

CAMDENCOUNTY
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PLANNING BOARD

December 20, 2017

7:00 PM

Regular Meeting

Historic Courtroom

Courthouse Complex

Agenda

**Camden County Planning Board
Regular Meeting
December 20, 2017, 7:00 PM
Historic Courtroom, Courthouse Complex**

ITEM I. Call to Order & Welcome

ITEM II. Consideration of Agenda

ITEM III. Consideration of Minutes

1. Minutes - November 15, 2017

ITEM IV. Old Business

ITEM V. New Business

1. UDO 2017-11-01 Rezoning Request Glen Carey
2. UDO 2017-11-23 Rezoning Request Jeffrey and Amanda Thornley
3. 2018 Planning Board Schedule

ITEM VI. Information from Board and Staff

ITEM VII. Consider Date of Next Meeting - January 17, 2018

ITEM VIII. Adjourn



**Camden County Planning Board
AGENDA ITEM SUMMARY SHEET**

Minutes

Item Number: 3.1

Meeting Date: December 20, 2017

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

Item Title Minutes - November 15, 2017

Attachments: Planning Board Minutes - November 15, 2017 (PDF)

For your consideration & possible approval.

CAMDEN COUNTY PLANNING BOARD

Regular Meeting – November 15, 2017

**Camden County Planning Board
Regular Meeting
November 15, 2017 7:00 PM
Historic Courtroom, Courthouse Complex
Camden, North Carolina**

MINUTES

The regular meeting of the Camden County Planning Board was held on November 15, 2017 in the Historic Courtroom, Camden, North Carolina. The following members were present:

CALL TO ORDER & WELCOME

Chairman Calvin Leary called the November 15, 2017 meeting to order at 7:00 PM and introduced Ms. Cathleen Saunders, the newest member of the Planning Board.

Planning Board Members Present:

Attendee Name	Title	Status	Arrived
Calvin Leary	Chairman	Present	6:50 PM
Fletcher Harris	Board Member	Present	6:50 PM
Patricia Delano	Vice Chairman	Present	6:50 PM
Rick McCall	Board Member	Absent	
Ray Albertson	Board Member	Present	6:50 PM
Steven Bradshaw	Board Member	Present	6:50 PM
Cathleen Saunders	Board Member	Present	6:50 PM

Staff Members Present:

Attendee Name	Title	Status	Arrived
Dave Parks	Permit Officer	Present	6:30 PM
Amy Barnett	Planning Clerk	Present	6:30 PM

Others Present:

Attendee Name	Title	Company	Address	Section
Heath McLaughlin	Agent for Applicant	Camden Solar LLC	2035 Sunset Lake Road, Newark, DE	NB #A
Mike Moroway	Agent for Applicant	Camden Solar LLC	2035 Sunset Lake Road, Newark, DE	NB # A
Wilton B. McPherson	Adjacent Property Owner	N/A	Sand Hills Road, Camden, NC	NB #A, Public Comments

Attachment: Planning Board Minutes - November 15, 2017 (1900 : Minutes - November 15, 2017)

CAMDEN COUNTY PLANNING BOARD

Regular Meeting – November 15, 2017

CONSIDERATION OF AGENDA**Motion to Approve Agenda as Amended**

Dave Parks asked to amend the agenda to swap items 1 and 2 such that the rezoning for Glen A. Carey Jr. be considered last as he was not yet present.

25	RESULT:	PASSED [UNANIMOUS]
26	MOVER:	Ray Albertson, Board Member
27	SECONDER:	Fletcher Harris, Board Member
28	AYES:	Leary, Harris, Delano, Albertson, Bradshaw, Saunders
29	ABSENT:	McCall

CONSIDERATION OF MINUTES***Motion to Approve Minutes from August 16, 2017 As Written***

Cathleen Saunders was not a board member at the time of the August 16, 2017 meeting, therefore she abstained and did not vote on the approval of those minutes.

34	RESULT:	PASSED [5 TO 0]
35	MOVER:	Ray Albertson, Board Member
36	SECONDER:	Patricia Delano, Vice Chairman
37	AYES:	Leary, Harris, Delano, Albertson, Bradshaw
38	ABSTAIN:	Saunders
39	ABSENT:	McCall

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Motion to Approve Minutes from September 20, 2017 As Written

Cathleen Saunders was not a board member at the time of the September 20, 2017 meeting, therefore she abstained and did not vote on the approval of those minutes.

44	RESULT:	PASSED [5 TO 0]
45	MOVER:	Fletcher Harris, Board Member
46	SECONDER:	Patricia Delano, Vice Chairman
47	AYES:	Leary, Harris, Delano, Albertson, Bradshaw
48	ABSTAIN:	Saunders
49	ABSENT:	McCall

COMMENTS FROM PUBLIC

51
52 NONE
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Attachment: Planning Board Minutes - November 15, 2017 (1900 : Minutes - November 15, 2017)

CAMDEN COUNTY PLANNING BOARD

Regular Meeting – November 15, 2017

54 **OLD BUSINESS**

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56 NONE

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58 **NEW BUSINESS**59 **A. UDO 2017-10-01 Camden Solar LLC**

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61 Dave Parks described this application for Special Use Permit as incorporated
62 herein below:

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66 **STAFF FINDINGS OF FACTS**67 **SPECIAL USE PERMIT**68 **UDO 2017-10-01**69 **CAMDEN SOLAR LLC**70 **PROJECT INFORMATION**71 **File Reference:**

