

**Camden County Planning Board
Regular Meeting
May 15, 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 May 15, 2024 in the boardroom 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 6:59 PM. Also Present: Vice-Chairman Nathan Lilley, Board Members Lee Powell, Roger Lambertson, Tom White, Ray Albertson, and David Bundy.

Administration Staff Present: Planning Director Amber Curling and Clerk to the Board, Macey Carver

ITEM II. CONSIDERATION OF AGENDA

Motion to approve the Agenda as presented.

RESULT:	PASSED [7-0]
MOVER:	Tom White
SECONDER:	Roger Lambertson
AYES:	Steven Bradshaw, Nathan Lilley, Lee Powell, Roger Lambertson, Tom White, Ray Albertson, and David Bundy

ITEM III. CONSIDERATION OF MINUTES

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

RESULT:	PASSED [7-0]
MOVER:	Nathan Lilley
SECONDER:	Ray Albertson
AYES:	Steven Bradshaw, Nathan Lilley, Lee Powell, Roger Lambertson, Tom White, Ray Albertson, and David Bundy

ITEM IV. OLD BUSINESS

None.

ITEM V. NEW BUSINESS

A) Zoning Map Amendment UDO 2024-03-110 New Sawyers Creek Missionary Baptist Church

- Planning Director Amber Curling presented the Staff Report (incorporated herein after as Attachment A) which included the following:
- New Paths Development LLC representing New Sawyers Creek Missionary Baptist Church is requesting a Zoning Map Amendment from Neighborhood Residential to Highway Commercial. The parcel approximately 8.86 acres is located at 312 Sleepy Hollow Rd on the southeast corner of Blue Bill and Sleepy Hollow Rd in the Courthouse Township. The Neighborhood Meeting was held on April 8, 2024 no public concerns.
- The current use of the property is religious institution. The surrounding uses include Woods, Wetlands, Farmland, and Residential lots.
- The parcel consists of approximately 8.86 acres of Neighborhood Residential Zoning District. The zoning districts in the general area are Rural Residential, Suburban Residential, Working Lands, Highway Commercial and Light Industrial.
- The existing Neighborhood Residential (NR) district serves as a transition district from the rural and suburban portions of the County to areas proximate to village centers and major commercial corridors. The district is intended to accommodate single-family detached homes in a neighborhood setting at moderate densities. District limitations exist in order to preserve the district's neighborhood character. District regulations discourage uses that interfere with the development of residential neighborhoods or that are detrimental to the district's single-family detached neighborhood character.
- The proposed Highway Commercial zoning (HC) district is established for lots along major roadways intended for commercial development. The district accommodates agricultural and institutional uses as well as higher density residential uses with a special use permit. Sufficient spacing and screening is included along lot lines shared with adjacent residential zoning districts to ensure compatibility. New commercial developments in the district are subject to the design standards.
- According to the CAMA Land Suitability Plan the majority of the property is Very High with two smaller portions being Moderate & Low in Suitability
- The property is located in Shaded X and AE Flood Zones. A stormwater management plan will be required with any development. The property is not located in Watershed or Wetlands.
- The County's Comprehensive Future Land Use Map (Adopted 2012) shows the property as Rural Preservation. Places of Worship are appropriate specific use in Rural Preservation.
- The proposed zoning change is consistent in that the CAMA Future Land Use Plan has the property identified as Moderate Density Residential. Places of Worship are appropriate in the core village within moderate density residential setting
- The existing neighborhood residential zoning district makes the Church legally non-conforming. A Religious Institution is not a permitted use in neighborhood residential zoning districts. The legally non-conforming status limits any additions or expansions. A Religious Institution is a permitted use in Highway commercial. The proposed accessory building will require a Major Commercial Site Plan Application and Review.

- The determination from Staff is:
 - Consistent with the County’s Comprehensive Future Land Use Map (Adopted 2012) identifying the property as Rural Preservation in which places of Worship are appropriate.
 - Consistent with the CAMA Future Land Use Plan identifying the property as Moderate Density Residential in which Places of Worship are appropriate in the core village within moderate density residential setting
- Therefore Planning Staff’s recommendation is for approval of the Zoning Map Amendment UDO 2024-03-110 for New Sawyers Creek Missionary Baptist Church.
- New Paths Development LLC agent, John Lewis, presented himself to the board. The firm is based out of Greensboro, NC but has had multi-generational connects with the Sawyers Creek church.
- The plan is to develop and construct an 8,000 – 12,000 sqft. Event center that can be held for weddings, funerals, community events, county events, etc.
- Nathan Lilley questioned where the proceeds from the event center will go
- Mr. Lewis stated that all proceeds will go directly to the church.

