

STAFF REPORT

**UDO 2021-10-012
Zoning Map Amendment**

PROJECT INFORMATION

File Reference: UDO 2021-10-012
Project Name: Rezoning on Sandy Hook Rd
PIN: Various

Applicant: Ricky Lee Edwards
Address: 226 Milltown Rd
Shiloh, NC 27974

Phone: 252-331-7564
Email: NA

Agent for Applicant: NA
Address:

Phone:
Fax:
Email:

Current Owner of Record: Applicant

Meeting Dates:
October 5, 2021 **Neighborhood Meeting**
October 20, 2021 **Planning Board Meeting**

Application Received: October 6, 2021
By: Amber Curling, Planning

Application Fee paid: \$650.00

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.** Zoning Comparison VC to NR

REQUEST: Zoning Map Amendment from Village Commercial Zoning District to Neighborhood Residential Zoning District.

DESCRIPTION: Rezone of four parcels; first parcel 03-8973-00-22-4200.0000 of approximately 1.33 acres, second parcel 901 Sandy Hook Rd 03-8973-00-22-6302.0000, third parcel 903 Sandy Hook Rd 03-8973-00-22-6159.0000 and fourth parcel PIN 905 Sandy Hook Rd 03-8973-00-22-6088.0000 from Village Commercial (VC) to Neighborhood Residential (NR). The parcels are located in the Shiloh Township on Sandy Hook Road. The property has been used as farmland and residential homes

Rezoning from the Village Commercial Zoning District (Article 151.3.6.3)

The Village Commercial district intended to foster high quality, compact, pedestrian-oriented development on lots within designated village centers. Development in the VC district is human-scaled and designed to promote visual interest for pedestrians. Ground-level retail and personal services that promote pedestrian activity along the street are highly encouraged and large, monolithic, automobile-oriented developments are prohibited. New development in the district is located close to the street, provides passers-by with clear views into the building’s ground floor, and fosters sidewalk dining, outdoor seating, and interaction among pedestrians. The district requires urban-style open space (greens, seating areas, plazas, pocket parks, roof gardens, etc.) to be included as a part of new development. In addition to commercial uses, the district allows a variety of moderate-density residential development. New commercial, mixed-use, and multi-family developments in the district are subject to the design standards in ARTICLE 151.5 DEVELOPMENT STANDARDS.

Rezoning to the Neighborhood Residential Zoning District (Article 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.

SITE DATA

Size of Lots: The 4 lots are between 40,000 -59,000 square feet
Flood Zone: X
Zoning District(s): Village Commercial (VC)
Existing Land Uses: Farmland Residential Lots
Proposed Use(s) – Residential

Adjacent Zoning & Uses:

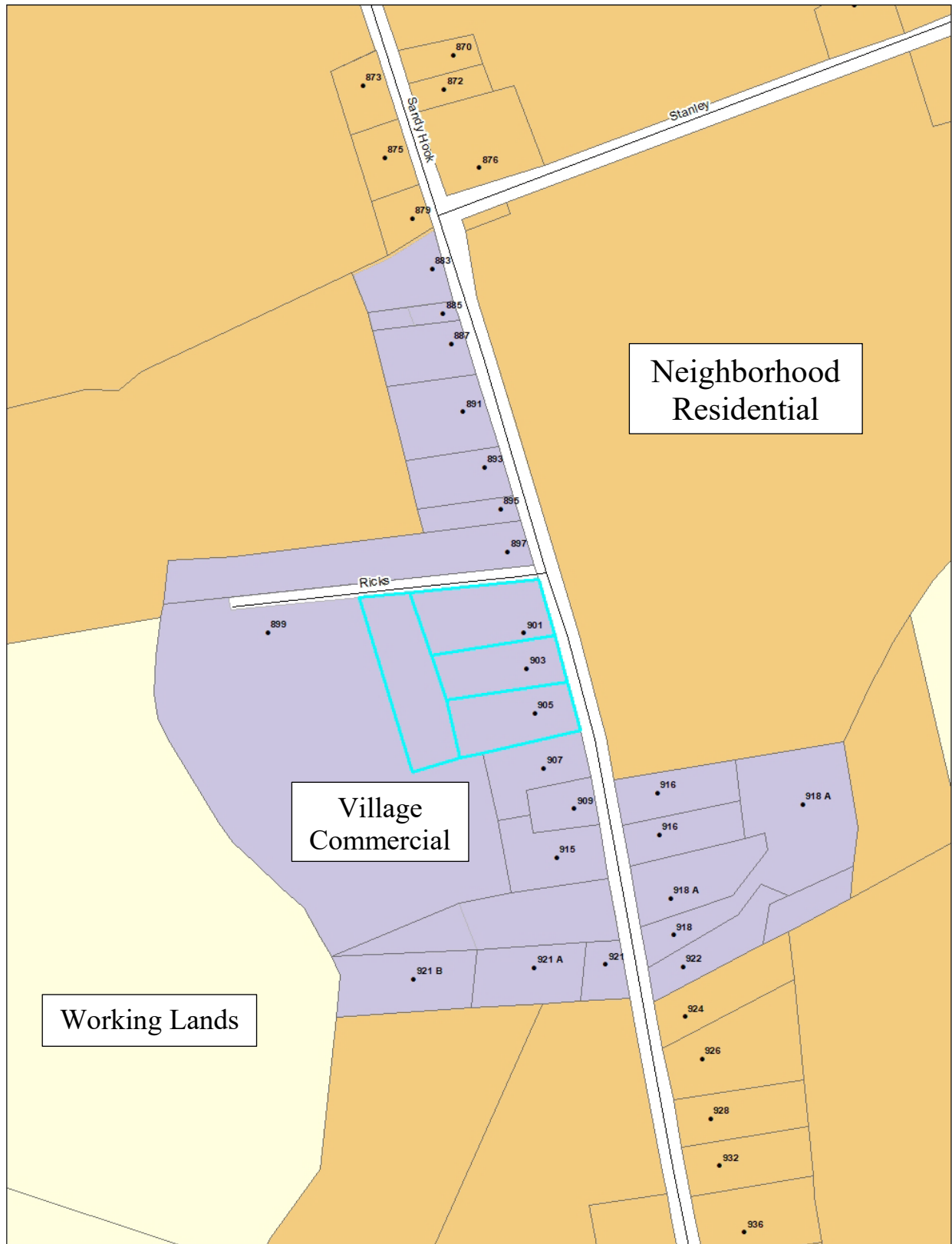
	North	South	East	West
Zoning	Village Commercial (VC) & Neighborhood Residential (NR)	Village Commercial (VC) Neighborhood Residential (NR)	Neighborhood Residential (NR)	Village Commercial (VC)
Use & size	Residential Lots & Farmland	Residential Lots, Woods, Farmland	Farmland	Business & Farmland

