
Mike Russell	134 Belcross Rd	562-8969
Rene Russell	134 Belcross Rd	562-5121
<del>Linda Russell</del>	134 Belcross Rd	5482972
Clarann Mansfield	831 N 343, Camden	771-2400

No Comments !

**Camden County, North Carolina  
Principal Use Table, District Comparison  
Conservation & Protection Vs. Working Lands**

**5.A.1.a**

Use Class / Main Category / Category	"P"=Permitted, "S"=Special Use Permit, Blank=Prohibited	WL	SR
<b>Agricultural</b>			
<b>AGRICULTURE/HORTICULTURE</b>			
<p>The Agriculture/Horticulture Use Category is characterized by general agricultural activities taking place on lands that are not bona fide farms as identified in Section 1.5.4, Exemptions. The range of uses includes the cultivation and production of orchard, garden, or nursery crops on a small or large scale, the production of field grown crops, specialty crops, flowers, fruit, grapes, market gardening, nursery stock, nuts, ornamental plants, sod, vegetables, and similar horticultural uses. The use category also includes agronomy, biotechnical agriculture (including education parks for biotechnical agriculture or a demonstration farm), and similar uses, but does not include the keeping of livestock or other animal husbandry uses. Accessory uses may include offices, storage areas, and repair facilities related to agriculture uses.</p>			
<p><i>All Agriculture/ Horticulture Uses</i> <i>See use category definition.</i></p>		P	P
<b>ANIMAL HUSBANDRY</b>			
<p>The Animal Husbandry Use Category is characterized by the commercial and non-commercial propagation, rearing, exercising, feeding, milking, housing, controlling, handling, or general care of living animals. Examples of Animal Husbandry Use Types include the raising and production of cattle (beef and dairy), pigs, mules, ducks, horses, goats, poultry, sheep, and similar livestock or domesticated animals. Animal husbandry also includes commercial apiaries, aquaculture, and fisheries. Breeding and rearing of animals typically thought of as household pets (e.g., dogs, cats, small rodents, etc.) is not animal husbandry.</p>			
<p><i>Animal Husbandry Uses (excluding stockyards and slaughterhouses)</i> <i>See use category definition.</i></p>		P	
<p><i>Stockyard/Slaughterhouse</i> <i>A site where livestock is stored and butchered for food or products.</i></p>			
<b>AGRICULTURAL SUPPORT</b>			
<p>The Agricultural Support Use Category includes use types that provide support and services to uses directly engaged in agricultural, horticultural, and animal husbandry activities. Agricultural support uses are related to agricultural activities, but may not be proximate to or directly involved with agricultural production.</p>			
<p><i>Agricultural Research Facility</i> <i>A facility for the investigation, testing, and demonstration of agricultural products and processes, including biotechnical agriculture, veterinary, soil, plant, and animal sciences.</i></p>		P	
<p><i>Agri-Education/ Agri-Entertainment</i> <i>Agri-education facilities are used for the investigation, testing, or demonstration of, or for training or educating persons in, products and processes related to agriculture, horticulture, or animal husbandry, including biotechnical agriculture, veterinary, soil, plant, and animal sciences. Agri-entertainment events and activities allow for recreation, entertainment and tourism in conjunction with an agricultural use. Examples include wineries, petting zoos, hay rides, and corn mazes.</i></p>		P	
<p><i>Distribution Hub for Agriculture Products</i> <i>A commercial establishment where farmers can deliver agricultural products for pick-up by wholesalers or firms involved in processing of agricultural products, but not delivery directly to consumers.</i></p>		P	
<p><i>Equestrian Facility</i> <i>A facility associated with the keeping of horses or ponies as domesticated animals or pets. Such uses include stalls, feeding areas, paddocks, haylofts, corrals, and other similar outdoor exercise/instruction/performance areas.</i></p>		P	S
<p><i>Farm Machinery Sales, Rental, or Service</i> <i>An establishment engaged in the sale, rental, and/or service of equipment normally or routinely used on farms and in gardens, and related parts, tools and accessories, but not non-farm equipment or materials.</i></p>		S	

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**Camden County, North Carolina  
Principal Use Table, District Comparison  
Conservation & Protection Vs. Working Lands**

Use Class / Main Category / Category	"P"=Permitted, "S"=Special Use Permit, Blank=Prohibited	WL	SR
<b>Farmers Market</b> A use which includes the sale of horticulture or agriculture products, including nursery stock, perennial, annuals, bulbs, mulch, compost, dried flowers, Christmas trees and greens, fresh produce, honey, cider, and similar agriculture products by more than one vendor. The use may or may not include a permanent building.		P	
<b>Roadside Market</b> A permanent retail establishment engaged in the retail sale or resale of agricultural products and seafood produced on site or in adjacent waters.		P	
<b>Residential</b>			
<b>HOUSEHOLD LIVING USES</b>			
<b>Household living includes use types that provide for the residential occupancy of a dwelling unit by a household. Tenancy is arranged on a month-to-month or longer basis. Accessory uses commonly associated with household living are recreational activities, raising of pets, hobbies, and parking of the occupants' vehicles.</b>			
<b>Bungalow Court</b> A series of between two and 12 single-family detached homes configured as a cohesive development that incorporates smaller lot sizes, reduced setbacks, shared access-ways, and where each home complies with the residential design guidelines in this Ordinance.			
<b>Duplex</b> A single structure comprised of two dwelling units that share common vertical walls or horizontal floors/ceilings. The dwelling units may be on their own lots or on a single lot.			
<b>Live/Work Dwelling</b> A structure or portion of a structure combining a dwelling unit with an integrated nonresidential ground-level workspace typically used by one or more residents of the dwelling.		S	
<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	
<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.			
<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.			
<b>Pocket Neighborhood</b> A cohesive development of at least four but no more than 12 single-family detached dwellings, each on their own lot, located around a common open space and served by either on-street, on-site, or shared off-street parking. Each home fronts the common open space, and is configured with a front porch and windows on the front facade.			
<b>Quadraplex</b> A single structure comprised of four individual dwelling units that share common vertical walls or horizontal floors/ceilings located on a single lot.			

