

**Camden County Planning Board
Regular Meeting
April 17, 2024; 7:00 PM
Camden County Library - Board Room
Camden, North Carolina**

MINUTES

The regular meeting of the Camden County Planning board was held on April 17, 2024 in the Board Room at the Camden County Library in Camden, North Carolina.

ITEM 1. CALL TO ORDER & WELCOME

The meeting was called to order by Chairman Steven Bradshaw at 7:00 PM. Also Present: Vice-Chairman Nathan Lilley, Board Members Lee Powell, Roger Lambertson, Tom White, and David Bundy.

Absent: Ray Albertson

Administration Staff Present: Planning Director Amber Curling, Clerk to the Boards Karen Davis and Macey Carver.

ITEM II. CONSIDERATION OF AGENDA

Motion to approve the Agenda as presented.

RESULT:	PASSED [6-0]
MOVER:	Roger Lambertson
SECONDER:	Nathan Lilley
AYES:	Steven Bradshaw, Nathan Lilley, Lee Powell, Roger Lambertson, Tom White and David Bundy
Absent:	Ray Albertson

ITEM III. CONSIDERATION OF MINUTES

Motion to approve minutes from January 17, 2024 as written.

RESULT:	PASSED [6-0]
MOVER:	Steven Bradshaw
SECONDER:	Nathan Lilley
AYES:	Steven Bradshaw, Nathan Lilley, Lee Powell, Roger Lambertson, Tom White, and David Bundy
Absent:	Ray Albertson

ITEM IV. OLD BUSINESS

None.

ITEM V. NEW BUSINESS

A. Zoning Map Amendment UDO 2024-02-103 Camden Yards LLC

- Planning Director Amber Curling presented the Staff Report (incorporated herein after as Attachment A) which included the following:
- An application for a Zoning Map Amendment submitted by Camden Yards LLC. The application is to rezone approximately 1010 acres located on the southeast corner of US Hwy 17 and Ponderosa Drive in the South Mills Township, from Highway Commercial and Light Industrial zoning districts to a Planned Development Zoning District.
- The Neighborhood Meeting was held on October 23, 2023 with many citizens expressing opposition to rezoning and development.
- The current use of the property is vacant wooded and farmland. The surrounding uses include Woods, Wetlands, Farmland, Mining Pits and Residential lots. The Proposed Use is a Planned Development Subdivision with Phasing consisting of residential lots and commercial lots.
- Zoning Map
- Approximately 110 acres of the parcel consists of Highway Commercial. The remaining acreage is zoned as Light Industrial. The surrounding zoning districts are Rural Residential, Suburban Residential, and Light Industrial.
- The existing Highway Commercial zoning (HC) district is established for lots along major roadways intended for commercial development. 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.
- The existing Light Industrial Zoning District is to accommodate uses such as assembly, fabrication, processing, distribution, storage, and wholesales of finished or semi-finished products from previously prepared materials.
- The proposed The Planned Development (PD) district is established and intended to encourage innovative land planning and site design concepts that support a high quality of life and achieve a high quality of development, environmental sensitivity, energy efficiency, and other County goals.
- According to the CAMA Land Suitability Plan the majority of the property is Low Suitability with two smaller portions being Moderate Very Low in Suitability.
- The parcel is not located in Watershed. Some of the property is located in the wetlands. The majority of the property is located in Flood Zone X. A stormwater management plan will be required with any development.
- The proposed zoning change is inconsistent with the 2035 Comprehensive Land Use Plan, which identifies: (1) 110 acres as Mixed Use Employment and remain acres as Rural Preservation. Rural Preservation promotes the continued use of working lands and protection of environmentally sensitive lands from more intense development.

