

STAFF REPORT

UDO 2018-02-02 Zoning Map Amendment

PROJECT INFORMATION

File Reference: UDO 2018-02-02
Project Name; N/A
PIN: 01-7071-00-67-6843

Applicant: Camden County

Address: 117 N. 343
Camden, NC
Phone: (252) 338-1919

Email:

Agent for Applicant:

Address:

Phone:

Email:

Current Owner of Record: Applicant

Meeting Dates:

2/21/2018

Planning Board

Application Received: 2/2/2018
By: David Parks, Permit Officer

Application Fee paid: N/A

Completeness of Application: Application is generally complete

Documents received upon filing of application or otherwise included:

- A. Rezoning Application
- B. GIS Aerial, existing zoning, Comprehensive Plan/CAMA Plan future land use maps, and CAMA Land Use Plan Suitability Maps
- C. Table of Permissible Use comparison.
- D. Highway 17 Corridor Plan

REQUEST: Rezone approximately 260 acres from General Use District (GUD) to Light Industrial (I-1) on property located at the intersections of U.S. 17 and McPherson Road.

From: General Use District (GUD)

To: Light Industrial

The GUD, general use, district is established to allow opportunities for very low density residential development and bona fide farms, along with agricultural and related agricultural uses (e.g., timber, horticulture, silviculture and aquaculture.)

The I-1, light industrial, district is designed to provide space for industries, wholesaling and warehouse facilities and some related service establishments which can be operated in a relatively clean and quiet manner and which will not be obnoxious to adjacent residential or commercial districts.

PROJECT LOCATION:

Vicinity Map: South Mills Township



SITE DATA

Lot size: Approximately 260 acres.
Flood Zone: X
Zoning District(s): General Use District (GUD)
Existing Land Uses: Farmland/Sewer Plant Spray Field

Adjacent Zoning & Uses:

	North	South	East	West
Zoning	Planned Unit Development (PUD)	Basic Residential/Planned Unit Development (PUD)	Basic Residential (R3-2)	General Use District (GUD)
Use & size	Camden Commerce Park	Camden Plantation	Farmland	Dismal Swamp

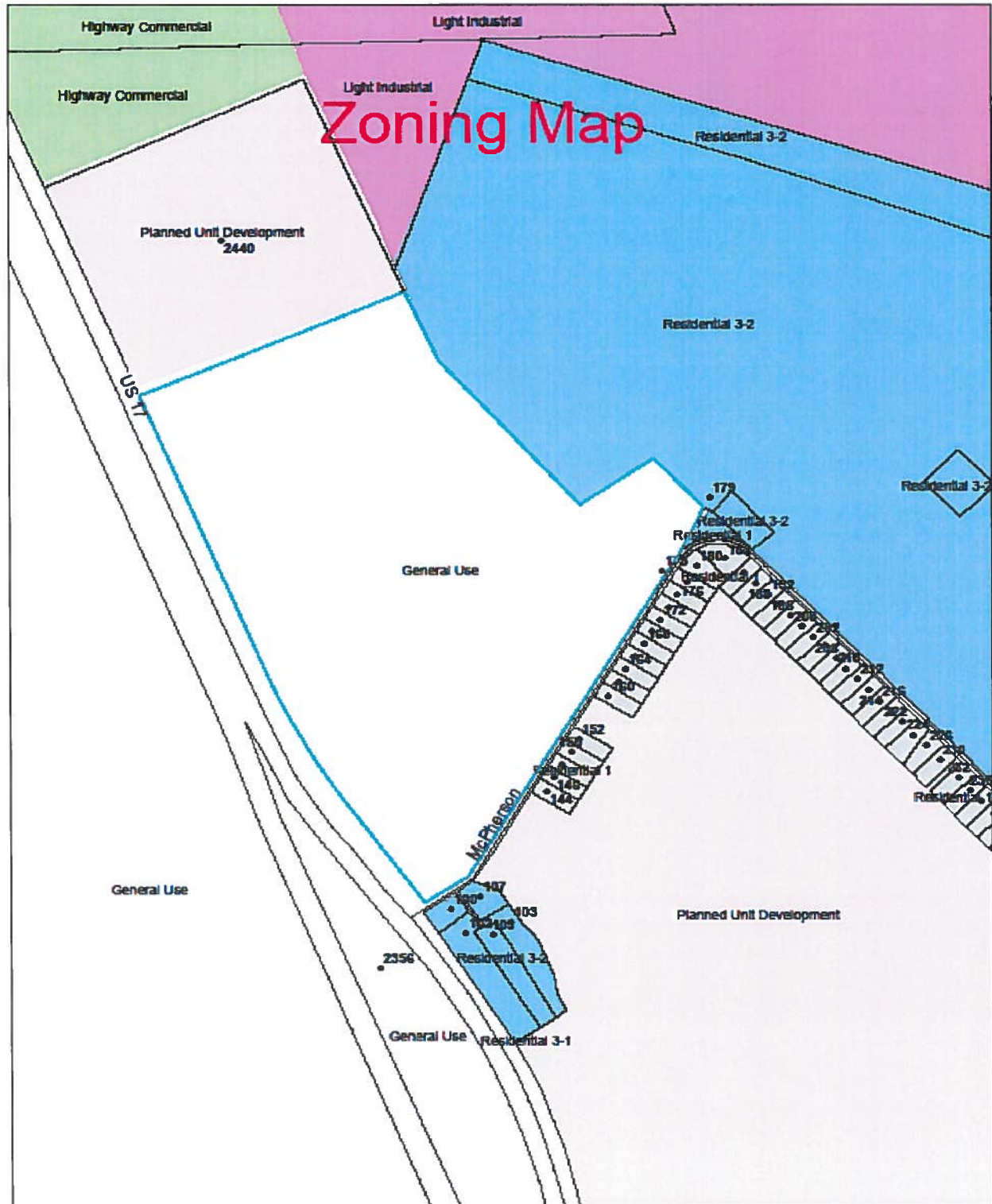
Proposed Use(s): Commercial Uses.