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**Camden County, North Carolina  
Principal Use Table, District Comparison  
Conservation & Protection Vs. Working Lands**

Use Class / Main Category / Category	"P"=Permitted, "S"=Special Use Permit, Blank=Prohibited	WL	SR
<b>Single-Family Attached</b> A dwelling unit that is physically attached to one or more dwelling units, each on its own lot. Individual lots may or may not be surrounded by a larger tract that incorporates shared parking, recreation feature, or access. The larger tract may or may not be owned in common by the landowners of individual lots. Examples include townhouses, patio homes, and row houses.			
<b>Single-Family Detached</b> A dwelling containing one dwelling unit that is occupied by one family and that is not physically attached to any other principal structure on an individual lot. This term includes modular homes. For regulatory purposes, this term does not include manufactured dwellings, recreational vehicles, or other forms of temporary or portable housing.	P	P	
<b>Triplex</b> A single structure comprised of three dwelling units that share common vertical walls or horizontal floors/ceilings located on a single lot.			
<b>Upper Story Residential</b> A dwelling unit located on a floor above a nonresidential use.			
<b>GROUP LIVING</b> Group Living includes use types that provide for the residential occupancy of a building by a group. The occupancy of the building may be larger than found in Household Living. Tenancy is arranged on a monthly or longer basis. Generally, group living development has a common eating area for residents. The residents may receive care, training, or treatment. Accessory uses may include recreational facilities, dining facilities, and parking of vehicles for occupants and staff.			
<b>Dormitory</b> A residential facility established directly or indirectly in association with a college, business college, trade school, or university for the purpose of housing students registered and attending the institution. Typically, it includes bedrooms with shared bathrooms and other shared living spaces. A private dormitory may contain food preparation and eating facilities primarily for the use of its occupants.			
<b>Family Care Home</b> A home for six or fewer persons that provides room and board, personal care, and habilitation services in a family environment for the residents, who have a temporary or permanent physical, emotional, or mental disability (including, but not limited to, mental retardation, cerebral palsy, epilepsy, autism, hearing and sight impairments, emotional disturbances, and orthopedic impairments, but not including mentally ill persons who are dangerous to others as defined in North Carolina General Statutes Section 122C-3(11)b.)	P	P	
<b>Group Home</b> A home for seven or more persons that provides room and board, personal care, and habilitation services for the residents, who have a temporary or permanent physical, emotional, or mental disability.	S		
<b>Rooming House</b> A dwelling that provides rental accommodations to tenants in up to five individual rooms for periods of one week or longer. The dwelling is accessed by a shared entry with a common kitchen. Meals may be provided to the tenants.	S		



**Camden County, North Carolina  
Principal Use Table, District Comparison  
Conservation & Protection Vs. Working Lands**

Use Class / Main Category / Category	"P"=Permitted, "S"=Special Use Permit, Blank=Prohibited	WL	SR
<b>Institutional</b>			
<b>COMMUNITY SERVICES</b>			
<p>The Community Services Use Category includes use types of a public, charitable, non-profit, or for-profit nature that provide a local service to people of the community. Generally, such uses provide ongoing continued service on-site or have employees at the site on a regular basis. Community centers or facilities that have membership provisions that are open to the general public (for instance, any senior citizen could join a senior center) are included in the Community Services Use Category. The use type may provide special counseling, education, or training of a public, nonprofit, or charitable nature. Accessory uses may include offices, meeting, food preparation, parking, health, and therapy areas; and athletic facilities. Parks are not considered Community Services; they are classified as Parks and Open Areas.</p>			
<p><i>Community Center</i> A public building to be used as a place of meeting, recreation, or social activity and not operated for profit.</p>			
<p><i>Cultural Facility</i> Establishments such as zoological gardens, conservatories, planetariums, or other similar uses of an historic, educational, or cultural interest, which are not operated for profit.</p>			
<p><i>Library</i> A public facility for the use, but not sale, of literary, historical, scientific, musical, artistic, or other reference materials.</p>			
<p><i>Museum</i> A building serving as a repository for a collection of natural, scientific, historical, or literary curiosities or works of art, and arranged, intended, and designed to be used by members of the public for viewing, with or without an admission charge, and which may include as an accessory use the limited retail sale of goods, services, or products such as prepared food to the public.</p>			
<p><i>Senior Center</i> A facility typically for use by citizens of 62 years of age, or older, dedicated to the provision of services, activities, or facilitation of interaction between older citizens and the community at large. Such centers may be publicly or privately-owned, but are not operated for a profit.</p>			
<p><i>Youth Club Facility</i> A boys' club, a girls' club, or any other non-profit facility that is not a school but which provides entertainment, recreation, crafts, tutorials or other quality of life enhancements for minors.</p>			
<b>DAY CARE</b>			
<p>The Day Care Use Category is characterized by use types that provide care, protection, and supervision for children or adults on a regular basis away from their primary residence, and typically for less than 24 hours per day. Care can be provided during daytime or nighttime hours. Accessory uses include offices, food preparation, recreation areas, and parking. The Day Care Use Category does not include incidental child care within a primary residence, drop-in or short-term day care provided in connection with employment or shopping center, recreational facility, religious institution, hotel, or other principal use, where children are temporarily cared for while parents or guardians are employed part-time or temporarily occupied on the premises or in the immediate vicinity.</p>			
<p><i>Adult Day Care Center</i> A program operated in a structure other than a single-family dwelling that provides group care and supervision on a less than 24-hour basis, and in a place other than their usual place of abode, to adults 18 years or older who may be physically or mentally disabled, and which is certified or approved to operate by the State of North Carolina.</p>			



**Camden County, North Carolina  
Principal Use Table, District Comparison  
Conservation & Protection Vs. Working Lands**