- The proposed zoning change is inconsistent with the 2005 CAMA Future Land Use Maps in that the property is identified as Light Industrial and Conservation. The property is located within 5 miles of Northwest Annex Buffer. And the Mining Overlay District abuts the property. Water and Sewer are not available
- The rezoning will impact schools and traffic. An impact analysis will be required at the development stage. The Comprehensive Transportation Plan does not identify any roads as needing improvement or recommended for improvement.
- The determination from staff is that the request is:
 - A) Inconsistent with the 2035 Comprehensive Plan which identifies the parcel as Mixed-Use Employment and Rural Preservation.
 - B) Inconsistent with the 2005 CAMA Future Land Use Maps which shows the property as Light Industrial and Conservation.
- Therefore, Planning Staff recommendation is for disapproval of the Rezoning Application (UDO 2024-02-103) for the Crouse Tract parcel off US Hwy 17 and Ponderosa Drive from Highway Commercial and Light Industrial to a Planned Development zoning district.
- Land-Use Development Attorney for Camden Yards LLC Ashley Terrazes along with Mark Bissell presented presentation (incorporated herein after as Attachment B) explaining why they are making the request for the Crouse Tract rezoning. She believes that it is now economically viable & needed for more housing, commercial amenities, and the public infrastructure in this part of the county which is why they are proposing a planned development rezoning for this site which in the PowerPoint packet, comes with a master plan & the terms and conditions that will run with the land. Part of the zoning must adhere to, at subsequent, planning phases of the development.
- Mrs. Terrazes mentions that in 2022, the Virginia Commerce Park was approved which is right on the other side of US Hwy 17. Chesapeake and other parts of Virginia are allocating millions of dollars to prepare that site for industrial development. Mrs. Terrazes states that not only will commercial and residential properties be part of this planned development, but also dedication of land to the county for public uses such as a new school, an EMS station, a sheriff's station, waste-water treatment facilities, etc. If approved, this development will not be completely built out for another 10-15 years. They are also proposing a development agreement concurrent with the rezoning, which will solidify the public benefits to the county. Once this proposed planned development gets approved, the developers would dedicate 40 acres of developable land and infrastructure to the county to support growth. The developer would pay for anything needed as far as sewer, water, etc. to support the proposed development. That is when the 40 acres would be given to the county.
- Mrs. Terrazes believes that what they are proposing is consistent with the overall goals of the comprehensive land use plan, opportunity for economic development, & many public benefits to the county in light of the recent approval of an industrial economic development mega-site over the Virginia border.
- Mrs. Terrazes states that this project would generate about \$4.4 million in property tax revenue, about \$19.2 million in development fees including water and sewer fees, and \$6.9 million in transfer taxes all within the first year of construction. First year county expenses for public services of \$.450 million and the first-year county net would be about \$4 million. The annually recurring costs to continue local services is approximately \$.91 million and the annual recurring county net is around \$.6 million. Approximately 596 jobs will be created in the first year, then 120 jobs per year recurring.

- Mark Bissell presents himself to the Board as the engineer that will be working on this project, if approved. He states that they plan to preserve all existing wetlands and that any stormwater issued will have a positive impact with this proposed planned development. Mr. Bissell states that the existing waterlines will be extended to the buildable site and that Camden Yards LLC have been in contact with Chuck Jones about the water and sewer, and mentions that Mr. Jones has plans for a million-gallon wastewater treatment facility, but does not have the budget to do so.
- Mr. Bissell states that this project will provide over \$12 million in sewer tap fees and will pay more than double the capacity that the project will actually use. Water impact fees will help provide for the additional treatment the county needs and will even provide a well site, if needed. He believes that this development will benefit traffic and provide needed amenities to people who live here however, a traffic impact analysis will begin at the next phase once approved.
- Nathan Lilley questions if Camden Yards LLC has looked at any studies on the water quality at the Crouse Tract because the water quality is not good.
- Mr. Bissell states that they have not looked into it yet, but have done testing in the South Mills area. He mentions that they know that they have to go deep and that once they go deep, they have a huge supply of water regarding the water treatment. Camden Yards LLC has set aside 9 acres just in case there is a need for an on-site wastewater treatment facility however, the counties preferences are to have it all in one place instead of multiple locations. If worse comes to worse, we would place a pump-station on site and build a water main down to the building site. He mentions that they would still donate the additional 9 acres to the county for recreational uses and if necessary, would move the pump-station to a different part of the proposed site which is listed in the development agreement.
- Nathan Lilley asks what percentage would the neighborhood use of the million-gallon sewage facility that the county is proposing.
- Mr. Bissell states that in actuality, probably about 150,000 to 200,000 gallons. We allocate 300 gallons per each 4-bedroom home and what we find in other projects is that we use about 120 gallons, so the remaining capacity will be available for other uses.
- Nathan Lilley asks if this includes the proposed school & all the other commercial development or if this was for the housing part only.
- Mr. Bissell states that commercial typically uses about 100 gallons per 1,000sqft.
- David Bundy questions where the stormwater will run-off and how it will run-off from the development.
- Mr. Bissell states that at the next stage, during the preliminary plat, they will do a stormwater module to figure out how much water will be conveyed by each ditch on site and what the rate of that run-off is to each surrounding ditch. That is when the stormwater system will be designed so that once the development is complete, the run-offs will be less in each direction. Stormwater ponds will be constructed as well.
- Mr. Bissell feels that approving this proposed planned development will benefit the county short and long-term.