Description of property: Majority of property being farmed with the portion to the East being used as a Sewage Treatment Facility holding pond/spray field.

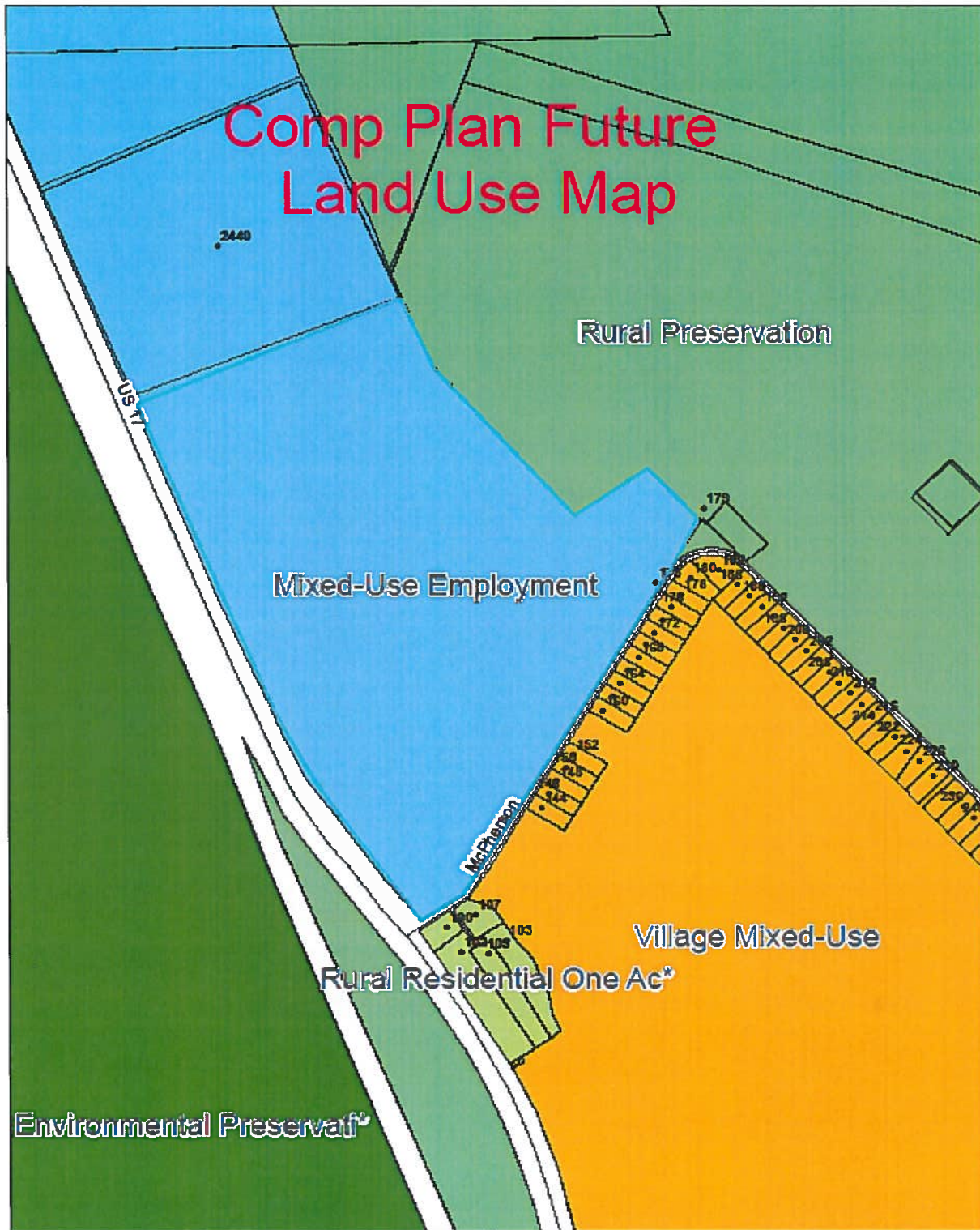
ENVIRONMENTAL ASSESSMENT

Streams, Creeks, Major Ditches: Property drains into the Dismal Swamp Canal.
Distance & description of nearest outfall: Less than 1 mile.