Use Class / Main Category / Category	"P"=Permitted, "S"=Special Use Permit, Blank=Prohibited	WL	SR
<p><i>Child Care Center</i></p> <p><i>A commercial or non-profit use licensed by the State where, at any one time, three or more children under the age of 13 receive child care in a building other than a residence on a regular basis from persons other than their guardians, full-time custodians, or persons related to them by blood, marriage, or adoption. Such uses may also involve the provision of educational services in preparation for elementary school. This definition does not include incidental child care, cooperative arrangements among parents, or drop-in or short-term child care provided while parents work part-time or participate in other activities on the premises.</i></p>		P	
<p><b>EDUCATIONAL FACILITIES</b></p> <p><b>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.</b></p>			
<p><i>Major</i></p> <p><i>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.</i></p>			
<p><i>Moderate</i></p> <p><i>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.</i></p>		S	
<p><i>Minor</i></p> <p><i>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.</i></p>		P	S
<p><b>GOVERNMENT FACILITIES</b></p> <p><b>The Government Facilities Use Category includes use types that provide for the general operations and functions of local, state, or federal governments. Accessory uses include maintenance, storage (indoor and outdoor), fueling facilities, satellite offices, and parking areas.</b></p>			
<p><i>Government Office</i></p> <p><i>An office of a governmental agency that provides administrative and/or direct services to the public, such as, but not limited to, employment offices, public assistance offices, or motor vehicle licensing and registration services.</i></p>		P	
<p><i>Government Maintenance, Storage, or Distribution Facility</i></p> <p><i>A facility housing government shops, maintenance and repair centers, equipment, and outdoor storage yards.</i></p>		S	
<p><b>HEALTH CARE FACILITIES</b></p> <p><b>The Health Care Facilities Use Category includes use types that provide medical or surgical care and treatment to patients as well as laboratory services. Hospitals and medical treatment facilities offer overnight care, as well as outpatient care. Accessory uses include offices, laboratories, teaching facilities, meeting areas, cafeterias, parking, maintenance facilities, housing for staff or trainees, and limited accommodations for family members. The Health Care Facilities Use Category does not include: Uses that involve provision of residential care for the elderly or disabled, which are classified as Institutions; or Uses that provide exclusive care and planned treatment or training for psychiatric, alcohol, or drug problems, where patients are residents and participants in a program, which are considered Institutions.</b></p>			

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**Camden County, North Carolina  
Principal Use Table, District Comparison  
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Use Class / Main Category / Category	"P"=Permitted, "S"=Special Use Permit, Blank=Prohibited	WL	SR
<p><i>Drug or Alcohol Treatment Facility</i> Inpatient facility which provides care for persons with drug and/or alcohol dependency problems and which may include outpatient follow-up care to the facility's patients.</p>			
<p><i>Hospital</i> An institution specializing in giving clinical, temporary, and emergency services of a medical or surgical nature to human patients and injured persons, that is licensed by state law to provide facilities and services in surgery, obstetrics, or general medical practice. Such institutions may include in-patient medical or surgical care for the sick or injured and related facilities such as laboratories, out-patient departments, training facilities, central services facilities, and staff offices that are an integral part of the facilities.</p>			
<p><i>Medical Treatment Facility</i> A small-scale facility which may or may not be located in a converted dwelling or residence where patients are admitted for examination and treatment by one or more physicians, dentists or psychologists. Patients may or may not receive care or lodging overnight. Such facilities may include sleeping rooms for care workers and members of patient's families.</p>	S		
<p><b>INSTITUTIONS</b> The Institutions Use Category includes use types that provide a variety of facilities, including buildings that provide meeting areas for religious activities, civic or fraternal club activities, housing and care for the elderly, and housing related to treatment programs or post-incarceration. Accessory uses include school facilities, limited medical treatment facilities, kitchens/cafeterias, recreation areas, offices, meeting rooms, parking, and staff residences.</p>			
<p><i>Assisted Living Facility</i> A building, section or distinct part of a building, private home, boarding home, home for the aged, or other residential facility, whether operated for profit or not, which undertakes through its ownership or management to provide housing, meals, health care assistance, and one or more personal services for a period exceeding 24 hours to one or more adults who are not relatives of the owner or proprietor. Accessory uses may include dining rooms and infirmary facilities for intermediate or skilled nursing care solely for the use of the occupants residing in the principal facility.</p>			
<p><i>Club or Lodge</i> A building and related facilities owned and operated by a corporation, association, or group of individuals established for fraternal, social, educational, recreational, or cultural enrichment of its members and primarily not for profit, and whose members meet certain prescribed qualifications for membership and pay dues.</p>	S		
<p><i>Halfway House</i> A licensed home for not more than nine juveniles or adult persons on release from more restrictive custodial confinement or initially placed in lieu of such more restrictive custodial confinement, wherein supervision, rehabilitation, and counseling is provided to assist residents back into society, enabling them to live independently.</p>			
<p><i>Nursing Home</i> Any facility or any identifiable component of any facility in which the primary function is the provision, on a continuing basis, of nursing services and health-related services for the treatment and inpatient care of two or more non-related individuals, including facilities known by varying nomenclature or designation such as rest homes, convalescent homes, skilled care facilities, intermediate care facilities, extended care facilities and infirmaries. This does not include the home or residence of any individual who cares for or maintains only persons related to him or her by blood or marriage.</p>			
<p><i>Psychiatric Treatment Facility</i> Inpatient facility which provides care for persons with psychiatric problems and which may include outpatient follow-up care to the facility's patients.</p>			