Public Comments for Zoning Map Amendment

- Robert Nobles lives in the South Mills township and has asked for years now for a waterline and he still hasn't received one. Drainage will become an even bigger issue if the Crouse Tract gets approved. These developers want to take our land so they can make money. He

understands that the county is growing, but this is not Virginia. The Planning Board members need to think about their community, the county does not need this new development.

- Melissa Linton, a neighbor to this proposed development, feels that it is not Camden County's responsibility to provide housing for Virginia. She believes that the Virginia crime will trickle its way down to South Mills and is opposed to this development being approved.
- Derrill Wickens, a neighbor to this proposed development, states that Camden County does not need this new development because the county does not have the infrastructure or human resources for it. He mentions that it would be a conflict of interest if Camden were to accept the 40 acres of land that the developers want to "gift" them. He is opposed to approval.
- Dolph J. Chester lives in the South Mills township and is concerned that the wastewater treatment will be backed up to the subdivision he lives in. He prefers the rezoning to not be approved.
- Terry Mize has lived in South Mills for over 25 years and is opposed to approving this new development.

Motion to deny zoning map amendment.

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| <ul style="list-style-type: none">• RESULT: PASSED [6-0]• MOVER: Nathan Lilley• SECONDER: Tom White• AYES: Steven Bradshaw, Nathan Lilley, Lee Powell, Roger Lambertson, Tom White & David Bundy• Absent: Ray Albertson |
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ITEM VI. INFORMATION FROM BOARD AND STAFF

None.

ITEM VII. DATE OF NEXT MEETING

The next meeting is scheduled for May 15, 2024.

ITEM VIII. ADJOURN

Motion to adjourn.

RESULT: Passed [6-0]
MOVER: Steven Bradshaw
SECONDER: Nathan Lilley
AYES: Steven Bradshaw, Nathan Lilley, Lee Powell, Roger Lambertson, Tom
White, and David Bundy
Absent: Ray Albertson

The GIS maps, application, deed, plat, neighborhood minutes, neighborhood comments, Outline Development Agreement, and Supplemental are herein incorporated by reference and can be found in the April 17, 2024 Planning Board Packet located in the Planning Department.

Attachment A:

STAFF REPORT

**UDO 2024-02-103
Zoning Map Amendment**

PROJECT INFORMATION

File Reference: 2024-02-103
Project Name: The Crouse Tract
PIN: 01-7008-00-26-3513.0000

Applicant: Camden Yards, LLC
Address: 417-D Caratoke Highway
Moyock NC, 27958
Phone: 252-435-2718
Email: jold@qqhoc.com

Current Owner of Record: Camden Yards, LLC
Address: 417-D Caratoke Highway
Moyock NC, 27958
Phone: 252-435-2718
Email: jold@qqhoc.com

Meeting Dates:
October 23, 2023 **Neighborhood Meeting**
April 17, 2024 **Planning Board Meeting**

Application Received: 2/15/2024
By: Amber Curling, Planning

Application Fee paid: \$10,650 Ck1021

Completeness of Application: Application is generally complete

Documents received upon filing of application or otherwise included:

- A.** Rezoning Application
- B.** Deed
- C.** Neighborhood Meeting Comments

Request: Camden Yards LLC is requesting a Zoning Map Amendment from Highway Commercial and Light Industrial zoning districts to Planned Development zoning district.