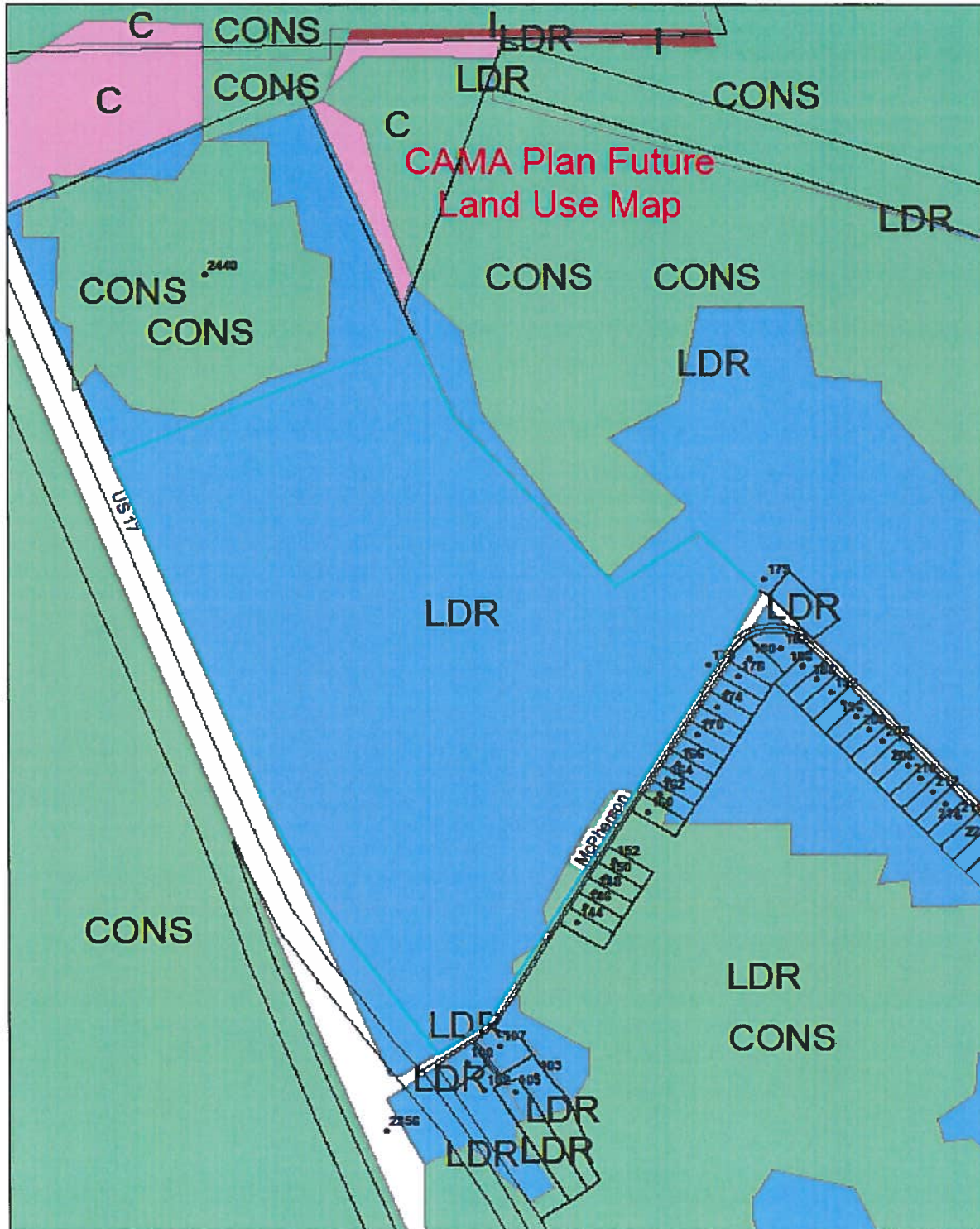
Current Zoning:



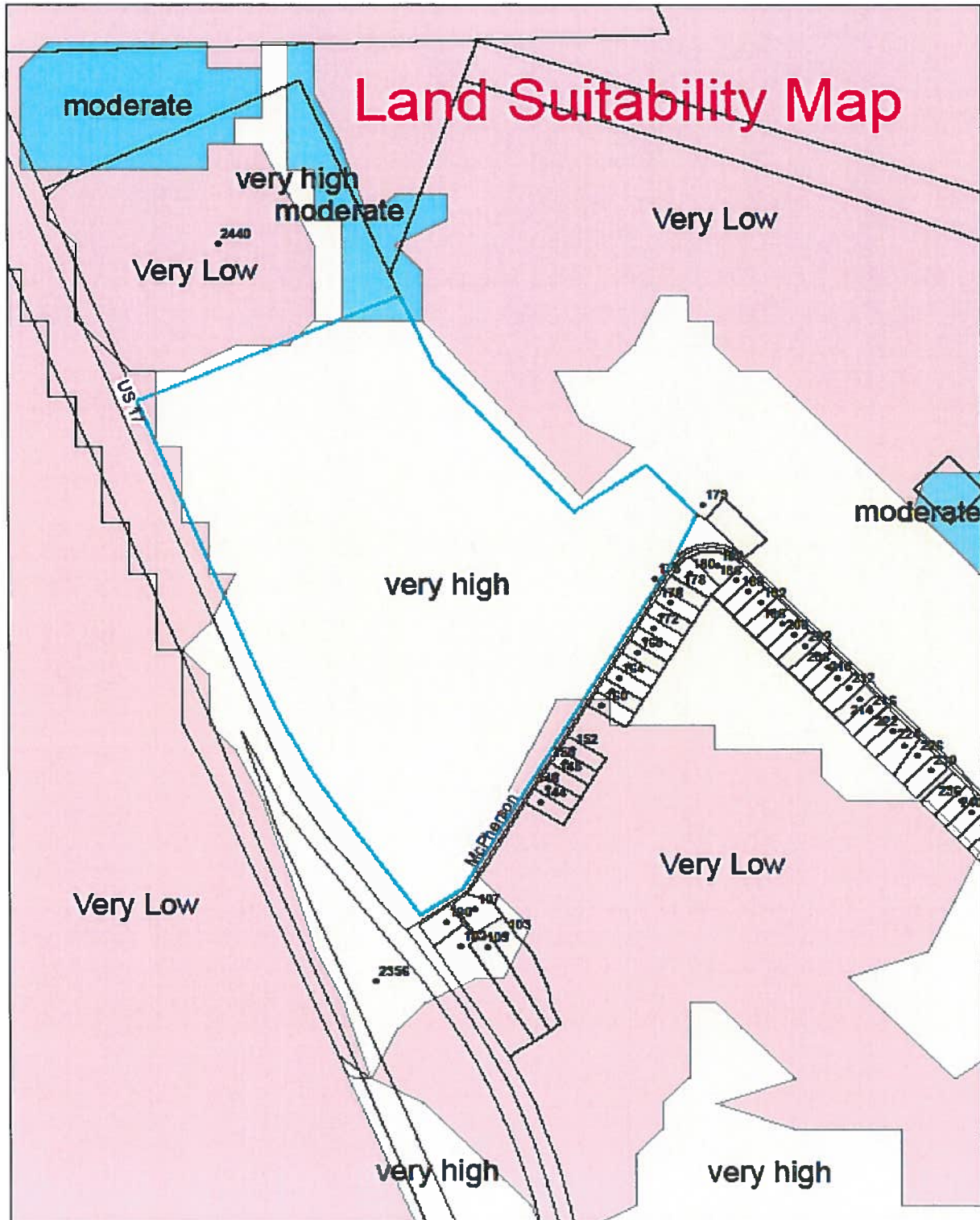
Comprehensive Plan Future Land Use Map



CAMA Future Land Use Map



CAMA Land Suitability Map:



INFRASTRUCTURE & COMMUNITY FACILITIES

Water	Water lines are located adjacent to property along U.S. 17 and McPherson Road.
Sewer	Sewer runs along U.S. 17.
Fire District	South Mills Fire District off Ketter Barn located approximately 3 miles from property.
Schools	Proposed uses in requested will not impact schools.
Traffic	Staffs opinion is traffic will not exceed road capacities.

PLANS CONSISTENCY

CAMA Land Use Plan Policies & Objectives:

Consistent Inconsistent

The proposed zoning change is inconsistent with the CAMA Land Use Plan as Future Land Use Maps has it designated as Low Density Residential. Plan will need to be amended.

PLANS CONSISTENCY – cont.

2035 Comprehensive Plan

Consistent Inconsistent

Consistent with Comprehensive Plan (Adopted 2012) as Future Land Use Maps reflect land as Mixed Use Employment. To have Mixed Use Employment, water and sewer is preferred which both are adjacent to this parcel.

PLANS CONSISTENCY – cont.

Comprehensive Transportation Plan

Consistent Inconsistent

Property abuts U.S. 17 and McPherson Road. Property also does not have direct access to U.S..

Other Plans officially adopted by the Board of Commissioners

N/A

FINDINGS REGARDING ADDITIONAL REQUIREMENTS:

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

Reasoning: The proposed zoning change will enhance the public welfare as proposed zoning change will encourage commercial development along a major corridor providing a needed tax base and employment opportunities.

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: Requested uses are more appropriate due to the location of the property and infrastructure available (water & sewer). The eastern portion of the property serves as the County's Sewage Treatment Plant Spray Fields.

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?**

Reasoning: The property abuts county owned Commercial Park directly to the north.

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

Reasoning: The need for commercial development and employment opportunities.

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

Reasoning: Some uses could cause some serious noise, odors, light activity, or unusual disturbances. Buffering will be addressed at permit issuance for the use which should mitigate some of the issues.

Yes No **Does the request impact any CAMA Areas of Environmental Concern?**

Reasoning: Property is outside any CAMA Areas of Environmental Concern. Property located outside the 100 year floodplain.

Yes No **Does the county need more land in the zoning class requested?**

Reasoning: In appropriate areas where location of property and infrastructure (water and sewer) is available. Property abuts U.S. 17 and there is water and sewer available to the site.

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

Reasoning: The property along U.S. 17 and future I87 corridor is one of the most appropriate and marketable properties in the County.

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

Schools – N/A

Fire and Rescue – Level of impact would be determined upon the type and size of the business attracted to the site.

Law Enforcement – Minimal impact.

Parks & Recreation – No impact

Traffic Circulation or Parking – Depends on type and size of business.

Other County Facilities – No.

Yes No **Is This A Small Scale "Spot" Rezoning Request Requiring Evaluation Of Community Benefits?**

If Yes (regarding small scale spot rezoning) – Applicants Reasoning:

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

STAFF COMMENTARY/RECOMMENDATION:

Staff recommends approval of the rezoning as the uses in the proposed zoning classification are more appropriate than that of the existing zoning classification.