UDO 2017-10-01

72 **Project Name:**

Camden Solar, LLC

73 **PIN:**

02-8944-00-02-2843-0000 and

74 02-8944-00-12-6886-0000

75 **Applicant:**

Camden Solar, LLC

76 **Address:**

2035 Sunset Lake Road

77 Newark, DE 19702

78 **Phone:**

(302) 202-3600

79 **Email:**80 **Agent for Applicant:**

Jared Schoch, Heath McLaughlin, Mark

81 Pearson

82 **Phone:**83 **Email:**84 **Current Owner of Record:**James L. Cartwright, Douglas Cartwright,
and Martha Jackson85 **Meeting Dates:**

86 07/19/2017

Planning Board

87 **Application Received:**

06/07/2017

88 **By:**

Dave Parks, Permit Officer

89 **Application Fee Paid:**

\$400.00

90 **Completeness of Application:** Application is generally complete

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CAMDEN COUNTY PLANNING BOARD

Regular Meeting – November 15, 2017

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Documents received upon filing of application or otherwise included:

- A.** Land Use / Development Application
- B.** Camden Solar Site Plan
- C.** Project Summary Letter
- D.** Documentation of all requirements from NC State Utilities Commission
- E.** Technical Review comments
- F.** Drainage Plan (approved by County Engineer)

Request: Construction of a 20 MW AC Solar Facility. Camden County Code Article 151.334 Table of Permissible Uses (Use # 17.400); Specific Standards - Article 151.347 (V).

Vicinity Map: Approximately 215 Acres spanning 2 parcels at corner of NC 343 S and Sand Hills Road.

PROJECT LOCATION

Street Address: Two parcels at South Hwy 343 and Sand Hills Road
Location Description: Courthouse Township

SITE DATA

Lot Size: Two Parcels - Approximately 215 acres in size
Flood Zone: X / AE
Zoning District(s): Basic Residential (R-3-2)
Existing Land Uses: Farmland

Adjacent Zoning & Uses:

	North	South	East	West
Zoning	R-3-2	R-3-2	GUD	R-3-2
Use & Size	Farmland	Farmland - Some Residential	Farmland - Some Residential	Woodland - One Residential

Proposed Use(s): 20 MW AC Solar Facility

Description of Property: Property is active farmland

ENVIRONMENTAL ASSESSMENT

Streams, Creeks, Major Ditches: Arnuse Creek to the South.
Distance & description of nearest outfall: 1/2 mile to Arnuse Creek

INFRASTRUCTURE

Water: 10" water line along NC Hwy 343 and 4" water line on Sand Hills Rd
Traffic: During construction phase there will be increased traffic along Hwy 343 and Sand Hills Rd

Attachment: Planning Board Minutes - November 15, 2017 (1900 : Minutes - November 15, 2017)

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1. **Utilities:**
 - A. Does the application include a letter or certificate from the District Health Department regarding septic tanks? Applicant requesting use of portable toilet during construction phase.
 - B. Does the applicant propose the use of public sewage systems? No.
 - C. Does the applicant propose the use of public water systems? No.
 - D. Distance from existing public water supply system: Adjacent to property on Hwy 343 and Sand Hills Rd.
 - E. Is the area within a five-year proposal for the provision of public water? Existing.
 - F. Is the area within a five year proposal for the provision of public sewage? No.

 2. **Landscaping:**
 - A. Is any buffer required? Yes. Indicated on site plan.
 - B. Is any landscaping described in application? Yes. Indicated on site plan.

 3. **Findings Regarding Additional Requirements:**

Endangering the public health and safety? No; Staff's opinion is that application does not appear to endanger the public health and safety.

Injure the value of adjoining or abutting property? No; Without any evidence to the contrary, staff's opinion is that application does not appear to injure the value of adjoining or abutting property.

Harmony with the area in which it is located? Yes AND No; Property is zoned for proposed use. Comprehensive Plan Future Land Use Map has property identified as Rural Preservation.

EXCEED PUBLIC FACILITIES:

Schools: No; Proposed development will not impact schools.

Fire & Rescue: Request training after completed.

Law Enforcement: Request training after completed.

Staff recommends approval of the Special Use Permit for Camden Solar, LLC, with the following conditions:

 1. The applicant must strictly abide by all requirements of the Unified Development Ordinance of Camden County, North Carolina, and must also strictly comply with all other local, state, and federal ordinances, laws, rules and regulations as one or more ordinances, laws, rules and regulations may apply to this development.
 2. The applicant shall complete the development strictly in accordance with the approved plans contained in the file titled UDO 2017-10-01.
 3. There shall be no land disturbing activity until County receives approved DENR E & S Control Plan and Stormwater Permit.

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4. Applicant shall provide Camden County Planning Office proof of the continuous operation annually (no later than January 30th) or upon request of the county which shall not be unreasonable in the form of a letter from the facility owner stating the facility has been operational during the previous year.
 5. Upon completion of the installation of the solar farm, Camden Solar LLC shall provide training to Fire Marshall, South Camden Volunteer Fire Department and Sheriff's Office personnel as to the potential risks involved in case of an emergency inside the facility.
 6. Applicant shall provide the Sheriff's Office with a key or combination to the entrance into the facility in case of an emergency. Sheriff's Office shall contact owner prior to entry to ensure all power has been secured.
 7. Hours of operations during construction phase shall be Monday - Saturday, dawn to dusk.
 8. If any of the conditions affixed hereto or any part thereof shall be held invalid or void, then this approval in its entirety shall be void and have no effect.
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229 At this time, Dave Parks introduced Mr. Heath McLaughlin who spoke briefly.

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231 Heath McLaughlin, BlueGreen Energy, 1800 Pembroke Drive, Ste 300, Orlando
232 FL

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- Mark Pearson has been working with the owners on the local level to get this project permitted and all conditions satisfied
 - Mike Morway of Albemarle Associates out of Kill Devil Hills NC helped with the site plan and watershed planning and can answer any questions the board may have
 - Quick Overview of Project:
 - 20 Mega-watt facility
 - 2 parcels which are adjacent to each other
 - Owned by the Cartwright family
 - Parcel size allows for what is referred to as a QF (qualifying facility) which is 20MW
 - There is capacity at the local substation, which is the reason for choosing this location
 - Working with Dominion Power to get the connections to the grid
 - All regulatory issues have been satisfied
 - Mr. McLaughlin stated that he has been involved in the development of 15 solar farms in this region many of which are east of I-95, from Rocky Mount, Roanoke Rapids, Perquimans County, and other points east.