Description: The parcel identified with pin number 01.7082.00.26.3513.0000, consisting of approximately 1010 acres, is located on the southeast corner of US Hwy 17 and Ponderosa Drive in the South Mills Township. The parcel consists of approximately 110 acres on US Hwy 17 of Highway Commercial. The remaining acreage is zoned as Light Industrial

Rezoning from the following Zoning Districts of Highway Commercial and Light Industrial:

Highway Commercial Zoning District 151.3.6.5

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.

Light Industrial Zoning District 151.3.6.7

The Light Industrial district is established to accommodate agricultural and light manufacturing uses, including assembly, fabrication, processing, distribution, storage, and wholesales sale of finished or semi-finished products from previously prepared materials. The district also allows commercial activities intended to serve the primary businesses in the district and their employees. Uses allowed in the district do not require large amounts of land or large building areas for operation nor large yard areas for isolation or protection from adjoining premises or activities. Activities take place almost entirely indoors and result in minimal exterior movement of vehicles, materials, and goods in areas around the district. Buildings are situated so as to have minimal visual impacts, and are well-screened from adjacent lower intensity uses. Heavy industrial uses and uses with significant adverse impacts on adjoining lands are prohibited. Single-family detached homes and other low-intensity uses which could interfere with industrial operations are also prohibited.

Rezoning to the following Zoning District of Planned Development:

Planned Development (PD) Purpose Statement (Article 151.3.6.3)

The Planned Development (PD) district is established and intended to encourage innovative land planning and site design concepts that support a high quality of life and achieve a high quality of development, environmental sensitivity, energy efficiency, and other County goals and objectives by:

- Reducing or diminishing inflexibility or uniform design that sometimes results from the strict application of zoning and development standards designed primarily for individual lots;
- Allowing greater freedom in selecting the means of providing access, open space, and design amenities;
- Allowing greater freedom in providing a well-integrated mix of residential and nonresidential land uses in the same development, including a mix of housing types, lot sizes, and densities;
- Providing for efficient use of land resulting in smaller networks of utilities and streets and thereby lowering development and housing costs; and
- Promoting quality design and environmentally sensitive development that respects surrounding established land use character and respects and takes advantage of a site's natural and man-made features, such as trees, estuaries, shorelines, special flood hazard area, and historic features.

SITE DATA

Size of Lots: Approximately 1010 acres
Flood Zone: X and A
Zoning District(s): Highway Commercial (HC) and Light Industrial (LI)
Existing Land Uses: Farmland and Wooded

Adjacent Zoning & Uses:

	North	South	East	West
Zoning	Rural Residential, Suburban Residential, and Light Industrial	Highway Commercial and Light Industrial	Currituck County Line	US Highway 17

Use & size	Mining Pits, Residential Lots, Woods & Farmland	Woods	Woods	NA
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Proposed Use(s) – The proposed use is a Planned Development Subdivision with Phasing consisting of residential lots and commercial lots.

INFRASTRUCTURE & COMMUNITY FACILITIES

Water: Not available

Sewer: Not available.

Fire District: South Mills Fire District.

Schools: Proposed zoning will have an impact on Schools.

Traffic : Proposed zoning will have impact on Traffic. A Traffic Impact Analysis will be required at development stage.

Summary

CONSISTENCY with PLANS and MAPS

2035 Comprehensive Plan

Consistent ☐

Inconsistent ☒

The proposed rezoning is inconsistent with the 2035 Comprehensive Future Land Use Plan (Adopted 2012). The Comprehensive Future Land Use Map identifies 110 acres of the parcel as Mixed-Use Employment and the remaining acres as Rural Preservation. Rural Preservation promotes the continued use of working lands and protection of environmentally sensitive lands from more intense development.