The original intended use of this parcel was for utilization of the County's Waste Water Treatment Facility to spray the affluent from the plant on trees. Technology back then required 1 acre of land to every 100 gallons of affluent. New technology and possible partnership with the development community has diminished the amount of land required for handling affluent. Staff feels that the current highest and best use of the property due to its location (abuts U.S. 17/future Interstate 87) and infrastructure (water/sewer) available is commercial.



Zoning Change Application
County of Camden, North Carolina

A rezoning may be obtained pursuant to Article 151.580 of the Unified Development Ordinance (UDO) of Camden County and upon approval by the Board of Commissioners after a recommendation from the Planning Board.

Please consult the Planning Office (1-252-338-1919) with any questions about your application.

PLEASE PRINT OR TYPE

Please Do Not Write in this Box

PIN: 01-7071-00-67-6843

UDO# 2018-02-02

Date Received: 2/2/2018

Received by: DP

Zoning District: GUD

Fee Paid \$ N/A

Applicant's Name: Camden County

If the Applicant is acting as agent for another person (the "principal"), please give that person's name on the line below and submit a copy of the agency agreement/letter with this Application.

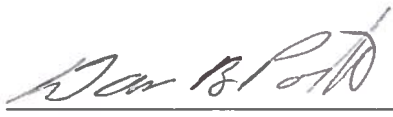
Applicant's Mailing Address: 117 North Highway 343, P.O. Box 190
Camden, NC 27921

Daytime Phone Number: (252) 338-1919

Street Address Location of Property: Adjacent to U.S. 17 and McPherson Road

General Description of Proposal: Request rezone approximately 260 acres from General Use District (GUD) to Light Industrial (I-1)

I swear or affirm that the foregoing information and all attachments hereto (now or subsequently provided as part of this application) are true and correct to the best of my knowledge.

Signed: 

Dated: 2/9/18

** Information to be filled out by Planning Department*

***Is the Property in a Watershed Protection area?** No

***Flood Zone (from FIRM Map):** AE ***Taxes paid? Yes** N/A **No** _____

Zoning Change Application Questions

The UDO requires the Board to consider to 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? (Article 151.585)

See Findings.

(B) Is the entire range of permitted uses in the requested classification more appropriate than the range of uses in the existing classification? (Article 151.585)

See Findings.

(C) For proposals to re-zone to non-residential districts along major arterial roads (Article 151.586):

(1) Is this an expansion of an adjacent zoning district of the same classification? No.

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

**CAMDEN COUNTY, NORTH CAROLINA
TABLE OF PERMISSIBLE USES
(GUD Vs I-1 Zoning Districts)**

USE#	DESCRIPTION	GUD	I-1
1.000	Residential		
1.100	Single Family Detached (One dwelling unit per lot)		
1.111	Site Built	Z	
1.111.5	Modular	Z	
1.200	Two-Family Residences		
1.300	Multi-Family Residences		
1.400	Homes Emphasizing Special Services, Treatment or Supervision		
1.430	Child Care Homes	S	
1.500	Miscellaneous rooms for rent situations		
1.520	Bed and Breakfast establishments	Z	
1.550	Hunting and Fishing Lodges	S	
1.600	Temporary Emergency Construction and Repair of Residences	Z	Z
1.700	Home Occupations	Z	
2.000	Sales and Rental of Goods, Merchandise and Equipment		
2.100	No storage/display of goods outside fully enclosed structure		
2.110	High Volume Traffic Generation		Z
2.111	Convenience Store		
2.120	Low Volume Traffic Generation		Z
2.130	Wholesale Sales		Z
2.200	Storage/Display of Goods Outside Fully Enclosed Allowed		
2.210	High Volume Traffic Generation		Z
2.220	Low Volume Traffic Generation		Z
2.230	Wholesale Sales		Z
3.000	Office, Clerical, Research and Services not primarily related to goods or merchandise		
3.100	All operations conducted entirely within fully enclosed building		
3.110	Operations designed to attract and serve customers or clients on the premises, such as the offices of attorneys, stock brokers, travel agents, and other professions		S
3.120	Operations designed to attract little or no customer or client traffic other than employees of the entity operating the use		S
3.130	Offices or clinics of physicians or dentists with not more than 10,000 square feet of gross floor area		S
3.140	Government Offices		Z
3.200	Operation conducted within or outside fully enclosed building		
3.210	Operations designed to attract and serve customers or clients on the premises		S
3.220	Operations designed to attract little or no customer or client traffic other than employees of the entity operating the use		S
3.230	Banks with drive-in windows		Z
4.000	Manufacturing, Processing, Creating, Repairing, Renovating, Painting, Cleaning, Assembling of Goods, Merchandise and Equipment, Subject to Hereto		
4.100	All operations conducted entirely within fully enclosed building		
4.110	Majority of dollar volume of business done with walk-in trade	Z	Z
4.120	Majority of dollar volume business not done with walk-in trade	Z	Z
4.200	Operations conducted within or outside fully enclosed building		Z
5.000	Educational, Cultural, Religious, Philanthropic, Social and Fraternal Uses		
5.100	Schools		
5.110	Elementary and Secondary (including associated grounds, athletic and other facilities)	S	
5.120	Trade or Vocational		Z