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<b>Religious Institution</b> <i>A structure or place in which worship, ceremonies, rituals, and education are held, together with its accessory buildings and uses (including buildings used for educational and recreational activities), operated, maintained, and controlled under the direction of a religious group. Religious institutions include churches, mosques, synagogues, and temples. Accessory uses may include school facilities, parking, caretaker's housing, pastor's housing, and group living facilities such as convents.</i>		S	
<b>PARKS AND OPEN AREAS</b> <b>The Parks and Open Areas Use Category includes use types that focus on open space areas largely devoted to vegetative landscaping or outdoor recreation and that tend to have few structures. Accessory uses may include club houses, restrooms, recreational structures, statuary, fountains, maintenance facilities, concessions, parking, and columbaria and mausoleums (as accessory to cemeteries). The Parks and Open Areas Use Category does not include private golf courses; they are classified as Recreation/Entertainment, Outdoor.</b>			
<b>Cemetery</b> <i>Institutional or for profit uses intended for the burial of the dead and dedicated for cemetery purposes. This use type may include a mausoleum or columbarium (a structure or vault lined with recesses for cinerary urns), but does not include a crematory or a private cemetery.</i>		S	S
<b>Community Garden</b> <i>A private or public facility for cultivation of fruits, flowers, vegetables, or ornamental plants by more than one person.</i>		P	P
<b>Park, Public or Private</b> <i>Land used for recreation, exercise, sports, education, rehabilitation, or similar activities, or a land area intended to enhance the enjoyment of natural features or natural beauty, specifically excluding commercially operated amusement parks.</i>		P	S
<b>PUBLIC SAFETY</b> <b>The Public Safety Use Category is characterized by use types that provide public safety services to the general public.</b>			
<b>Police, Fire, or EMS Facility</b> <i>A facility for the provision of local rapid response emergency services such as firefighting and mobile medical emergency services, including areas for the storage and maintenance of emergency vehicles, and equipment and facilities for the housing and feeding of emergency personnel while on duty.</i>		S	S
<b>Correctional Facility</b> <i>A facility for persons serving a sentence after being found guilty of a criminal offense. Such uses may include cafeterias, housing for facility staff, outdoor storage and maintenance areas, recreational areas, agricultural facilities, and facilities for the production of goods or materials produced for sale.</i>			
<b>Security Training Facility</b> <i>A facility located on at least 3,500 contiguous acres which provides the following services; explosives training, driver training (including vehicle maintenance facility to support driver training activities), training operations utilizing fixed and rotary wing aircraft (including parachute operations and training, airstrip and supporting aviation structures, and parachute landing zones), towers that are 100' tall or less that are used in connection with security training, dining facilities, commercial retail and lodging areas, and office, clerical, research and services related to security training operations and services.</i>			
<b>TRANSPORTATION</b> <b>The Transportation Use Category includes use types that provide for the landing and takeoff of airplanes and helicopters, including loading and unloading areas. This use category also includes passenger terminals for surface transportation. Accessory uses include freight handling areas, concessions, offices, parking, maintenance, and fueling facilities. Transit route facilities such as bus stops, bus shelters, and park-and-ride facilities are classified as Utilities.</b>			
<b>Airport</b> <i>Any area of land or water designed and set aside for the landing and take-off of aircraft, including all necessary facilities for the housing and maintenance of aircraft.</i>		S	

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<i>Helicopter Landing Facility</i> <i>An area, either on ground level or elevated on a structure, licensed or approved for the landing and takeoff of helicopters and which may include auxiliary facilities such as parking, waiting room, fueling, and maintenance equipment.</i>		S	
<i>Passenger Terminal, Surface Transportation</i> <i>A facility that receives and discharges passengers and at which facilities and equipment required for their operation are provided. Examples include terminals for bus, trolley, taxi, railroad, shuttle van, or other similar vehicular services.</i>			
<b>UTILITIES</b> The Utilities Use Category includes both major utilities, which are infrastructure services that provide regional or community-wide service, and minor utilities, which are infrastructure services that need to be located in or near the neighborhood or use type where the service is provided. Wireless telecommunications towers also are a type of utility. Services may be publicly or privately provided. Accessory uses may include parking and control, offices, monitoring, storage areas, or data transmission equipment. Landfills, recycling and salvage centers, and waste composing uses are considered Waste-Related Services.			
<i>Utility, Major</i> <i>Infrastructure services providing regional or community-wide service that normally entail the construction of new buildings or structures such as water towers, waste treatment plants, potable water treatment plants, solid waste facilities, wind energy conversion systems, and electrical substations.</i>		P	S
<i>Utility, Minor</i> <i>Infrastructure services that need to be located in or near the neighborhood or use type where the service is provided. Examples of Minor Utilities include water and sewage pump stations, storm water retention and detention facilities, telephone exchanges, and surface transportation uses such as park-and-ride facilities.</i>		P	P
<b>Commercial</b>			
<b>ADULT AND SEXUALLY-ORIENTED BUSINESSES</b> (See Chapter 154 of the Camden County Code of Ordinances for definitions).			
<i>All Adult and Sexually-Oriented Businesses</i> <i>(See Chapter 154 of the Camden County Code of Ordinances for definitions.)</i>			
<b>ANIMAL CARE</b> The Animal Sales, Services, and Care Use Category is characterized by uses related to the provision of medical services and treatment to animals, including veterinary services, animal hospitals and the boarding of animals related to the provision of these services. Examples include animal shelters, animal grooming, kennels (outdoor and indoor), animal hospitals, and veterinary clinics.			
<i>Major</i> <i>Animal care uses that include outdoor kennels, runs, or exercise areas.</i>		S	
<i>Minor</i> <i>Animal care uses that do not include outdoor kennels, runs, or exercise areas.</i>		P	
<b>EATING ESTABLISHMENTS</b> The Eating Establishments Use Category includes use types that prepare and sell food and beverages for immediate or direct on- or off-premise consumption. Accessory uses may include bars or cocktail lounges associated with the establishment, decks and patios for outdoor seating, drive-through facilities, facilities for live entertainment or dancing, customer and employee parking areas, and valet parking facilities.			
<i>Restaurant, Major</i> <i>An eating establishment that sells alcohol for on-site consumption or includes a drive-through.</i>			