Public Comments for the Zoning Map Amendment

- Nicholas Camaio lives in Sleepy Hollow Estates Subdivision. He expresses concern about the size of the building, the type of events, and what uses the rezoning to Highway Commercial will allow. He is concerned about the rezoning to change the neighborhood.
- Amber Curling expresses that the current UDO does not allow the existing church to go outside the existing footprint due to it being non-conforming. Rezoning to Highway Commercial will allow the Church to expand. More parking with the addition will be required. All uses will be an accessory to the church use.

Motion for recommendation to approve the Consistency Statement

- **RESULT:** PASSED [7-0]
- **MOVER:** Tom White
- **SECONDER:** Nathan Lilley
- **AYES:** Steven Bradshaw, Nathan Lilley, Lee Powell, Roger Lambertson, Tom White, David Bundy, and Ray Albertson
- **NAYES:** None

Motion to recommend approve of the Zoning Map Amendment

- **RESULT:** PASSED [7-0]
- **MOVER:** Steven Bradshaw
- **SECONDER:** Nathan Lilley
- **AYES:** Steven Bradshaw, Nathan Lilley, Lee Powell, Roger Lambertson, Tom White, David Bundy, and Ray Albertson
- **NAYES:** None

B) Consideration of Establishing a Moratorium

- Erin Burke, the County Manager for Camden County present Memorandum (incorporated herein after as Attachment B) which included the following:
- The Board of Commissioners received information from Chuck Jones, The Camden County Public Works Director, at a work session on March 19, 2024 outlining current water and wastewater usage and allocation to meet the needs of approved development. Following the presentation and discussion the Board, by consensus, agreed to “Research possible implementation of a 24-moth moratorium to allow the County to procure funding and permitting and to ensure that County water and sewer facilities are adequate for impending growth.”
- At the May 6, 2024 Board of Commissioners meeting, the Board directed by staff by a vote of 4-1 to begin the process of establishing a moratorium due to limited wastewater treatment capacity. At the same meeting, the Board of Commissioners also approved a contract with Timmons Group for planning services for wastewater, particularly in the South Mills service area. This contract will outline the entire permitting, design, and construction process and provide an estimate of overall project cost and schedule. A breakdown of all permitting, design, and construction, and owner responsible costs will be provided. This will be an estimate as not all steps and costs can be predicted. Initial steps toward the permitting and design for a new waste water treatment plant (WWTP) to serve the northern end of the County will take two to two and a half years.
- In accordance with NCGS 160D-107 required statements, staff has identified the following findings: *A statement of the problems or conditions necessitating the moratorium and what courses of action to a moratorium, were considered by the local government and why those alternatives of action were not deemed adequate.*
- According to a March 2024 review of current wastewater usage and projected allocations for vested developments, the ability to provide adequate waste water services will be quickly outpaced by the construction of new residential properties. Given the condition of lands in Camden County according to the Albemarle Regional Health System, the use of traditional septic systems are difficult to permit. Additionally, septic systems have proven to be a health and safety concern when they are not maintained properly and fail. The use of central sewer protects the health, safety, and welfare of current and future residents. The County is obligated to provide services to vested properties and needs time to construct adequate facilities before considering additional users.

- It is staff's recommendation that the Planning Board recommend to the Board of Commissioners approval of a 30-month moratorium on new sub-divisions and multi-family developments as a result of the limited waste water treatment capacity.
- Steven Bradshaw questions why a moratorium based on wastewater when that majority of the county does not have access to wastewater. He finds it difficult to approve the proposed moratorium.
- Nathan Lilley confirms that this would be a county-wide moratorium whether sewer is available to citizens or not.
- All board members agree a revision to include more information regarding water is needed.