**CAMDEN COUNTY, NORTH CAROLINA
TABLE OF PERMISSIBLE USES
(GUD Vs I-1 Zoning Districts)**

USE#	DESCRIPTION	GUD	I-1
5.200	Churches, Synagogues and temples (including associated residential structures for religious personnel)	Z	
5.300	Libraries, museums, art galleries, art centers and similar uses (including associated educational and instructional activities)		
6.000	Recreation, Amusement, Entertainment		
6.100	Activity conducted entirely within a building or substantial structure		
6.110	Bowling alleys, skating rinks, indoor tennis and racquetball courts, billiards and pool halls, indoor athletic and exercise facilities		S
6.200	Activity conducted primarily outside enclosed buildings or structures		
6.210	Privately owned outdoor recreation facilities such as golf and country clubs, etc. (But not including campgrounds), not constructed pursuant to a permit authorizing the construction of some residential development	Z	Z
6.220	Publicly owned outdoor recreational facilities, such as athletic fields, golf courses, tennis courts, swimming pools, parks, campgrounds, boat ramps and docks, etc. Not constructed pursuant to a permit authorizing the construction of another use (i.e. school)	Z	
6.240	Horseback riding, schooling and boarding facilities provided that when its in a GUD district, a minimum of 10 acres is required (and not constructed pursuant to a permit authorizing a residential development)	Z	
6.250	Automobile and motorcycle racing tracks	S	S
6.251	Competitive go-kart/ATV race track	S	S
6.270	Private Campgrounds		
6.271	Travel trailers allowed	S	
6.272	Travel trailers prohibited	S	
6.280	Petting Zoo	S	
6.290	Recreational grounds	S	
6.300	Outdoor firing ranges, subject to Article 151.347(S)		S
7.000	Institutional Residences or Care/Confinement facilities		
7.400	Penal and correctional facilities		S
8.000	Restaurants, Dance Halls, Bars, Night Clubs		
8.100	Restaurants		
8.110	No substantial carry-out or delivery service, no drive-in service, no service or consumption outside fully enclosed structure		Z
8.120	No substantial carry-out or delivery service, no drive in service, service or consumption outside fully enclosed structure		Z
8.130	Carry-out and delivery service, consumption outside fully enclosed structure allowed, but no drive-in service		Z
8.140	Carry-out and delivery service, drive-in service, service outside fully enclosed structure; with drive-in and delivery service		Z
9.000	Motor vehicle and boat related sales and service operations		
9.100	Motor vehicle and boat sales or rental or sales and service		Z
9.200	Automobile service center	Z	Z
9.300	Gas sales operations		Z
9.400	Automobile repair shop or body shop provided all wrecked vehicles and parts are visually screened from exterior property lines and right-of-way lines	Z	Z
9.500	Car wash		Z
10.000	Storage and Parking		
10.100	Automobile parking garages or parking lots not located on a lot on which there is another principal use to which the parking is related		Z
10.200	Storage of goods not related to the sale or use of those goods on same lot where they are stored		