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<i>Restaurant, Minor</i> <i>An eating establishment that does not sell alcohol or includes a drive-through.</i>			
<i>Bar, Nightclub, or Dance Hall</i> <i>An establishment primarily devoted to the sale of alcoholic beverages for on-site consumption, where the sale of food is incidental. Activities may include dancing or other forms of entertainment (including live performances that are not considered adult entertainment uses) such as billiard tables, darts, and karaoke.</i>			
<b>OFFICES</b> <b>The Office Use Category includes use types that provide for activities that are conducted in an office setting and generally focus on business, professional, or financial services. Accessory uses may include cafeterias, day care facilities, recreational or fitness facilities, parking, supporting commercial, or other amenities primarily for the use of employees in the business or building. Example use types include business and sales offices (such as lenders, banks, brokerage houses, tax preparers, and real estate agents), and professional services (such as doctors, lawyers, accountants, engineers, or architects).</b>			
<i>Major</i> <i>An office use of 3,000 square feet of floor area or more, or where clients or patrons regularly receive services on-site.</i>			
<i>Minor</i> <i>An office use of less than 3,000 square feet of floor area or where clients or patrons do not receive services on-site.</i>			
<b>PARKING, COMMERCIAL</b> <b>The Commercial Parking Use Category includes use types that provide free-standing parking lots and structures that are not accessory to a specific principal use. A fee may or may not be charged. A parking facility that provides both accessory parking for a specific principal use and regular fee parking for people not connected to the principal use is also classified as Commercial Parking. Accessory uses may include small shelters for parking attendants.</b>			
<i>All</i> <i>See use category definition.</i>			
<b>PERSONAL SERVICES</b> <b>An establishment meeting frequent or recurrent service needs of a personal nature, including the repair of small personal items such as shoes, watches, jewelry, and clothing. Examples include laundromats, massage therapy and day spas, laundry and dry-cleaning pick-up and drop-off establishments, banks, savings and loans, credit unions, photography studios, funeral homes and crematoriums, mailing or packaging services, photocopy services, screen printer, barber/beauty shops, and tanning and nail salons.</b>			
<i>Major</i> <i>A personal services establishment with 1,500 square feet of floor area or more.</i>			
<i>Minor</i> <i>A personal services establishment with less than 1,500 square feet of floor area.</i>			
<b>RECREATION/ENTERTAINMENT, INDOOR</b> <b>The Indoor Recreation/Entertainment Use Category includes use types that are privately owned and provide recreation or entertainment activities in an enclosed structure or structures. Accessory uses may include offices, concessions, snack bars, parking, and maintenance facilities. Example use types include country clubs, indoor commercial recreation uses (including bowling alleys, game rooms, dancehalls, and skating rinks), and theaters (including cinemas, screening rooms, and stages).</b>			
<i>Major</i> <i>Indoor recreation/entertainment uses with 2,500 square feet of floor area or more, or where the use is expected to generate more than 200 vehicle trips per day according to the Institute of Transportation Engineer's most recent trip generation rate manual.</i>			



**Camden County, North Carolina  
Principal Use Table, District Comparison  
Conservation & Protection Vs. Working Lands**

**5.A.1.a**

Use Class / Main Category / Category	"P"=Permitted, "S"=Special Use Permit, Blank=Prohibited	WL	SR
<p><i>Minor</i></p> <p><i>Indoor recreation/entertainment uses with less than 2,500 square feet of floor area, or where the use is expected to generate less than 200 vehicle trips per day according to the Institute of Transportation Engineer's most recent trip generation rate manual.</i></p>			
<p><b>RECREATION/ENTERTAINMENT, OUTDOOR</b></p> <p><b>The Outdoor Recreation/Entertainment Use Category includes use types that are large, generally commercial, and provide continuous recreation or entertainment-oriented activities that primarily take place outdoors. They may take place in a number of structures that are arranged together in an outdoor setting. Accessory uses may include concessions, parking, and maintenance facilities. Example use types include privately-owned arenas, amphitheaters, or stadiums, outdoor commercial recreation uses (including private golf driving ranges and privately-owned miniature golf facilities; go-cart racing; race tracks; drive-in movie theaters; privately-owned outdoor commercial tourist attractions; and privately-owned active sports facilities such as ball fields, courts, and archery ranges), athletic facilities, private golf courses, and outdoor swimming pools (private).</b></p>			
<p><i>Major</i></p> <p><i>Outdoor recreation/entertainment uses that involve the operation of machinery by patrons or that have the potential to generate significant amounts of noise while in operation.</i></p>		S	
<p><i>Minor</i></p> <p><i>Outdoor recreation/entertainment uses do not involve the operation of machinery by patrons or that do not have the potential to generate significant amounts of noise while in operation. Uses engaged in the discharge of firearms are firing ranges.</i></p>		S	
<p><i>Firing Range</i></p> <p><i>A commercial establishment configured for the purpose of shooting at targets by rifles, pistols, shot guns, or archery. Firing ranges do not include uses with hunting leases or involved in the operation of air rifles (e.g., paintball establishments). Accessory uses include a club house, ammunition sales, and repair services.</i></p>		S	
<p><i>Water-Related Uses</i></p> <p><i>Commercial establishments engaged in providing access to waterways for persons and equipment for the purposes of leisure pursuits. Water-related uses also include marinas. Boat slips and boat ramps that are publically owned are Recreation and Open Area uses.</i></p>		S	
<p><b>RETAIL SALES</b></p> <p><b>The Retail Sales Use Category includes use types involved in the sale, lease, or rent of new or used products to the general public. They may also provide personal services or entertainment, or provide product repair or services for consumer and business goods. Accessory uses may include offices, storage of goods, manufacture or repackaging of goods for on-site sale, concessions, ATM machines, outdoor display/sales areas, gasoline sales, and parking. Use types within this use category have been categorized based on their intensity, scale, and function.</b></p>			
<p><i>Flea Market</i></p> <p><i>A market held in an open area or structure where individual sellers offer goods for sale to the public. Such sellers may set up temporary stalls or tables for the sale of their products. Such sales may involve new and/or used items and may include the sale of fruits, vegetables, and other edible items. A farmer's market, where food items predominate, is different than a flea market. This also differs from a garage sale or yard sale that is conducted on a residentially developed lot by members of a household, or civic groups selling primarily donated items.</i></p>			
<p><i>Grocery Store</i></p> <p><i>An establishment for the retail sale of fresh or prepared foods for consumption primarily off-premises. Accessory uses include the sales of prepared food for on-site consumption, sale of seasonal items (like Christmas trees), and drive-up grocery loading services.</i></p>			
<p><i>Major</i></p> <p><i>Retail uses with 1,000 square feet of floor area or more, or where the use is expected to generate more than 100 vehicle trips per day according to the Institute of Transportation Engineer's most recent trip generation rate manual.</i></p>			