MAPS for Clarification

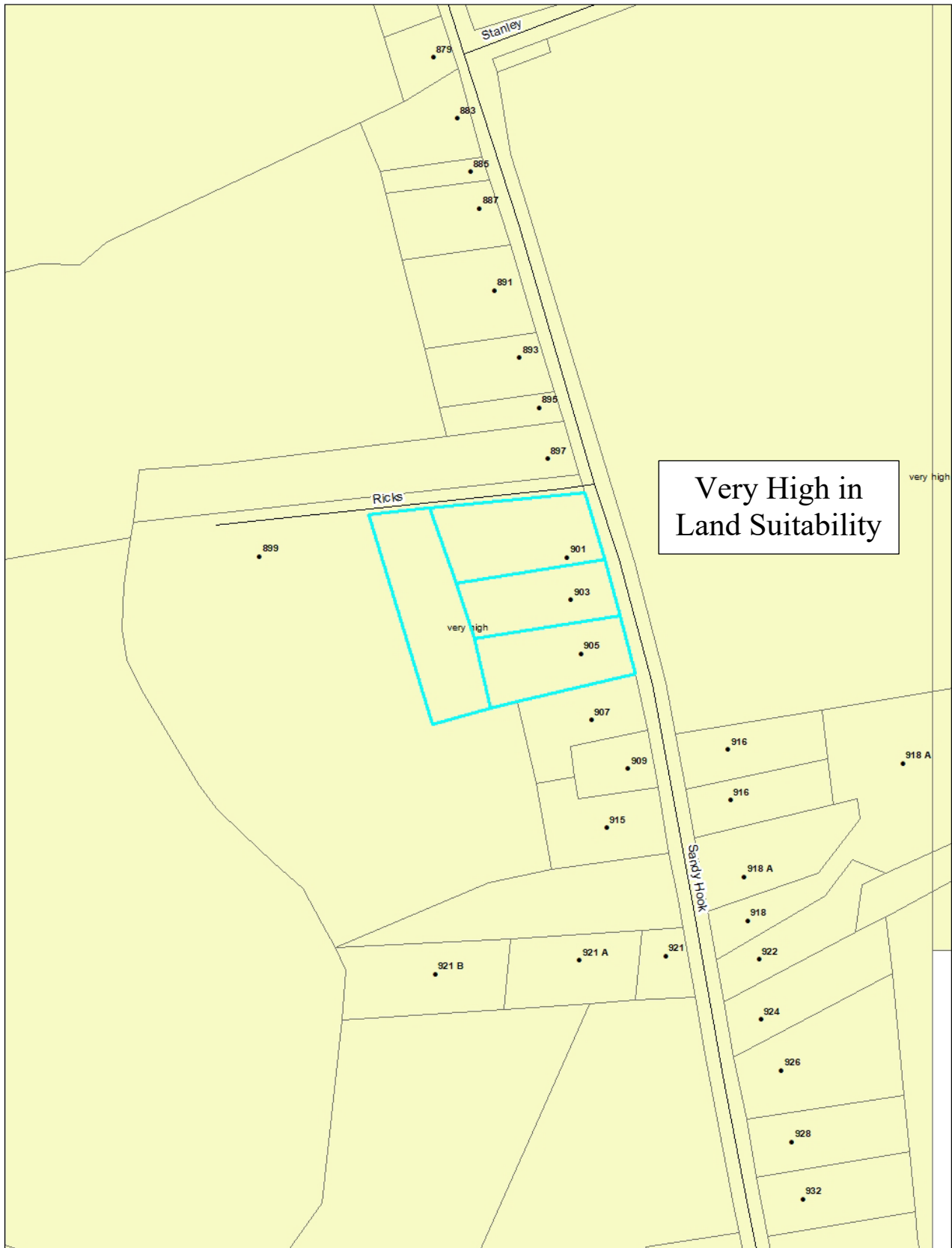
Vicinity Map: Shiloh Township – Located on Sandy Hook Rd.



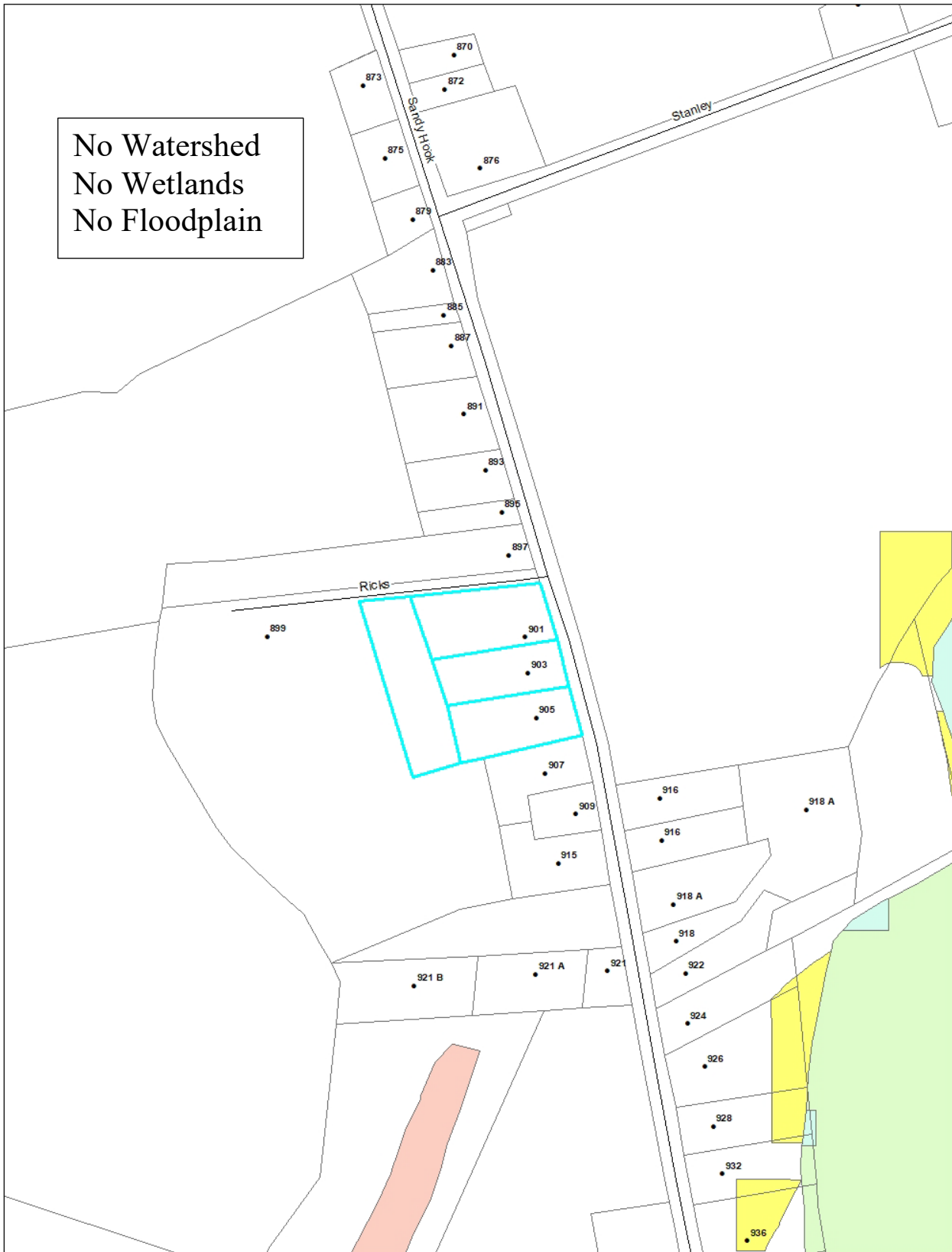
Zoning Map:



CAMA Land Suitability:



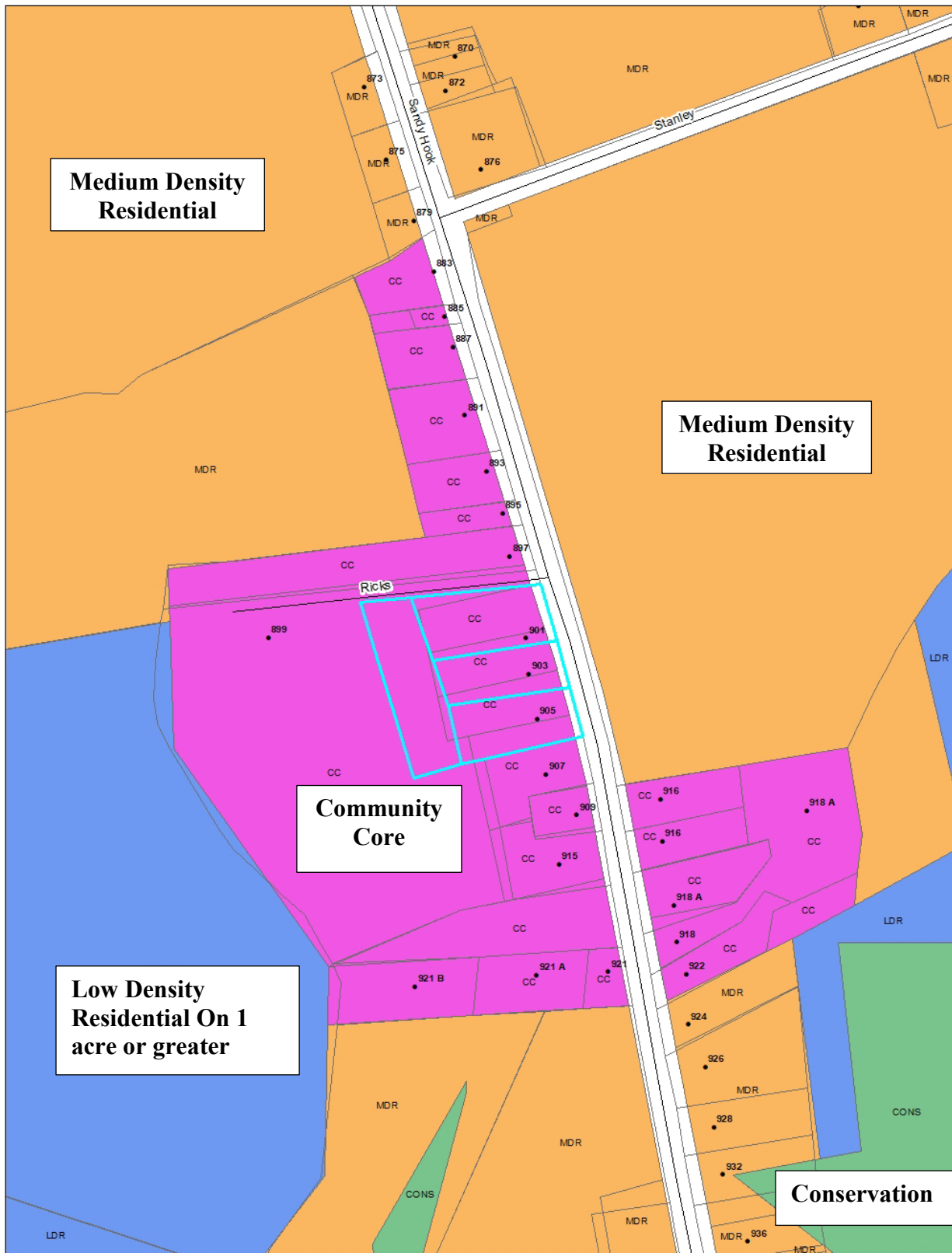
Watershed, Wetlands, and Floodplain Map



Comprehensive Plan Future Land Use Map



CAMA Future Land Use Map



INFRASTRUCTURE & COMMUNITY FACILITIES

Water: Water lines are located adjacent to property along Sandy Hook Road

Sewer: Not available.

Fire District: Shiloh Fire District.

Schools: Proposed zoning should not have an impact on Schools.

Traffic: Proposed zoning should not have impact on Traffic

SPECIFIC CAMA LAND USE QUESTIONS for THE PLANNING BOARD TO CONSIDER:

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

In Camden County 0.26% is zoned as Village Commercial and 3.08% is zoned as Neighborhood Residential.

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

The surrounding properties are mainly residential homes and farmland.

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

Three of the parcels are being used as residential and the fourth parcel is being used as farmland. The surrounding properties are mainly residential. The proposed uses of the four parcels are residential. The difference is between the existing Commercial zoning district and the proposed Residential zoning district.

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

The proposed zoning uses should not impact public facilities. Three of the 4 properties have water meters currently.

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

The proposed zoning uses should not have an impact on any public services.

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

All permitted uses in the requested zoning classification should not lessen the enjoyment or use of any adjacent properties.

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

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

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

The request does not raise serious legal questions.

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

The proposed development includes no areas of environmental concern.

Goal when Reviewing of Zoning Regulations in accordance with the Camden County Land Use Plans is to make sure the project is designed to:

- to lessen congestion in the streets;
- to secure safety from fire, panic, and other dangers;
- to promote health and the general welfare;
- to provide adequate light and air;
- to prevent the overcrowding of land;
- to avoid undue concentration of population; and
- to facilitate the adequate provision of transportation, water, sewage, schools' parks and other public requirements

CONSISTENCY with PLANS and MAPS

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- **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 shows the current Village Commercial Zoning District Parcels to be Community Core. The Community Core district is designed to provide the core commercial use in the County's three villages (Camden, Shiloh, and South Mills) to help meet social, shopping, and employment, and some housing needs of the County's rural residents in a village type environment.
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- **2035 Comprehensive Plan**
- **Consistent** **Inconsistent**
- The County's Comprehensive Future Land Use Map (Adopted 2012) shows the parcel to be Crossroads Commercial. The Crossroads Commercial. District is intended to provide commercial uses that serve proximate rural residences.
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- **Comprehensive Transportation Plan**
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- **Consistent** **Inconsistent**
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- Property abuts Sandy Hook Rd
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- **Other Plans officially adopted by the Board of Commissioners -**
N/A

Summary

The requested zoning change is inconsistent with the CAMA Future Land Use Map and inconsistent with the Comprehensive Future Land Use Map that identifies the parcels as Community Core and Crossroads Commercial.