Motion to table the request of a 30-month Moratorium

- **RESULT:** Tabled [6-1]
- **MOVER:** Steven Bradshaw
- **SECONDER:** Lee Powell
- **AYES:** Steven Bradshaw, Lee Powell, Roger Lambertson, Tom White, Ray Albertson, and David Bundy
- **NAYES:** Nathan Lilley

ITEM VI. INFORMATION FROM BOARD AND STAFF

None.

ITEM VII. CONSIDER DATE OF NEXT MEETING

The next meeting is scheduled for May 22, 2024 at 7:00pm which will be a special meeting for revised Moratorium Report.

ITEM VIII. ADJOURN

Motion to adjourn.

- RESULT:** Passed [7-0]
- MOVER:** Ray Albertson
- SECONDER:** David Bundy
- AYES:** Steven Bradshaw, Nathan Lilley, Lee Powell, Roger Lambertson, Tom White, Ray Albertson, and David Bundy

Attachment A

The GIS maps, application, deed, neighborhood summary, and proposed plan are herein incorporated by reference and can be found in the May 17th, 2024 Planning Board Packet located in the Planning Department.

STAFF REPORT

UDO 2024-03-110 Zoning Map Amendment

PROJECT INFORMATION

File Reference: 2024-03-110
Project Name: Sawyers Creek Church Rezoning
PIN: 02-8935-01-38-8518-0000

Applicant: New Sawyers Creek Church
Address: 312 Sleepy Hollow Rd, Camden NC

Agent for Applicant: New Paths Development LLC

Address: 1400 Battle Ground Ave. Suite 118
Greensboro, NC 27408

Phone: 336-207-7546

Email: john@newpaths.net

Current Owner of Record: New Sawyers Creek Church

Meeting Dates:

April 8, 2024 **Neighborhood Meeting**

May 15, 2024 **Planning Board Meeting**

Application Received: 3/18/2024
By: Amber Curling, Planning

Application Fee paid: \$650

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
- D.** Proposed Plan

Request: New Paths Development LLC is requesting a Zoning Map Amendment from Neighborhood Residential Zoning District to Highway Commercial Zoning District.

Description: The parcel at 312 Sleepy Hollow Road identified with pin number 02-8935-01-38-8518.0000 of approximately 8.8 acres is located on the southeast corner of Sleepy Hollow Road and Blue Bill Way in the Courthouse Township.

Rezoning from the following Zoning District of Neighborhood Residential 151.3.5.5:

The Neighborhood Residential (NR) district serves as a transition district from the rural and suburban portions of the County to areas proximate to village centers and major commercial corridors. The district is intended to accommodate single-family detached homes in a neighborhood setting at moderate densities. Mobile and manufactured homes on individual lots, conservation subdivisions, and agricultural uses are limited in order to preserve the district's neighborhood character. Manufactured

homes are not allowed on lots within 5,280 linear feet of a village center boundary. The district's 40,000-square-foot minimum lot area may be reduced when lots are within one mile of a designated village center boundary and served by public sewer. District regulations discourage uses that interfere with the development of residential neighborhoods or that are detrimental to the district's single-family detached neighborhood character.

Rezoning to the following Zoning District of 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.

SITE DATA

Size of Lots: Approximately 8.8 acres
Flood Zone: **Shaded X and AE**
Zoning District(s): Neighborhood Residential
Existing Land Uses: Religious Institution-New Sawyers Creek Church

Adjacent Zoning & Uses:

	North	South	East	West
Zoning	Neighborhood Residential	Neighborhood and Rural Residential	Rural Residential	Neighborhood Residential
Use & size	Woods & Farmland	Residential Lots, Woods & Farmland	Residential Lots, Wetlands & Farmland	Residential Lots

Proposed Use(s) – The proposed use is to expand the accessory uses of Religious Institution.

INFRASTRUCTURE & COMMUNITY FACILITIES

Water: Adjacent to property on Sleepy Hollow Rd

Sewer: Not available.

Fire District: South Camden Fire District.

Schools: Proposed zoning not impact Schools.

Traffic: Proposed zoning not impact Traffic.

SPECIFIC CAMA LAND USE QUESTIONS FOR THE BOARD TO CONSIDER:

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

Yes ☒ No ☒

Reasoning: In the appropriate location highway zoning district works well. The proposed zoning will match the use.

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

Yes ☐ No ☒

Reasoning: The proposed use is an accessory use for the established existing New Sayer Church.