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<p><i>Minor</i></p> <p><i>Retail uses with less than 1,000 square feet of floor area or more, or where the use is expected to generate no more than 100 vehicle trips per day according to the Institute of Transportation Engineer's most recent trip generation rate manual.</i></p>			
<p><b>STORAGE, COMMERCIAL</b></p> <p><b>A storage building or buildings that are divided into sections or compartments for the storage of business or personal items on a temporary or long-term basis.</b></p>			
<p><i>Major</i></p> <p><i>Commercial storage establishment that allows storage of goods, materials, or personal property indoors and outdoors.</i></p>			
<p><i>Minor</i></p> <p><i>Commercial storage establishment that allows storage of goods, materials, or personal property indoors only.</i></p>			
<p><b>TELECOMMUNICATIONS</b></p> <p><b>The Telecommunications Use Category involves use types engaged in the provision of wireless communications services, including transmission, reception, or broadcasting. Example uses include wireless telecommunication facilities, antennas (including dish antennas), radio and television broadcasting studios and equipment, and similar uses. Accessory uses include offices, repair areas, employee parking, equipment storage, and mobile broadcasting equipment.</b></p>			
<p><i>Antenna Collocation (on a Building)</i></p> <p><i>The placement of wireless telecommunications antenna(s) and associated equipment on or in a building other than a single-family attached or detached structure. This includes the placement of equipment on water tanks or other similar structures, but not on an existing telecommunication tower or electrical transmission tower.</i></p>			
<p><i>Antenna Collocation (on a Tower)</i></p> <p><i>The placement of wireless telecommunications antenna(s) and associated equipment on an existing telecommunications tower or electrical transmission tower. This use type includes "eligible facilities" as identified in the North Carolina General Statutes.</i></p>	P		
<p><i>Small Wireless Facility</i></p> <p><i>The placement of antenna(s) and equipment of a specified maximum size on existing electrical poles, telephone poles, traffic signal mast arms, or other similar vertical projections within rights-of-way or outside rights-of-way on land within a nonresidential zoning district.</i></p>	P		
<p><i>Telecommunications Tower, Freestanding</i></p> <p><i>A structure erected on the ground and used primarily for the support of antennas for wireless telephone, and similar communication purposes and utilized by commercial, governmental, or other public or quasi-public users. The term includes microwave towers, common-carrier towers, cellular telephone towers, alternative tower structures, and the like. The term does not include private home use of satellite dishes and television antennas, or amateur radio operators as licensed by the FCC.</i></p>	S		
<p><i>Telecommunications Tower, Stealth</i></p> <p><i>A freestanding telecommunications tower that is configured to fully conceal wireless telecommunications equipment and appear as a tree, flag pole, clock tower, or other vertical projection. Stealth telecommunication towers are not considered as freestanding telecommunication towers for the sake of collocation or accommodation of small wireless facilities.</i></p>	P	P	
<p><b>VEHICLE ESTABLISHMENT</b></p> <p><b>The Vehicle Establishment Use Category includes use types involving the direct sale; rental; storage; and servicing of automobiles, trucks, motorcycles, recreational vehicles, and other consumer motor vehicles intended to transport persons or goods over land, whether for recreation, commerce, or personal transport. Accessory uses may include offices, sales of parts, maintenance facilities, parking, outdoor display, and vehicle storage.</b></p>			

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**5.A.1.a**

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<b>Major</b> Establishments engaged in vehicle sales, rental, storage, towing, and major repair such as transmission, engine repair, bodywork, and repainting.			
<b>Minor</b> Establishments that are primarily engaged in washing cars, tire sales, minor repair such as diagnostic work, lubricating, wheel alignment and inspections, but no vehicle sales or rental.			
<b>VISITOR ACCOMMODATIONS</b> The Visitor Accommodations Use Category includes use types that provide lodging units or space for short-term stays of less than 30 days for rent, lease, or interval occupancy. Accessory uses may include pools and other recreational facilities, limited storage, restaurants, bars, supporting commercial, meeting facilities, offices, and parking.			
<b>Bed and Breakfast</b> A private residence, typically a single-family detached structure engaged in the renting of one or more rooms on a daily basis to tourists, vacationers, or business people where the provision of meals is limited to guests only.		P	
<b>Campground</b> Any area, place, parcel or tract of land on which two or more campsites are occupied or intended for occupancy or facilities established or maintained, wholly or in part, for the accommodation of camping units for periods of overnight or longer, whether the use of campsites and facilities is granted gratuitously, or by rental fee, lease or conditional sale, or by covenants, restrictions and easements. Campground includes but not limited to, a travel camp, recreational camp, family campground, camping resort, recreational vehicles park and camping community. A campground does not include a summer camp, migrant labor camp or park for manufactured homes, or a construction camp, or storage area for unoccupied camping units.		S	
<b>Hotel or Motel</b> A building or group of buildings in which sleeping accommodations are offered to the public and intended for temporary occupancy on an overnight or short term basis. Accessory uses may include restaurants, bars, offices, and onsite recreational facilities. Some rooms may include in-room kitchen, dining, and laundry facilities.			
<b>Industrial</b>			
<b>EXTRACTIVE INDUSTRY</b> The Extractive Industry Use Category includes use types involving the extraction, removal, or basic processing of minerals, liquids, gases, or other natural resources (including gravel, sand, clay, or topsoil). Such uses also include quarrying, well operation, mining, or other procedures typically done at an extraction site. Accessory uses include offices, limited wholesale sales, security or caretakers quarters, outdoor storage, and maintenance facilities.			
<b>All</b> See use category definition.		S	
<b>INDUSTRIAL SERVICES</b> The Industrial Services Use Category includes use types involving the repair or servicing of industrial, business, or consumer machinery equipment, products, or by-products. Firms that service consumer goods do so by mainly providing centralized services for separate retail outlets. Contractors and building maintenance services and similar uses perform services off-site. Few customers, especially the general public, come to the site. Accessory activities may include limited retail or wholesale sales, offices, parking, warehousing, and outdoor storage. Contractors and others who perform services off-site are included in the Offices Use Category if equipment and materials are not stored outside and no fabrication, services, or similar work is carried on at the site.			
<b>Contractor Service</b> Offices for building, heating, plumbing, or electrical contractors, and related storage facilities.			