CAMA Land Use Plan Policies & Objectives:

Consistent ☐

Inconsistent ☒

The CAMA Land Use Plan was adopted by the Camden County Board of Commissioners on April 4, 2005. The proposed zoning change is inconsistent in that the CAMA Future Land Use Maps has the majority of property identified as Light Industrial and the remaining identified as Conservation. Conservation is designated to provide for effective long-term management of significant limited or irreplaceable areas.

Comprehensive Transportation Plan

Consistent ☒

Inconsistent ☐

Property abuts US Hwy 17.

Other Plans officially adopted by the Board of Commissioners

N/A

FINDINGS REGARDING ADDITIONAL REQUIREMENTS:

1. Will the proposed rezoning enhance the public health, safety or welfare?

Yes ☒ No ☒

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

Yes ☒ No ☒

SPECIFIC CAMA LAND USE QUESTIONS TO CONSIDER:

1. Does Camden County need more land in the zoning class requested?

Yes ☐ No ☒

Reasoning: The rezoning is inconsistent with the Future Land Use Plans. The majority of Planned Developments are located in the South Mills Township

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

Yes ☐ No ☒

Reasoning: The majority of Planned Developments are located in the South Mills Township.

3. Is the request in accordance with the Camden County land use plan?

Yes ☐ No ☒

Reasoning: The rezoning is inconsistent with the Future Land Use Plans.

4. Will the request have serious impact on traffic circulation, parking space, sewer and water services, other utilities?

Yes ☒ No ☐

Reasoning: The proposed Plan Development would consist of over 1500 dwelling units and commercial properties.

5. Will the request have an impact on other county services, including police protection, fire protection or the school system?

Yes ☒ No ☐

Reasoning The proposed Plan Development would consist of over 1500 dwelling units and commercial properties.

6. Is there a good possibility that the request, as proposed, will result in lessening the enjoyment or use of adjacent properties?

Yes ☐ No ☒

Reasoning: Staff opinion is all uses permitted in the requested zoning classification should not cause any possibility of lessening enjoyment or use of adjacent properties.

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

Yes ☐ No ☒

Reasoning: All uses permitted in the requested zoning classification should not cause any serious noise, odors, light activity, or unusual disturbances.

8. Does the request raise serious legal questions such as spot zoning, hardship, violation of precedents, or need for this type of use?

Yes ☐ No ☒

9. Does the request impact any CAMA Areas of Environmental Concern?

Yes ☐ No ☒

Reasoning: All areas including environmental concern will be addressed through required permitting process of North Carolina State and Camden County. (CAMA permit, NCDEQ Erosion & Sediment Control permit, NCDEQ Stormwater permit, County drainage plan, Etc.)

Summary:

CONSISTENCY with PLANS and MAPS

2035 Comprehensive Plan

Consistent ☐

Inconsistent ☒

The County's Comprehensive Future Land Use Map (Adopted 2012) shows the current parcel to be Mixed-Use Employment and Rural Preservation. Village Mixed use areas include moderate to higher density mixed use including residential, commercial, and recreational uses. The Working Lands are shown on the Future Land Use map as Rural Preservation. Rural Preservation promotes the continued use of working lands and protection of environmentally sensitive lands from more intense development. And the small approximately half acre property is identified as One to Two Acre Rural Residential.

CAMA Land Use Plan Policies & Objectives:

Consistent ☐

Inconsistent ☒

The CAMA Land Use Plan was adopted by the Camden County Board of Commissioners on April 4, 2005. The proposed zoning change is inconsistent in that the CAMA Future Land Use Maps has the majority of property identified as Conservation. Small areas on the water are identified as Low Density Residential. Conservation is designated to provide for effective long-term management of significant limited or irreplaceable areas.

Comprehensive Transportation Plan

Consistent ☒

Inconsistent ☐

Property abuts US Hwy 17.

-Other Plans officially adopted by the Board of Commissioners

N/A

Recommendations:

Planning Staff makes the following recommendations for either:

Consistency Statement:

The proposed zoning change is inconsistent with the 2035 Comprehensive Future Land Use Plan in that the Comprehensive Future Land Use Maps has the property identified as Mixed-Use Employment and Rural Preservation.