252 Steve Bradshaw asked what the voltage for this project is. Mr. McLaughlin
253 responded that it is 34.5 KB with lines going to several transformers to feed that
254 voltage into the grid.
255

CAMDEN COUNTY PLANNING BOARDRegular Meeting – November 15, 2017

256 Mr. Bradshaw further asked where the voltage transfers down to be used. Mr.
257 McLaughlin responded that whatever Dominion Power has in place for stepping
258 down to homes is what is utilized. The facility doesn't get involved with that.
259 The power is fed into the grid and then it's up to the power company to
260 distribute that power in their system as they normally do.

261
262 Dave Parks asked if they were part of the Dominion improvement down on
263 South 343. Mr. McLaughlin responded they were not.

264
265 Ray Albertson asked if the proposed solar farm is a pivot system. Mr.
266 McLaughlin responded that it was and it is an east to west tracking system. He
267 added that the equipment rotates east to west tracking with the position of the
268 sun.

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270 Fletcher Harris asked how long it will take to install. Mr. McLaughlin responded
271 that on the active level it will take about 6 months to get to the 80% complete
272 mark. With cleanup and at 100% complete will take about 12 months.

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274 Chairman Calvin Leary asked if there would be any permanent employees. Mr.
275 McLaughlin responded that for installation, no, they would be temporary. He
276 added that there may be permanent employees down the line that would
277 manage multiple projects. Carolina Solar Services is a company they use to
278 manage projects after completion of installation of a solar facility, so the
279 permanent positions would be with them.

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281 At this time, Dave Parks read through the standards listed in §151.347 of the
282 Camden County Unified Development Ordinance pertaining to solar farms
283 (approved by Board of Commissioners October 2017). Mr. Parks then went over
284 the staff report as incorporated herein above.

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286 After Mr. Parks finished going over the staff report, Chairman Calvin Leary asked
287 if the Sheriff's Office would have an entry key to the facility. Mr. Parks replied
288 that after they had undergone training for response to emergencies within the
289 facility, that they would be provided a key. Entry to the facility by the Sheriff's
290 Office or the Fire Department would be only after the owner had secured the
291 power.

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Attachment: Planning Board Minutes - November 15, 2017 (1900 : Minutes - November 15, 2017)

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293 At this time, Dave Parks opened the floor to public comment. Mr. Parks
 294 reminded the public present that at the Planning Board stage, opinions may be
 295 expressed, but when the application goes before the Board of Commissioners,
 296 since this is a Special Use Permit, the proceedings there would be of a Quasi
 297 Judicial nature, and only facts may be presented at that stage. Assertions at the
 298 Board of Commissioners hearing must be backed up by proof. Opinions are not
 299 allowed at that point.

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Wilton B. McPherson, Sand Hills Road, Camden, NC

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- Owns land on Sand Hills Road directly across from proposed location

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- Against the idea of a solar farm, just doesn't like it

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- Concerned about:

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- Upkeep of property

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- Property and tax values

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- Drainage, ditches, and flooding

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- His land is inherited family land and thinks farmland should remain farmland

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- His property is in the flood zone, worried this might increase flooding

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- Concerned about the use of the land after the solar farm is

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decommissioned many years down the road.

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Dave Parks explained that if the facility fails to produce power for a continuous period of one year, the requirements are that it be decommissioned and the land restored to its pre-installation condition. If it was farmland prior to installation, it must be restored so it can once again be used as farmland.

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Chairman Calvin Leary added that it is the owner's responsibility to ensure proper decommissioning if and when that becomes necessary. Chairman Leary added that both the land owner and developer will sign a contract which will require this. That contract runs with the land such that any and all future owners of the land / solar farm will also be bound by it.

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Cathleen Saunders asked why the panels are not considered ground coverage, only the posts and apparatus that go in the ground. Mike Morway of Albemarle Associates responded that the solar panels are not considered as ground coverage because water runs off of them and gets absorbed in the ground. The panels do not prevent drainage of the water that runs off of them. Ms. Saunders further asked if the stormwater permit addresses that. Mr. Morway responded that it did.

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CAMDEN COUNTY PLANNING BOARD

Regular Meeting – November 15, 2017

333 At this time, Chairman Calvin Leary called for a motion.
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335 ***Motion to Approve UDO 2017-10-01 Camden Solar LLC 20 MW AC Solar***
336 ***Facility with Conditions as stated in Staff Report***

337	RESULT:	PASSED [UNANIMOUS]
338	MOVER:	Steven Bradshaw, Board Member
339	SECONDER:	Ray Albertson, Board Member
340	AYES:	Leary, Harris, Delano, Albertson, Bradshaw, Saunders
341	ABSENT:	McCall

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343 **B. UDO 2017-10-02 Rezoning Glen A. Carey Jr.**

344 Applicant Glen A. Carey Jr. was absent from the meeting, therefore his
345 application was pulled from the agenda.
346

INFO FROM BOARD AND STAFF

348 Dave Parks gave the following information:

- 349 • Grand Opening and Ribbon Cutting Ceremony for Camden Towne Center will be
350 Thursday, November 16, 2017 at 10:00 AM.
351 • Introduced and welcomed newest board member, Cathleen Saunders.
352 • Wished everyone a Happy Thanksgiving.