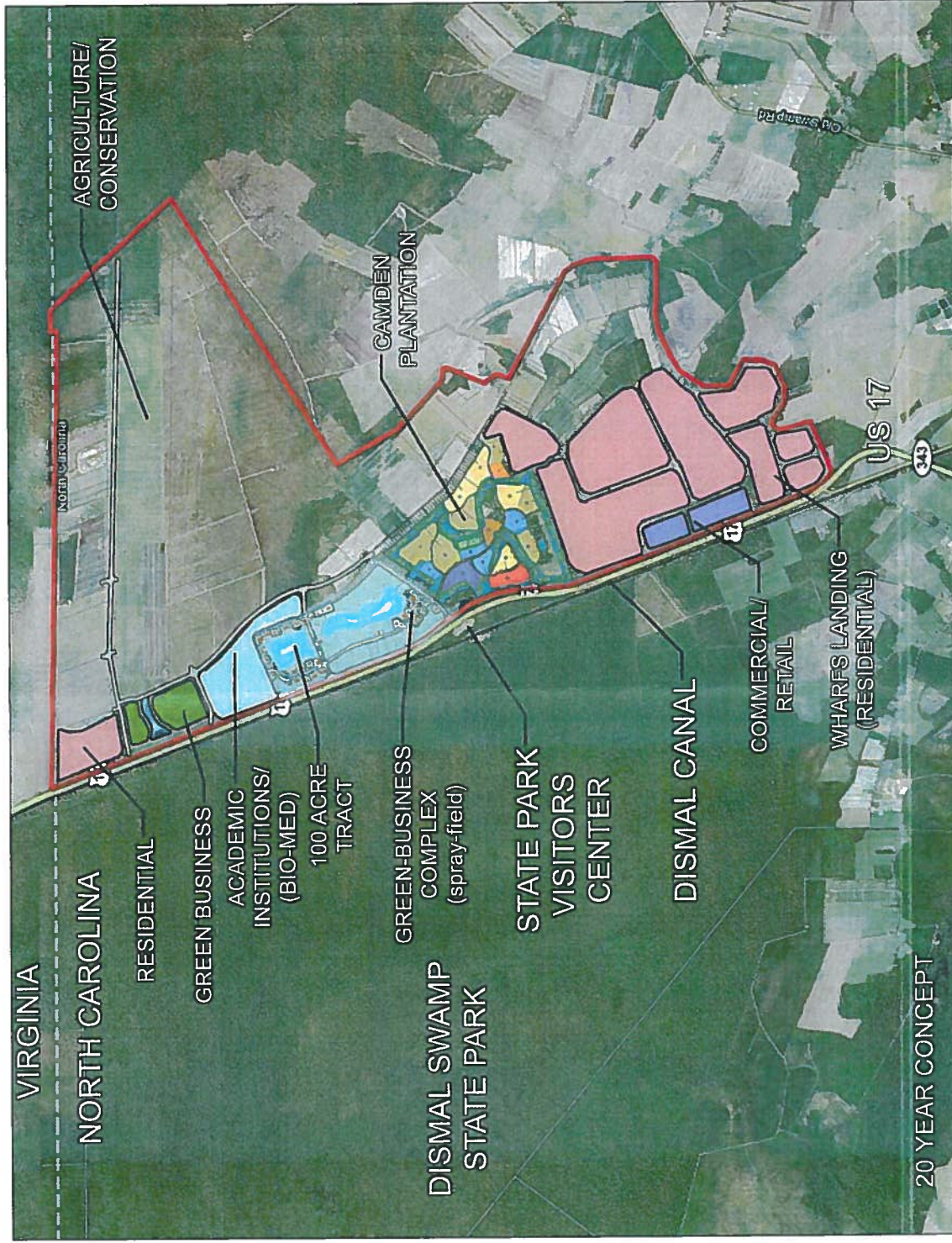
**CAMDEN COUNTY, NORTH CAROLINA
TABLE OF PERMISSIBLE USES
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USE#	DESCRIPTION	GUD	I-1
10.210	All storage within completely enclosed structures		Z
10.220	Storage inside or outside completely enclosed structure		Z
10.300	Parking of vehicles or storage of equipment outside enclosed structures where; (i) vehicles or equipment are owned by the person making use of the lot and (ii) parking or storage is more than a minor or incidental part of the overall use made of the lot		Z
10.400	Temporary indoor/outdoor storage, mobile office(s) and one dwelling for the caretaker when associated with off-site construction of a public facility and when in accordance with applicable provisions of Articles 151.210 and 151.211		S
11.000	Scrap Materials, Salvage Yards, Junk Yards and Automobile Graveyards		S
12.000	Service and Enterprises related to animals		
12.100	Veterinarian	Z	
12.200	Kennels	Z	
13.000	Emergency Services		
13.100	Law Enforcement Stations	S	Z
13.200	Fire Stations	S	Z
13.300	Rescue Squad, Ambulance Service	S	Z
13.400	Civil Defense Operations	S	Z
14.000	Agricultural, Silvicultural, Mining, and Quarrying Operations		
14.100	Agricultural operations, farming (not exempt as bona-fide farms)		
14.110	Excluding livestock	Z	Z
14.120	Including livestock	Z	Z
14.200	Silvicultural Operations	Z	Z
14.300	Mining or quarrying operations, including on site sales of products	S	S
14.400	Reclamation Landfill	S	S
15.000	Miscellaneous Public and Semi-Public Facilities and related uses		
15.100	Post Office	Z	
15.200	Airports and Air Strips		
15.210	County owned and operated airport		S
15.220	Privately Owned Airport		S
15.230	Airstrip		S
15.300	Sanitary Landfill, Convenience Centers and related facilities		
15.310	Camden County owned and operated	S	Z
15.320	Other		Z
15.400	Demolition Landfill		S
15.600	ABC Stores	Z	
16.000	Dry Cleaner and Laundromat		
17.000	Utility Facilities		
17.100	Neighborhood	Z	Z
17.200	Community or Regional	Z	Z
17.300	County owned and operated	S	Z
18.000	Wireless Telecommunication Facilities (WTF), Towers, other related structures		
18.100	WTF, antennas, supporting structures, radio or TV towers which are 35 feet or less, and receive only earth stations	Z	Z
18.200	WTF, antennas, support structures and towers of all types that are over 35 feet tall, subject to Article 151.065	S	S
18.300	WTF, antennas, support structures and towers of all types that are over 300 feet tall, subject to Article 151.035	S	S
18.400	Wind Turbines - Refer to Article 151.347 (T) - Specific Standards		