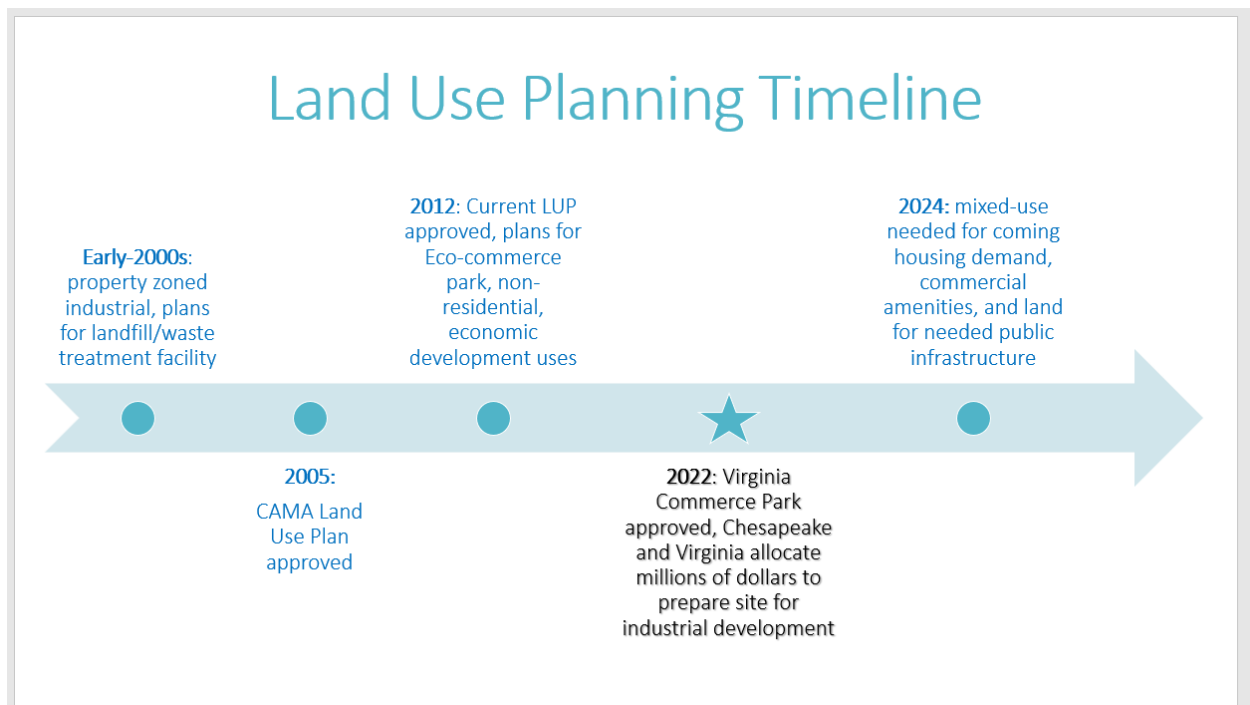
The proposed zoning change is inconsistent with the 2005 CAMA Future Land Use Plan in that the CAMA Future Land Use Maps has the property identified as Industrial and Conservations.

Motion for denial:

Planning Staff recommends denial of the Zoning Map Amendment Application (UDO 2024-02-103 and Ordinance 2024-06-01) as the rezoning request is inconsistent with the Camden County Future Land Use Plans.

If recommendation of the Board is for approval a need for the following motion:

Motion to amend the Camden County Future Land Use Plan Maps.





Site Data

- o 2790 17 US Hwy
- o 1009.1 acres
- o Zoned Highway Commercial and Light Industrial
- o approximately 7 miles north of South Mills



Mixed-Use Employment



2035 Comprehensive Plan (2012)

- Comprehensive Plan has “the flexibility to consider and explore new opportunities that arise in the future that were not part of the discussions when the land use plan was developed.”
- “Camden County will have a diverse and balanced economy that provides new business opportunities to employee citizens and provide goods and services and that will generate revenues to fund high quality government facilities and services.”
- Corridor Master Plan (2011) policies to foster jobs, business opportunities, public revenue, and quality of life for citizens in this corridor