CONSIDER DATE OF NEXT MEETING - DECEMBER 20, 2017

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CAMDEN COUNTY PLANNING BOARD

Regular Meeting – November 15, 2017

355 **ADJOURN**

356 ***Motion to Adjourn November 15, 2017 Meeting***

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

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363 The meeting adjourned at 7:40 PM.

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*Chairman Calvin Leary
Camden County Planning Board*

370 *ATTEST:*

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374 *Amy Barnett*
375 *Planning Clerk*

Attachment: Planning Board Minutes - November 15, 2017 (1900 : Minutes - November 15, 2017)



**Camden County Planning Board
AGENDA ITEM SUMMARY SHEET**

New Business

Item Number: 5.1

Meeting Date: December 20, 2017

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

Item Title UDO 2017-11-01 Rezoning Request Glen Carey

Attachments: UDO 2017-11-01 Rezoning Request Glen A Carey (PDF)

Ordinance No. 2017-11-01**An Ordinance
Amending the Camden County
Zoning Map
Camden County, North Carolina****Article I: Purpose**

The purpose of this Ordinance is to amend the Zoning Map of Camden County, North Carolina, which was originally adopted by the County Commissioners on December 20, 1993, and subsequently amended.

Article II. Amendment to Zoning Map

The Official Zoning Map of Camden County, North Carolina, which was adopted on December 20, 1993, and subsequently amended, is hereby amended as follows:

The property currently shown in the Camden County Tax Assessor's Office as PIN 01-7081-00-81-4060 is hereby re-zoned from Basic Residential (R3-2) to Basic Residential (R3-1).

Article III. Penalty

1. Violations of the provision of this Ordinance or failure to comply with any of its Requirements, including violations of any conditions and safeguards established in connection with grants of variances or Special Use or Conditional Use Permits, shall constitute a misdemeanor, punishable by a fine of up to five-hundred (\$500) dollars or a maximum thirty (30) days imprisonment as provided in G. S. 14-4.
2. Any act constituting a violation of the provisions of this Ordinance or a failure to comply with any of its requirements, including violations of any conditions and safeguards established in connection with the grants of variances or Special Use or Conditional Use Permits, shall also subject the offender to a civil penalty of one-hundred (\$100) dollars for each day the violation continues. If the offender fails to pay the penalty within ten (10) days after being cited for a violation, the penalty may be recovered by the county in a civil action in the nature of debt. A civil penalty may not be appealed to the Board of Adjustment if the offender was sent a final notice of violation in accordance with Article 151.568 and did not take an appeal to the Board of Adjustment within the prescribed time.
3. This Ordinance may also be enforced by any appropriate equitable action.

4. Each day that any violation continues after notification by the administrator that such violation exists shall be considered a separate offense for purposes of the penalties and remedies specified in this section.
5. Any one, all or any combination of the foregoing penalties and remedies may be used to enforce this Ordinance.

Article IV. Severability

If any language in this Ordinance is found to be invalid by a court of competent jurisdiction or other entity having such legal authority, then only the specific language held to be invalid shall be affected and all other language shall be in full force and effect.

Article V. Effective Date

This Ordinance is effective upon adoption.

Adopted by the Board of Commissioners for the County of Camden this day of
2017.

County of Camden

Clayton Riggs, Chairman
Camden County Board of Commissioners

ATTEST:

Karen Davis
Clerk to the Board

(SEAL)

Dave Parks

From: Stephanie Humphries <shumphries@camdencountync.gov>
Sent: Wednesday, October 04, 2017 12:24 PM
To: Board of Commissioners
Cc: kdavis@camdencountync.gov; Dan Porter; 'Dave Parks'; John Morrison
Subject: Plan Consistency Statements

In response to the changing Legislation mentioned by Dan Porter at the end of Monday's meeting, I am providing both a synopsis below as well as this link to a more in depth explanation by the School of Government:

<https://canons.sog.unc.edu/a-statutory-modification-for-plan-consistency-statements/>

When:

Takes effect for *applications* for zoning amendments made on or after October 1, 2017

Short answer:

As of October, the Plan Consistency statement must take one of three forms:

1. A statement approving the proposed zoning amendment and describing its consistency with the plan
2. A statement rejecting the proposed zoning amendment and describing its inconsistency with the plan; or
3. A statement approving the proposed amendment and declaring that this also amends the plan, along with an explanation of the change in conditions to meet the development needs of the community that were taken into account in the zoning amendment.

"The Plan" is the UDO/zoning ordinances and subsequent amendments

Must include:

A statement on plan consistency must be explicitly approved by the governing board at the time a zoning amendment decision is made. The statement must be more than a one-sentence conclusion. It must both describe plan consistency or inconsistency and it must explain the rationale of the decision. The statement is to take the form of one of the three options noted above.

****The statute does not address a fourth possibility – that the board finds the amendment consistent with the plan but decides to reject the amendment anyway. Prior case law allows this to happen and given the advisory nature of the plan, that is likely still permissible. But the fact that it is not listed as an option in the new statute does give some pause to consider whether it is implied that this is no longer permissible. After all, the amended statutes uses mandatory language, saying the governing board "shall adopt one of the following statements." To avoid a potential problem in this situation, it would be prudent for a governing board rejecting a zoning amendment that is consistent with its plan to concurrently amend the plan.**

Explanation:

"the statement does not need to be a long, complicated, legalistic document. The statement does not have to be supported by evidence in the record, as would be the case for a quasi-judicial decision. But it must be real, it must be approved by the board, and it must have a brief description of why the action is or is not consistent with the plan. Anything less risks judicial invalidation of the zoning amendment."