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<i>Crabshedding</i> <i>An operation in the crab harvesting industry that involves the controlled shedding or molting of blue crabs to produce the more commercially valuable soft-shelled form. Soft crab shedding systems are designed to put near-molt crabs in a controlled environment, so they can efficiently be harvested during the period that the shell is soft. Accessory uses include indoor or outdoor storage of crab pots.</i>			
<i>Fuel Oil or Bottled Gas Distributor</i> <i>An establishment that distributes fuel oil or bottled gases such as propane or liquid petroleum for compensation.</i>			
<i>General Industrial Service and Repair</i> <i>Establishments engaged in the repair or servicing of agriculture, industrial, business, or consumer machinery, equipment, products, or by-products. Firms that provide these services do so by mainly providing centralized services for separate retail outlets. Contractors and building maintenance services and similar uses perform services off-site. Few customers, especially the general public, come to the site. Accessory activities may include retail sales, offices, parking, and storage.</i>			
<i>Heavy Equipment Sales, Rental, or Service</i> <i>An establishment engaged in the display, sale, leasing, servicing, or rental of heavy equipment of 12,000 or more pounds gross vehicular weight (GVW). The use may also consist of a vehicle or series of vehicle that service or repair heavy equipment on-site.</i>			
<i>Research and Development</i> <i>A business that engages in research, or research and development, of innovative ideas in technology-intensive fields. Examples include research and development of computer software, information systems, communication systems, transportation, geographic information systems, multi-media and video technology. Development and construction of prototypes may be associated with this use.</i>			
<b>MANUFACTURING AND PRODUCTION</b> <b>The Manufacturing and Production Use Category includes use types involved in the manufacturing, processing, fabrication, packaging, or assembly of goods. Products may be finished or semi-finished and are generally made for the wholesale market, for transfer to other plants, or to order for firms or consumers. The use category also includes custom industries (establishments primarily engaged in the on-site production of goods by use of hand tools and small-scale equipment). Goods are generally not displayed or sold on site, but if so, such sales are a subordinate part of total sales. Relatively few customers come to the manufacturing site. Accessory uses may include retail or wholesale sales, offices, cafeterias, parking, employee recreational facilities, warehouses, storage yards, repair facilities, truck fleets, fueling facilities, security and caretaker's quarters. Manufacturing of goods to be sold primarily on-site and to the general public is classified as Retail Sales if the manufacturing area does not exceed 35 percent of the development's gross floor area.</b>			
<i>Manufacturing, Heavy</i> <i>The manufacture or compounding process of raw materials. These activities may involve outdoor operations as part of their manufacturing process.</i>			
<i>Manufacturing, Light</i> <i>The mechanical transformation of predominantly previously prepared materials into new products, including assembly of component parts and the creation of products for sale to wholesale or retail markets or directly to consumers. Such uses are wholly confined within an enclosed building, do not include processing of hazardous gases and chemicals, and do not emit noxious noise, smoke, vapors, fumes, dust, glare, odor, or vibration.</i>			
<b>POWER GENERATION</b> <b>The Power Generation Use Category includes use types, whether institutional in nature or for profit, engaged in the production and short term storage of electrical power for use by other forms of development in different locations. Accessory uses include offices, equipment buildings, maintenance and repair facilities, and fencing or other security measures.</b>			

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<i>Solar Array</i> <i>Two or more solar collectors or photovoltaic panels configured as a principal use and intended to capture energy from sunlight, convert it to electricity, and save or deliver the electricity for off-site use.</i>		S	S
<i>Wind Energy Conversion Facility</i> <i>A utility comprised of one or more towers each including a turbine with a series of two or more blades that produce energy when driven by the wind.</i>		S	
<b>WAREHOUSE AND FREIGHT MOVEMENT</b>			
<b>The Warehouse and Freight Movement Use Category includes use types involving the storage or movement of goods for themselves or other firms or businesses. Goods are generally delivered to other firms or the final consumer, except for some will-call pickups. There is little on-site sales activity with the customer present. Accessory uses include offices, truck fleet parking, outdoor storage, and maintenance areas. Use types that involve the transfer or storage of solid or liquid wastes are classified as Waste-Related Services.</b>			
<i>All</i> <i>See use category definition.</i>			
<b>WASTE-RELATED SERVICES</b>			
<b>The Waste-Related Services Use Category includes use types that receive solid or liquid wastes from others for disposal on the site or for transfer to another location, uses that collect sanitary wastes, or uses that manufacture or produce goods or energy from the composting of organic material or processing of scrap or waste material. This use category also includes use types that receive wastes from others. Accessory uses may include offices, outdoor storage, recycling of materials, and repackaging and trans-shipment of by-products. The Waste-Related Services Use Category does not include wastewater treatment plants and potable water treatment plants; these are classified as Utilities.</b>			
<i>Incinerator</i> <i>A facility that burns refuse at high temperatures to reduce the volume of waste.</i>			
<i>Land Application of Sludge/Septage</i> <i>The deposition of industrial processes or treated waste on land intended expressly for that purpose.</i>			
<i>Landfill</i> <i>An area of land or an excavation used for disposal of solid waste.</i>			
<i>Public Convenience Center or Transfer Station</i> <i>A publicly-owned and operated facility for the purposes of collection of trash and waste for relocation to a sorting facility or permanent long term storage location.</i>		S	
<i>Recycling Center</i> <i>A facility engaged solely in the storage, processing, resale, or reuse of recyclable and recovered materials.</i>		S	
<i>Salvage or Junkyard</i> <i>An establishment where junk, waste, discarded, salvaged, or similar materials such as old metals, wood, slush, lumber, glass, paper, rags, cloth, bagging, cordage, barrels, containers, and the like, are brought, sold, exchanged, baled, packed, disassembled, stored, or handled, including used lumber and building material yards, house-wrecking yards, heavy equipment wrecking yards, and yards or places where salvaged house wrecking or structural steel materials are stored, handled, and sold.</i>			
<i>Waste Composting Facility</i> <i>Uses where organic solid wastes are composted using composting technology. Accessory uses may include offices and repackaging and transshipment of by-products.</i>		S	