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

Yes ☒ No ☐

Reasoning: The County future land use plans have this property and surrounding properties as Rural Preservation and Moderate Density Residential. Places of Worship are appropriate specific use in Rural Preservation.

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

Yes ☐ No ☒

Reasoning: The rezoning should not have a serious impact. The proposed addition should assist with traffic circulation by providing more on-site parking for all church functions. There should not be serious impact to any utilities.

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

Yes ☐ No ☒

Reasoning: The rezoning should not have an impact on county services.

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: The rezoning should not lessen the 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 ☒

Reasoning: The rezoning is to allow an accessory use expansion with the Principle Use of Religious Institution.

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.)

CONSISTENCY with PLANS and MAPS

CAMA Land Use Plan:

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 CAMA Future Land Use Maps has the

property identified as Moderate Density Residential. Places of Worship are appropriate in the core village within moderate density residential setting.

2035 Comprehensive Plan

Consistent ☒

Inconsistent ☐

The County's Comprehensive Future Land Use Map (Adopted 2012) shows the property as Rural Preservation. Places of Worship are appropriate specific use in Rural Preservation.

Comprehensive Transportation Plan

Consistent ☒

Inconsistent ☐

Property abuts Sleepy Hollow Road.

-Other Plans officially adopted by the Board of Commissioners

N/A

Recommendation:

Planning Staff recommends approval of the consistency statement that the requested zoning map amendment is consistent with the Camden County Future Land Use Plans which identifies the property as Rural Preservation and Moderate Density Residential.

Planning Staff recommends approval of the Rezoning Application (UDO 2024-03-110) for 312 Sleepy Hollow Road of New Sawyers Creek Church from Neighborhood Residential to Highway Commercial.



MEMORANDUM

To: Chair Bradshaw & Planning Board Members

From: Erin Burke, County Manager

Date: May 15, 2024

RE: Consideration of Establishing a Moratorium

BACKGROUND

The Board of Commissioners received information from Chuck Jones, the Camden County Public Works Director at a work session on March 19, 2024 outlining current water and waste water usage and allocation to meet the needs of approved development. Following the presentation and discussion the Board, by consensus, agreed to "Research possible implementation of a 24-month moratorium to allow the County to procure funding and permitting and to ensure that County water and sewer facilities are adequate for impending growth."

At the May 6, 2024 Board of Commissioners meeting, the Board directed staff by a vote of 4-1 to begin the process of establishing a moratorium due to limited waste water treatment capacity. At the same meeting, the Board of Commissioners also approved a contract with Timmons Group for planning services for wastewater, particularly in the South Mills service area. This contract will outline the entire permitting, design, and construction process and provide an estimate of overall project cost and schedule. A breakdown of all permitting, design, construction, and owner responsible costs will be provided. This will be an estimate as not all steps and costs can be predicted. Initial steps toward the permitting and design for a new waste water treatment plant (WWTP) to serve the northern end of the County will take two to two and a half years.

GENERAL STATUTE REQUIREMENTS

NCGS§160D-107 outlines the law associated with Moratoria in North Carolina. It outlines local governmental authority to adopt moratoria, the hearing process required, the projects which are exempt from moratoria, required findings, limit of renewal and extension, and the judicial review proceedings should a moratorium be challenged. A copy of both the statute and the referenced hearing requirements are attached to this memo.

FINDINGS

In accordance with NCGS§160D-107(d) Required Statements, staff has identified the following findings:

A statement of the problems or conditions necessitating the moratorium and what courses of action, alternative to a moratorium, were considered by the local government and why those alternative courses of action were not deemed adequate.

According to a March 2024 review of current waste water usage and projected allocations for vested developments, the ability to provide adequate waste water services will be quickly outpaced by the construction of new residential properties. Given the condition of lands in Camden County according to the Albemarle Regional Health System, the use of traditional septic systems are difficult to permit. Additionally, septic systems have proven to be a health and safety concern when they are not maintained properly and fail. The use of central sewer protects the health, safety, and welfare of current

and future residents. The County is obligated to provide services to vested properties and needs time to construct adequate facilities before considering additional users.

A statement of the development approvals subject to the moratorium and how a moratorium on those approvals will address the problems or conditions leading to imposition of the moratorium.