Stephanie M. Humphries, MBA, CLGFO

P.O. Box 190, 330 East Hwy. 158

Camden, N.C. 27921

Ph: 252-338-6363 x 107

www.camdencountync.gov



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 Please consider the environment before printing this e-mail

STAFF REPORT**UDO 2017-10-02
Zoning Map Amendment****PROJECT INFORMATION**

File Reference: UDO 2017-10-02
Project Name; N/A
PIN: 01-7081-00-81-4060

Applicant: Glen A. Carey, Jr.

Address: P.O. Box 211
 South Mills, NC
Phone: (252) 333-8596

Email:

Agent for Applicant:

Address:

Phone:

Email:

Current Owner of Record: Glen A. Carey, Jr.

Meeting Dates:

11/15/2017

Planning Board

Application Received: 10/2/2017
By: David Parks, Permit Officer

Project Address/Location: Adjacent to 197
 Sharon Church Road, South Mills

Application Fee paid: \$800 Check #18697

Completeness of Application: Application is
 generally complete

**Documents received upon filing of application
 or otherwise included:**

- A. Rezoning Application
- B. ARHS Perc Test.
- C. Deed
- D. GIS Aerial, existing zoning, Comprehensive
 Plan future land use and CAMA Land Use
 Plan Suitability Maps

REQUEST: Rezone approximately 25 acres from Basic Residential (R3-2) to Basic Residential (R3-1)

From: Basic Residential (R3-2)

To: Basic Residential (R3-1)

The R3 Districts are designed to provide for low density residential development in areas that are adjacent to those areas primarily devoted to agriculture. Subdivision in the R3-2 district requires a minimum of two acres per lot.

The R3 Districts are designed to provide for low density residential development in areas that are adjacent to those areas primarily devoted to agriculture. Subdivision in the R3-1 district requires a minimum of one acre per lot.

Vicinity Map:



SITE DATA

Lot size: Approximately 25 acres

Flood Zone: Zone X

Zoning District(s): Basic Residential (R3-2)

Existing Land Uses: Agriculture/Residential

Adjacent Zoning & Uses:

	North	South	East	West
Zoning	Basic Residential (R3-2)	Basic Residential (R3-2)	Residential (R3-2) (R2)	Basic Residential (R3-2)
Use & size	Woodland	Farmland	Farmland/Housing	Woods/Farmland

Proposed Use(s):

The Uses will remain the same; just the density change is requested from two to one acre.

Description of property:

Property abuts Sharon Church Road. Property has been in farm use for quite some time plus there currently exists 3 dwellings on property.

ENVIRONMENTAL ASSESSMENT

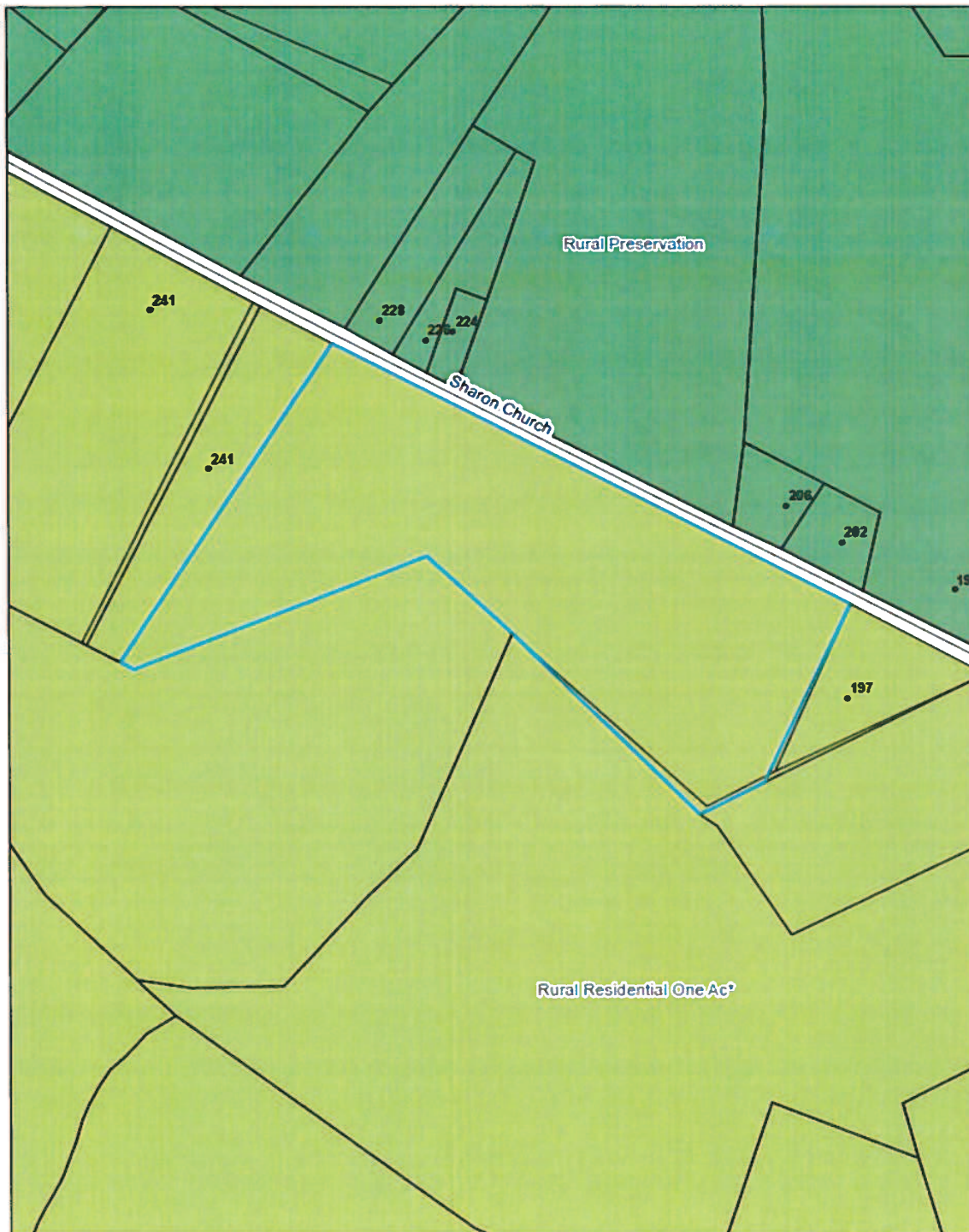
Streams, Creeks, Major Ditches: Mill Run Ditch.