Camden County, North Carolina  
Principal Use Table, District Comparison  
Conservation & Protection Vs. Working Lands

5.A.1.a

Use Class / Main Category / Category	"P"=Permitted, "S"=Special Use Permit, Blank=Prohibited	WL	SR
<b>WHOLESALE SALES</b> The Wholesale Sales Use Category includes use types involving the sale, lease, or rent of products primarily intended for industrial, institutional, or commercial businesses. The uses emphasize on-site sales or taking of orders and often include display areas. Businesses may or may not be open to the general public, but sales to the general public are limited. Products may be picked up on-site or delivered to the customer. Accessory uses may include offices, product repair, warehouses, minor fabrication services, outdoor storage, and repackaging of goods.			
<i>Major</i> A wholesale use located in a building of more than 7,000 square feet of gross floor area, or that includes outdoor storage.			
<i>Minor</i> A wholesale use located in a building of 7,000 square feet of gross floor area or less that does not include outdoor storage.			

Attachment: UDO 2020-01-16 - Mansfield Rezoning - Staff Report and Docs (2632 : UDO 2020-01-16 - Rezoning Request - Mansfield)





# CAMDEN COUNTY

NORTH CAROLINA • USA

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## Camden County Planning Board AGENDA ITEM SUMMARY SHEET

### Information from Board and Staff

**Item Number:** 6.1

**Meeting Date:** February 19, 2020

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

**Item Title** 2020 PB Meeting Schedule

**Attachments:** PBSchedule2020 (PDF)

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## 2020 Planning Board Schedule

**Meetings begin promptly at 7:00 PM and are conducted in the Camden County Courthouse, Upstairs Historic Courtroom, unless otherwise advertised.**

<u>Meeting Date</u>	<u>Item</u>	<u>Cut-Off Date</u>	<u>Meeting Date</u>	<u>Item</u>	<u>Cut-Off Date</u>
Jan. 15, 2020	Major Site Plan Preliminary Plat Special Use Text Amendment Rezoning	Dec. 4, 2019 Dec. 4, 2019 Dec. 4, 2019 Dec. 18, 2019 Dec. 18, 2019	July 15, 2020	Major Site Plan Preliminary Plat Special Use Text Amendment Rezoning	Jun. 3, 2020 Jun. 3, 2020 Jun. 3, 2020 Jun. 17, 2020 Jun. 17, 2020
Feb. 19, 2020	Major Site Plan Preliminary Plat Special Use Text Amendment Rezoning	Jan. 2, 2020 Jan. 2, 2020 Jan. 2, 2020 Jan. 15, 2020 Jan. 15, 2020	Aug. 19, 2020	Major Site Plan Preliminary Plat Special Use Text Amendment Rezoning	Jul. 1, 2020 Jul. 1, 2020 Jul. 1, 2020 Jul. 15, 2020 Jul. 15, 2020
Mar. 18, 2020	Major Site Plan Preliminary Plat Special Use Text Amendment Rezoning	Feb. 5, 2020 Feb. 5, 2020 Feb. 5, 2020 Feb. 19, 2020 Feb. 19, 2020	Sep. 16, 2020	Major Site Plan Preliminary Plat Special Use Text Amendment Rezoning	Aug. 5, 2020 Aug. 5, 2020 Aug. 5, 2020 Aug. 19, 2020 Aug. 19, 2020
Apr. 15, 2020	Major Site Plan Preliminary Plat Special Use Text Amendment Rezoning	Mar. 4, 2020 Mar. 4, 2020 Mar. 4, 2020 Mar. 18, 2020 Mar. 18, 2020	Oct. 21, 2020	Major Site Plan Preliminary Plat Special Use Text Amendment Rezoning	Sep. 2, 2020 Sep. 2, 2020 Sep. 2, 2020 Sep. 16, 2020 Sep. 16, 2020
May 20, 2020	Major Site Plan Preliminary Plat Special Use Text Amendment Rezoning	Apr. 1, 2020 Apr. 1, 2020 Apr. 1, 2020 Apr. 15, 2020 Apr. 15, 2020	Nov. 18, 2020	Major Site Plan Preliminary Plat Special Use Text Amendment Rezoning	Oct. 7, 2020 Oct. 7, 2020 Oct. 7, 2020 Oct. 21, 2020 Oct. 21, 2020
June 17, 2020	Major Site Plan Preliminary Plat Special Use Text Amendment Rezoning	May 6, 2020 May 6, 2020 May 6, 2020 May 20, 2020 May 20, 2020	Dec. 16, 2020	Major Site Plan Preliminary Plat Special Use Text Amendment Rezoning	Nov. 4, 2020 Nov. 4, 2020 Nov. 4, 2020 Nov. 18, 2020 Nov. 18, 2020

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