Coastal Virginia Commerce Park

- Approximately 4,000 acres (1,435 acres in Phase I) on the other side of Virginia border
- A little over ½ mile north of the Crouse Tract Planned Development
- Financial commitment of \$14.3 million from Chesapeake's Economic Development Authority for economic development, industrial use "mega-site" and additional funding from State of Virginia for site preparation



Chesapeake Deputy City Manager Brian Solis anticipates a tenant will be signed this year for Coastal Virginia Commerce Park, the Hampton Roads region's lone industrial megalite. Photos by Mark Rhodes

Supporting Economic Development

- Limited opportunities for housing and commercial around economic development site
- Zoned for industrial use, no residential or commercial permitted
- Housing needed close to Coastal Virginia Commerce Park to support new workers coming to region
- Limited housing supply within 1-, 2- and 5-mile radius



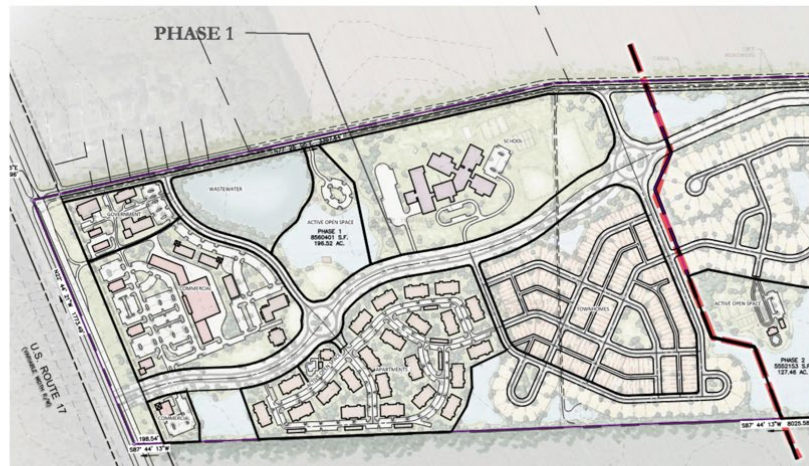


Master Planned Community

- o Mixture of institutional, commercial, and supporting residential uses for a variety of families
- o Commercial space fronting US 17 for new and existing residents
- o Beautiful, quality homes consistent with renderings, at an overall density of 1.67 u/a
- o 57 acres active open space, 300 acres of passive open space, 212 acres preserved wooded area
- o Walkable, with sidewalks, boardwalks, nature trails, and a multiuse path
- o Clubhouse and recreational amenities with each phase
- o Dedication of 40 acres of developable land and infrastructure to the County to support growth
- o Significant positive economic benefits for County – Will likely take 10-15 years to build out

Phase I

- o 25 acres/ approximately 100,000 square feet of commercial space
- o 30-acre school/public use
- o 5.7-acre government facility site (uses “such as fire & rescue, sheriff, satellite administrative offices, public works, and the like”)
- o 9-acre wastewater treatment site
- o 1-acre site for construction of a deep well for public water system



Zoning Commitments

1. Tentative Phasing Schedule (will be further defined at preliminary plat)
2. Wastewater will be treated by and development fees paid to Camden County, unless Camden County requests a private wastewater treatment plant be constructed
3. Dimensional standards for all types of development
4. Community form and design shall conform to the rendering provided as a part of the master plan
5. Transportation improvements per TIA recommendations (TIA at preliminary plat stage)
6. Camden County potable water lines will be extended at the developer's expense, and adequate water flow demonstrated
7. Stormwater will be detained to the 100-year storm and system managed privately by HOA
8. 50' vegetated buffers adjacent to existing residential
9. Environmental protection and continued monitoring of wetlands, woods, and stormwater facilities by owners' association

Development Agreement



Sets out framework for dedication of land to County (for school, government site, recreation areas, wastewater and public water infrastructure)



Sets out phasing and timing of developer-installed public facilities as project develops over time



Establishes vested rights for development



Provides a schedule of fees to be paid to the County to offset the costs of development