Distance & description of nearest outfall: Less than 1 mile.

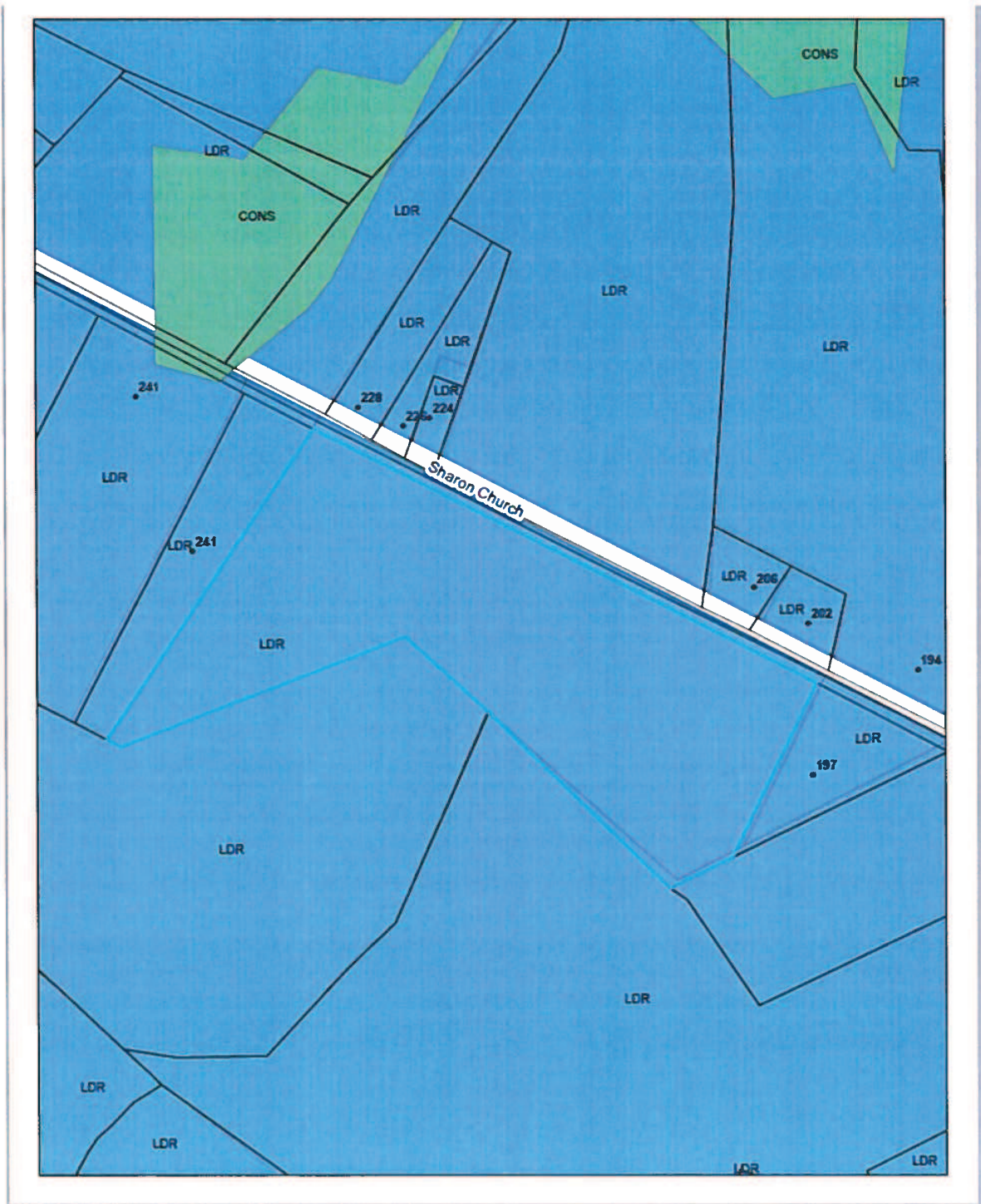
CAMA Land Suitability:



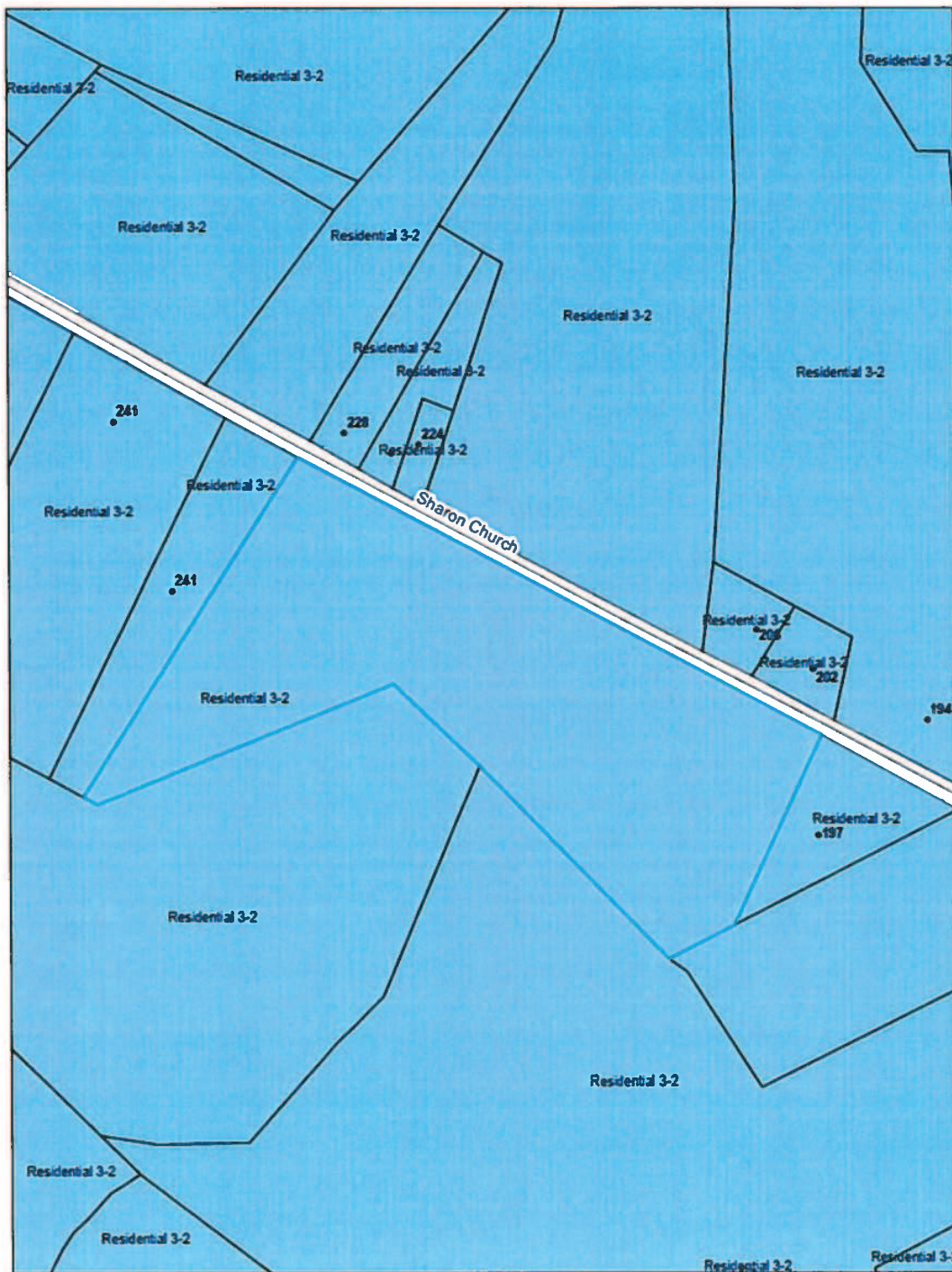
Comprehensive Plan Future Land Use Map\



CAMA Future Land Use Map



Zoning Map:



INFRASTRUCTURE & COMMUNITY FACILITIES

Water	Water lines are located adjacent to property along Sharon Church road.
Sewer	There are 3 dwellings on lot with septic systems.
Fire District	South Mills Fire District. Property located approximately 3 miles from Station on Keeter Barn Road.
Schools	Impact calculated at subdivision.
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 consistent with the CAMA Land Use Plan which was adopted by the Camden County Board of Commissioners on April 4, 2005 in that the Future Land Use Maps has area as Low Density Residential 1-2 acres or greater.

PLANS CONSISTENCY – cont.**2035 Comprehensive Plan**

Consistent Inconsistent

Consistent with Comprehensive Plan (Adopted 2012) as Future Land Use Maps reflect land identified as Rural Residential 1 acre lots.

PLANS CONSISTENCY – cont.

Comprehensive Transportation Plan

Consistent Inconsistent

Property abuts Sharon Church Road.

Other Plans officially adopted by the Board of Commissioners

N/A

FINDINGS REGARDING ADDITIONAL REQUIREMENTS:

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

Reasoning: The proposed zoning change will enhance the public health, safety, or welfare as the proposed change will allow for higher density residential development to support future commercial development providing a needed tax base for County residents.

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

N/A
Reasoning: The allowable uses in the R3 (Basic Residential) zoning will not change as the request is for higher density from two acres to one acre.

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

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

Reasoning:

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

Reasoning:

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

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

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

Reasoning: Property is outside any CAMA Areas of Environmental Concern.

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

Reasoning: Higher density development in areas identified in the Comprehensive and CAMA plans provides needed roof tops to support commercial development.

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

N/A

Reasoning: Proposed uses will not change.

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

Schools – The higher density would have an impact on the high school as it is over capacity. Owner desires to create a four lot minor subdivision and preserve the rest in farmland.

Fire and Rescue – Minimal impact.

Law Enforcement – Minimal impact.

Parks & Recreation – Minimal impact

Traffic Circulation or Parking – N/A

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	Will allow owner to cut out a 4 lot minor subdivision of one acre lots.	Preservation of farmland and providing additional roof tops to support commercial development.
Without rezoning	Property owner will be wasting 4 acres of farm land under current zoning requiring two acre lot sizes.	No Change.

STAFF COMMENTARY:

The owner would like to do a 4 lot minor subdivision and preserve as much farm land as possible.

STAFF RECOMMENDATION:

Consistency Statement:

The requested Map Amendment is consistent with both the CAMA Land Use Plan and Comprehensive Plan as it allows for densities as low as one acre. Higher density provides more residential roof tops to support Commercial Development needed within designated areas of Camden County.

Staff recommends approval of Ordinance No. 2017-10-01/Rezoning Application 2017-10-02.



Land Use/Development Application County of Camden, North Carolina

Depending upon the type of proposal, the proposal may require a Zoning Permit, Conditional Use Permit, or Special Use Permit. This form is used as the start of application process. All applicants must submit a site plan (see "Minimum Site Plan Requirements") and a valid Health Department permit. Applicants for a Conditional Use Permit or Special Use Permit should review the "Requirements for Conditional Use Permit and Special Use Permit Applications".