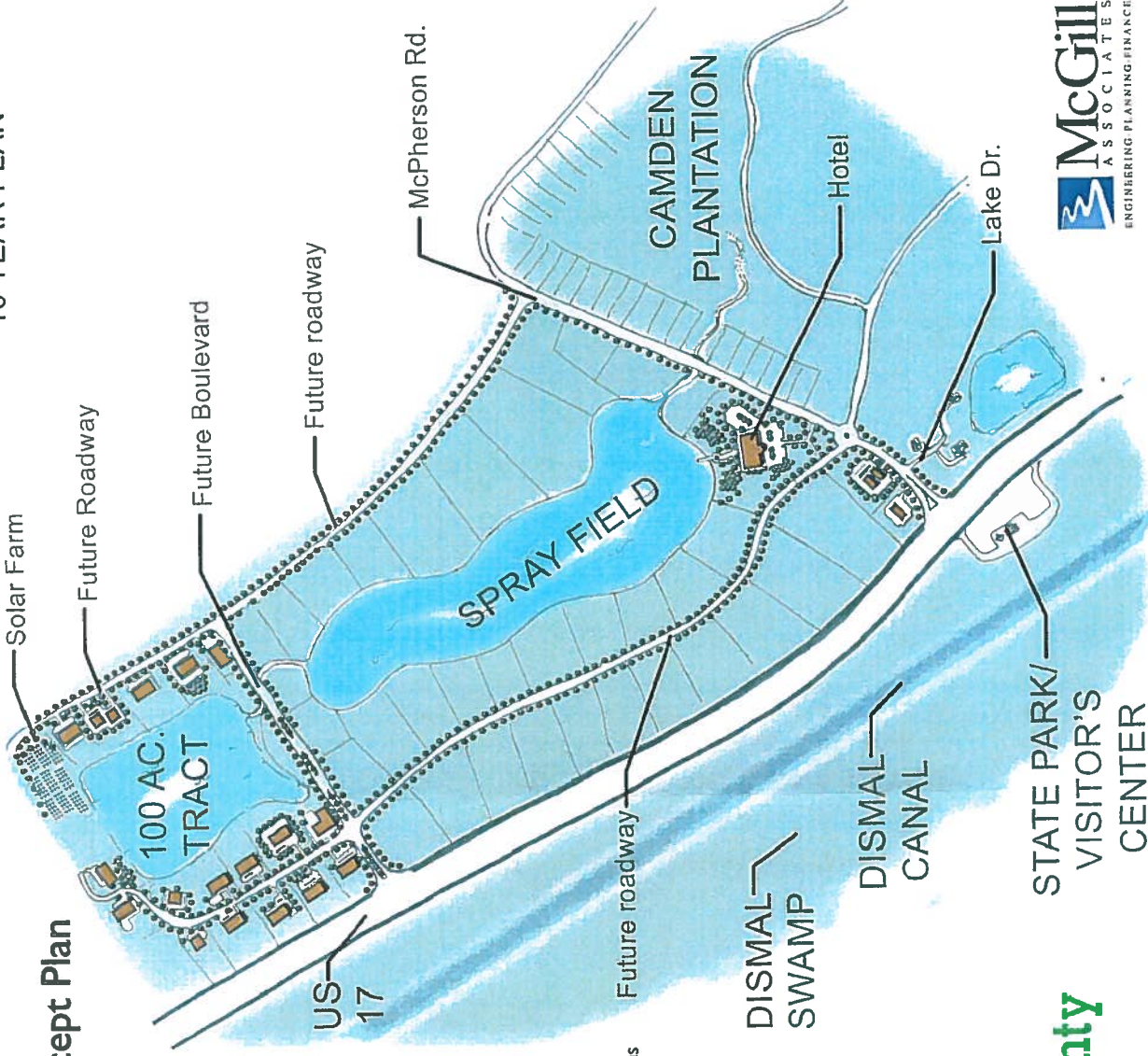
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TABLE OF PERMISSIBLE USES
(GUD Vs I-1 Zoning Districts)**

USE#	DESCRIPTION	GUD	I-1
18.410	Small Turbines	Z	Z
18.411	Small Turbines (over 3 systems)	S	S
18.420	Large Turbines	S	S
19.000	Open Air Markets		
19.100	Farm and craft markets, produce markets not qualifying as an accessory use to use classification 14.100	Z	
20.000	Funeral Home		Z
21.000	Cemetery and Crematorium		
21.100	Cemetery not on same property as church	S	
21.200	Cemetery on same property as church	Z	Z
21.300	Crematorium	S	S
22.000	Nursery School, Day Care Centers	Z	Z
23.000	Temporary Construction and Sales Office	Z	Z
25.000	Commercial Greenhouse, Nursery		
25.100	On-premise sales permitted	Z	Z
26.000	Special Events	Z	Z
27.000	Combination Uses	ZSC	ZSC
28.000	Off-Premises Signs	S	S
29.000	Subdivisions		
29.100	Major – Preliminary Plat	S	S
29.200	Minor	Z	Z
29.300	Private Access Subdivision (see 151.260 for Zoning Permit authority when one lot created)		S
30.000	Stockyards, slaughterhouses, rendering plants		S
31.000	Agribusiness uses	Z	Z
32.000	Miscellaneous Water Related Uses		
32.100	Boat Ramps		
32.110	Publicly owned	Z	Z
32.120	Privately owned, but open to the public on a fee basis	S	S
32.200	Marinas not associated with a residential development	Z	
33.000	Adaptive reuse of Historic Property	Z	Z
34.000	Land Application of Commercial Sludge and Commercial Liquid septage		S
999.99	NOTES TO TABLE:		
9	Z - Zoning Permit Required C - Conditional Use Permit Required S - Special Use Permit Required -The underpinning of a modular home shall be masonry with bricks covering all of the exposed masonry underpinning.		

What could development look like in 20 to 30 years?



Proposed 10 Year Concept Plan



VISION FOR THE FUTURE 2020

- Despite the unknown scope and speed of development, it is important to capture a large area which matches the scope of our vision so that adequate planning and preparation for success can occur.
- Review uses and consider target markets that support new green businesses.
- Continue talks with educational institutions for possible research and green agriculture projects.
- Create advisory board with new green businesses represented.



Camden County
NEW ENERGY. NEW VISION.