Commercial Amenities



Multifamily Residential



Townhomes



Single-family detached homes

Water & Sewer

Potable Water: extension of waterline along US 17

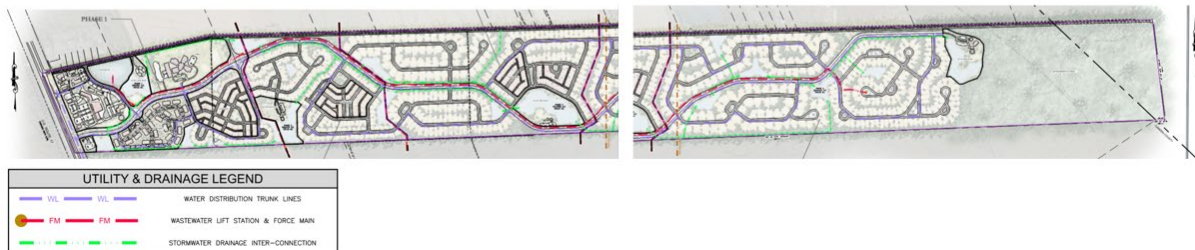
Wastewater:

Option A:

- connection through County system
- new Camden County 1,000,000-gallon treatment facility going into permitting
- Sewer fees from planned development would more than fund capacity needed

Option B:

- Construct private wastewater facility on-site to serve residential, commercial, and public users



Direct Revenue From Crouse PD

1. Investment and Revenue Generated from actual Crouse Master Plan

- Would generate ~\$4.4 M in property tax revenue for County annually
- Generates \$19.2 M in development fees, water and sewer fees in first year of construction
- Generates \$6.9 M in transfer taxes, other fees in first year of construction

2. Growth and Costs manageable over time due to phasing

Phase	Earliest Record	# of SED Lots	# of TH Lots	# of MF units	Commercial SF
1	2026	30	218	528	150,000
2	2028	216	124		
3	2031	213	72		
4	2033	289	0		
Total		748	414	528	150,000



*Estimates Per National Association of Home Builders December 2022 reports and methodology, calculated on Camden County's pro rata share of 9 counties and 10 cities in MSA area

Estimated Economic Impact

1. Investment and Revenue Generated*

- Metro Area impact of ~1500 homes and apartments, adjusted for Camden County's pro rata share
- Would generate direct and indirect **income of ~\$44.7 M** in first year of construction
- Generates **\$4.9 M in taxes and revenue** for County in first year
- Creates **annually recurring local income of \$7.4 M**
- **596 jobs created** in first year, then 120 jobs per year recurring

2. Revenue exceeds Costs*

- First year pro rata metro area **tax and revenue for County of \$4.46M**
- First year County expenses for public services of \$.450 M
- **First year County net ~ \$4M**
- Annually recurring costs to continue local services \$.91M
- **Annual recurring County net ~\$.6 M**

3. Revenue and economic growth helps pay for capital improvement projects planned by County, such as new EMS stations, new high school, Public WWTP, South Mills Water Association

*Estimates Per National Association of Home Builders December 2022 reports and methodology, calculated on Camden County's pro rata share of 9 counties and 10 cities in MSA area

Zoning Map Amendment Review Standards (UDO 2.3.30.C.1-4)

In determining whether to adopt or deny a proposed zoning map amendment, the Board of Commissioners may weigh the relevance of and consider the following:

1. Whether the proposed zoning map amendment advances the public health, safety, or welfare;
2. Whether and the extent to which the proposed rezoning is appropriate for its proposed location, and is consistent with the purposes, goals, objectives, and policies of the County's adopted policy guidance.
3. Whether an approval of the rezoning is reasonable and in the public interest.
4. Other factors as the Board of Commissioners may determine to be relevant.

Reasonableness Factors for Rezoning

“[R]easonableness may consider, among other factors,

- ✓ size, physical conditions, and other attributes of the area proposed to be rezoned,
- ✓ benefits and detriments to the landowners, the neighbors, and the surrounding community,
- ✓ relationship between the current actual and permissible development on the tract and adjoining areas and the development that would be permissible under the proposed amendment;
- ✓ why the action taken is in the public interest; and
- ✓ any changed conditions warranting the amendment”

NC Gen Stat 160D-605; UDO 2.3.30.b.7.e