Staff proposes stopping approvals on any new subdivisions and multifamily developments. These users have traditionally been the highest users of waste water in Camden County, and by pausing review and approval of these types of uses, the County will be able to build facilities to meet approved and future needs. Staff notes in accordance with NCGS§160D-107 (c) Exempt Projects, “Absent an imminent threat to public health or safety, a development moratorium adopted pursuant to this section does not apply to any project for which a valid building permit issued pursuant to G.S. 160D-1108 is outstanding, to any project for which a special use permit application has been accepted as complete, to development set forth in a site-specific vesting plan approved pursuant to G.S. 160D-108.1, to development for which substantial expenditures have already been made in good-faith reliance on a prior valid development approval, or to preliminary or final subdivision plats that have been accepted for review by the local government prior to the call for a hearing to adopt the moratorium. Any preliminary subdivision plat accepted for review by the local government prior to the call for a hearing, if subsequently approved, shall be allowed to proceed to final plat approval without being subject to the moratorium.”

A date for termination of the moratorium and a statement setting forth why that duration is reasonably necessary to address the problems or conditions leading to imposition of the moratorium.

Staff projects that the time period for addressing permitting and construction of a new WWTP will take approximately two to two and a half years. Staff would request the moratorium be effective for 30 months from the date of approval, noting that it could be rescinded earlier should conditions allow.

A statement of the actions, and the schedule for those actions, proposed to be taken by the local government during the duration of the moratorium to address the problems or conditions leading to imposition of the moratorium.

Camden County has invested substantial funding in preparing documents for the construction of a new WWTP. The plans were developed using Rural Ready grant funds, and are at 65% completion. The remainder of the engineering is contingent upon the location of a new plant and the method of disposal. The Board of Commissioners approved a contract at their May 6, 2024 meeting to outline the entire permitting, design, and construction process and provide an estimate of overall project cost and schedule. In the deliverables for this contract, the County will receive a breakdown of all permitting, design, construction, and owner responsible costs. This breakdown will be an estimate as not all steps and costs can be predicted. The County has identified the need for “South Mills Waste Water Expansion and Disposal (Plant)” in the Capital Improvement Plan (CIP) for a number of years, and will in the 2024-2029 CIP move it from the Unfunded to Funded category.

RECOMMENDATION

It is staff's recommendation that the Planning Board recommend to the Board of Commissioners approval of a 30 month moratorium on new subdivisions and multifamily developments as a result of limited waste water treatment capacity.

§ 160D-107. Moratoria.

(a) Authority. – As provided in this section, local governments may adopt temporary moratoria on any development approval required by law, except for the purpose of developing and adopting new or amended plans or development regulations governing residential uses. The duration of any moratorium shall be reasonable in light of the specific conditions that warrant imposition of the moratorium and may not exceed the period of time necessary to correct, modify, or resolve such conditions.

(b) Hearing Required. – Except in cases of imminent and substantial threat to public health or safety, before adopting a development regulation imposing a development moratorium with a duration of 60 days or any shorter period, the governing board shall hold a legislative hearing and shall publish a notice of the hearing in a newspaper having general circulation in the area not less than seven days before the date set for the hearing. A development moratorium with a duration of 61 days or longer, and any extension of a moratorium so that the total duration is 61 days or longer, is subject to the notice and hearing requirements of G.S. 160D-601.

(c) Exempt Projects. – Absent an imminent threat to public health or safety, a development moratorium adopted pursuant to this section does not apply to any project for which a valid building permit issued pursuant to G.S. 160D-1108 is outstanding, to any project for which a special use permit application has been accepted as complete, to development set forth in a site-specific vesting plan approved pursuant to G.S. 160D-108.1, to development for which substantial expenditures have already been made in good-faith reliance on a prior valid development approval, or to preliminary or final subdivision plats that have been accepted for review by the local government prior to the call for a hearing to adopt the moratorium. Any preliminary subdivision plat accepted for review by the local government prior to the call for a hearing, if subsequently approved, shall be allowed to proceed to final plat approval without being subject to the moratorium. Notwithstanding the foregoing, if a complete application for a development approval has been submitted prior to the effective date of a moratorium, G.S. 160D-108(b) applies when permit processing resumes.

(d) Required Statements. – Any development regulation establishing a development moratorium must include, at the time of adoption, each of the following:

- (1) A statement of the problems or conditions necessitating the moratorium and what courses of action, alternative to a moratorium, were considered by the local government and why those alternative courses of action were not deemed adequate.
- (2) A statement of the development approvals subject to the moratorium and how a moratorium on those approvals will address the problems or conditions leading to imposition of the moratorium.
- (3) A date for termination of the moratorium and a statement setting forth why that duration is reasonably necessary to address the problems or conditions leading to imposition of the moratorium.
- (4) A statement of the actions, and the schedule for those actions, proposed to be taken by the local government during the duration of the moratorium to address the problems or conditions leading to imposition of the moratorium.

(e) Limit on Renewal or Extension. – No moratorium may be subsequently renewed or extended for any additional period unless the local government has taken all reasonable and feasible steps proposed to be taken in its ordinance establishing the moratorium to address the problems or conditions leading to imposition of the moratorium and unless new facts and conditions warrant an extension. Any ordinance renewing or extending a development moratorium must include, at the time of adoption, the findings set forth in subdivisions (1) through (4) of subsection (d) of this section, including what new facts or conditions warrant the extension.

(f) Expedited Judicial Review. – Any person aggrieved by the imposition of a moratorium on development approvals required by law may apply to the General Court of Justice for an order enjoining the enforcement of the moratorium. Actions brought pursuant to this section shall be scheduled for expedited hearing, and subsequent proceedings in those actions shall be accorded priority by the trial and appellate courts. In such actions, the local government has the burden of showing compliance with the procedural requirements of this subsection. (2019-111, s. 2.4; 2020-3, s. 4.33(a); 2020-25, ss. 4, 51(a), (b), (d).)

Article 6.

Development Regulation.

§ 160D-601. Procedure for adopting, amending, or repealing development regulations.

(a) **Hearing with Published Notice.** – Before adopting, amending, or repealing any ordinance or development regulation authorized by this Chapter, the governing board shall hold a legislative hearing. A notice of the hearing shall be given once a week for two successive calendar weeks in a newspaper having general circulation in the area. The notice shall be published the first time not less than 10 days nor more than 25 days before the date scheduled for the hearing. In computing such period, the day of publication is not to be included but the day of the hearing shall be included.

(b) **Notice to Military Bases.** – If the adoption or modification would result in changes to the zoning map or would change or affect the permitted uses of land located five miles or less from the perimeter boundary of a military base, the local government shall provide written notice of the proposed changes by certified mail, return receipt requested, to the commander of the military base not less than 10 days nor more than 25 days before the date fixed for the hearing. If the commander of the military base provides comments or analysis regarding the compatibility of the proposed development regulation or amendment with military operations at the base, the governing board of the local government shall take the comments and analysis into consideration before making a final determination on the ordinance.

(c) **Ordinance Required.** – A development regulation adopted pursuant to this Chapter shall be adopted by ordinance.

(d) **Down-Zoning.** – No amendment to zoning regulations or a zoning map that down-zones property shall be initiated nor is it enforceable without the written consent of all property owners whose property is the subject of the down-zoning amendment, unless the down-zoning amendment is initiated by the local government. For purposes of this section, "down-zoning" means a zoning ordinance that affects an area of land in one of the following ways:

- (1) By decreasing the development density of the land to be less dense than was allowed under its previous usage.
- (2) By reducing the permitted uses of the land that are specified in a zoning ordinance or land development regulation to fewer uses than were allowed under its previous usage. (2019-111, s. 2.4; 2020-3, s. 4.33(a); 2020-25, ss. 12, 50(a), 51(a), (b), (d).)

Camden County North Carolina



Water and Sewer current and proposed needs

Synopsis:

The county is experiencing unprecedented growth, and the demand for services will quickly outstrip what is currently available, both potable water and wastewater.

Water Treatment

Currently the water treatment facility is rated for 720 000 gallons per day. That number is based on one train running 24 hours per day. The facility could, theoretically produce 1.44 million gallons per day with both trains running 24 hours per day. This scenario would require 1.9 million gallons per day of raw water drawn from the ground. This would require at least four wells to run to produce this amount of water. The county currently has five wells and three more in development.

Wastewater Treatment

Currently the County has two wastewater treatment plants. The Courthouse Area Plant is rated for 50,000 gallons per day, the South Mills Plant is rated for 100,000 gallons per day. The current average at the Courthouse area is approximately 25,000 gallons per day and the South Mills plant is approximately 15,000 gallons per day. The County has plans in hand to expand the Courthouse Area plant and replace the South Mills plant.

Current Services Already Allocated

South Mills

Currently allocated

Water and Sewer

- South Mills landing phase one 47,000 gallons per day
- Camden Lakes 43,600 gallons per day

Water only

- Keeter barn 15,000 gallons per day

Proposed

Water and Sewer

- South Mills Landing Phase 2, 3, 4 and 5 180,000 gallons per day
- Wharf's landing Phase 2 32,000 gallons per day

South Camden

Current treatment capacity of the SCWSD Water Treatment Facility:

The current facility is permitted for 720,000 gallons per day. That is based on one treatment train operating at 500 gallons per minute running 24 hours. To produce that amount of water, the plant needs to bring in 1,029,000 gallons. The second train was added to allow the facility the flexibility to have one train down for maintenance and still produce water. Currently, both trains are operated at the same time in order to produce the required daily demand in as short of time as possible.

There is currently no reject water discharge limit (to the river). Water plant limits are based on well production and the ability to rest wells for an averaged 12 hours.

The facility currently produces an average of 495,000 gallons per day. With current wells and storage capacity, an operational schedule can be worked out so that the facility can produce the 720,000 gallons per day. Possibly requiring extending the operating time therefore increasing staff, or investing in a more robust SCADA system to allow the plant to run unattended.

Current Capacities:

One treatment train: 500 gallons per minute

Both trains: 950 – 1000 gallons per minute (some loss in efficiency due to shared piping and pumping)

With an adequate water source and sufficient storage, the current facility could possibly produce close to 1.44 million gallons per day. This would take both trains running 24 hours per day.

Well yields:

Current Wells

Well 1 Shallow: 370 gallons per minute

Well 1 Deep: 350 gallons per minute

Well 2 Shallow: 370 gallons per minute

Well 2 Deep: 350 gallons per minute

Well 3 Shallow: 400 gallons per minute

Proposed Wells

Well 4 Shallow: 370 gallons per minute

Well 4 Deep: 350 gallons per minute

Well 3 Deep: 400 gallons per minute

Current storage:

Clear well (at the plant): 500,000 gallons

Burnt Mills tower: 300,000 gallons

Shiloh tower: 200,000 gallons

Future Needs:

- Larger clear well at the water plant to store finished water (at least 1 million gallons)
- Larger raw water reservoir to allow a buffer between the wells and the plant
- Another elevated tank in the northern end of the county to provide adequate storage for growth

- Another elevated tank at the southern end of the county for storage and pressure
- Start to add another set of treatment trains (increase building size to add 4 more)
- Aggressively pursue wellfield expansion

Current wastewater treatment

The Courthouse Area treatment facility is currently operating in the 50% average range of its permitted capacity. The South Mills treatment plant is operating at about 15% of its capacity. The South Mills facility can be brought back to potentially treat 100,000 gallons per day. That is the amount it is permitted for. The state requires that when a treatment facility reaches an annual average of 80% of capacity, plans are drawn up to expand the facility. At 90% capacity, construction is to start. The County currently has plans for this facility to be expanded on land that the county owns. The proposal is to build a treatment plant that can be done in phases, with a buildout of 1 million gallons per day. This would ultimately include a discharge to surface waters. There is also the possibility of utilizing land that is currently under cultivation for more spray field and constructing a high rate infiltration filter to dispose of treated wastewater.

The Courthouse Area facility already has plans, permitting and room to expand to 100,000 gallons per day. There is the possibility that it can be upgraded to approximately 250,000 gallons per day with the purchase of more land.

Solutions

Nothing this would put the county behind and unable to provide promised services

Deny some services to future subdivisions, i.e. sewer

Start increasing storage for treated water and small upgrades to wastewater treatment (kicking can down the road).

Start massive increase in services immediately, procuring money by whatever means available (loans, bonds etc.).

Actively pursue public/private partnerships, requiring money from developers to pay for expansion, beyond capacity fees.

Small treatment plants scattered throughout the county, these would serve only one subdivision.

Moratorium 24 Months. This would allow the county to procure funding and permitting to ensure that the facilities are adequate for the foreseeable future.