Applicants for a subdivision must submit this form as their Special Use Permit application.

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

Please Do Not Write in this Box	
PIN:	01-7081-00-81-4060
UDO#	2017 - 10 - 02
Date Received:	10/4/2017
Received by:	DP
Zoning District:	R3-2
Fee Paid \$	800.00

pd ck # 18697

PLEASE PRINT OR TYPE

Applicant's Name: Glen A. Carey, Jr

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: P.O. Box 211
South Mills, NC 27976

Daytime Phone Number: (252) 333-8596

Street Address Location of Property: Located adjacent to 197 Sharon Church Road

General Description of Proposal: Request rezone 25 acres from Basic Residential (R3-2) to Basic Residential (R3-1)

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: *Glen A Carey Jr*
Dated: 10-2-17

* Information to be filled out by Planning Department

*Is the Property in a Watershed Protection area? No

*Flood Zone (from FIRM Map): X *Taxes paid? yes X 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)

Provides added residential density to support commercial development.

(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)

Uses will not change / higher density / 2 acres lots to 1 acre lots

(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?

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

N/A

ALBEMARLE REGIONAL HEALTH SERVICES

241942

Applicant:

CAREY, GLENN AL
P.O. BOX 211
SOUTH MILLS, NC 27976

Owner:

CAREY, GLENN AL
P.O. BOX 211
SOUTH MILLS, NC 27976

Site Location:

201 SHARON CHURCH ROAD
SOUTH MILLS, NC 27976

LOT 1

GPD: 480 LTAR: 0.300 Classification: Unsuitable

If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- * Fill Area 60 ft. by 120 ft. with 18 in. of Sand
- * Sand Backfill Trenches to a depth of 5 ft.

To obtain an Authorization to Construct:

- * Submit a plat or scale drawing of the lot, showing location and dimensions of all property lines, proposed structures and driveways
- * Submit a copy of deed or contract to purchase
- * Sign legal documents agreeing to the inspection and maintenance requirements of the Albemarle Regional Health Services Management Entity
- * Pay permit fee of \$225

Comments:

EHS: 
Swinney, David

Date: 08/09/2017

THIS APPROVAL WILL BECOME VOID AFTER 12 MONTHS AND A NEW APPLICATION WILL BE NECESSARY.

Bertie (252) 794-5303 Camden (252) 338-4460 Chowan (252)482-1199 Currituck (252) 232-6603
Gates (252) 357-1380 Pasquotank (252) 338-4490 Perquimans (252) 426-2100

ALBEMARLE REGIONAL HEALTH SERVICES

241944

Applicant:

CAREY, GLENN AL
P.O. BOX 211
SOUTH MILLS, NC 27976

Owner:

Site Location:

201 SHARON CHURCH ROAD
SOUTH MILLS, NC 27976

LOT 2

GPD: 480 LTAR: 0.300 Classification: Unsuitable

If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- * Fill Area 60 ft. by 120 ft. with 18 in. of Sand
- * Sand Backfill Trenches to a depth of 5 ft.

To obtain an Authorization to Construct:

- * Submit a plat or scale drawing of the lot, showing location and dimensions of all property lines, proposed structures and driveways
- * Submit a copy of deed or contract to purchase
- * Sign legal documents agreeing to the inspection and maintenance requirements of the Albemarle Regional Health Services Management Entity
- * Pay permit fee of \$225

Comments:

EHS: 
Swinney, David

Date: 08/09/2017

THIS APPROVAL WILL BECOME VOID AFTER 12 MONTHS AND A NEW APPLICATION WILL BE NECESSARY.

Bertie (252) 794-5303 Camden (252) 338-4460 Chowan (252) 482-1199 Currituck (252) 232-6603
Gates (252) 357-1380 Pasquotank (252) 338-4490 Perquimans (252) 426-2100

ALBEMARLE REGIONAL HEALTH SERVICES

241945

Applicant:

CAREY, GLENN AL
P.O. BOX 211
SOUTH MILLS, NC 27976

Owner:

CAREY, GLENN AL
P.O. BOX 211
SOUTH MILLS, NC 27976

Site Location:

201 SHARON CHURCH ROAD
SOUTH MILLS, NC 27976

LOT 3

GPD: 480 LTAR: 0.300 Classification: Unsuitable

If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- * Fill Area 120 ft. by 60 ft. with 18 in. of Sand
- * Sand Backfill Trenches to a depth of 5 ft.

To obtain an Authorization to Construct:

- * Submit a plat or scale drawing of the lot, showing location and dimensions of all property lines, proposed structures and driveways
- * Submit a copy of deed or contract to purchase
- * Sign legal documents agreeing to the inspection and maintenance requirements of the Albemarle Regional Health Services Management Entity
- * Pay permit fee of \$225

Comments:

EHS: 
Swinney, David

Date: 08/09/2017

THIS APPROVAL WILL BECOME VOID AFTER 12 MONTHS AND A NEW APPLICATION WILL BE NECESSARY.

Bertie (252) 794-5303 Camden (252) 338-4460 Chowan (252) 482-1199 Currituck (252) 232-6603
Gates (252) 357-1380 Pasquotank (252) 338-4490 Perquimans (252) 426-2100

ALBEMARLE REGIONAL HEALTH SERVICES

241946

Applicant:

CAREY, GLENN AL
P.O. BOX 211
SOUTH MILLS, NC 27976

Owner:

CAREY, GLENN AL
P.O. BOX 211
SOUTH MILLS, NC 27976

Site Location:

201 SHARON CHURCH ROAD
SOUTH MILLS, NC 27976

CC7 4

GPD: 480 LTAR: 0.300 Classification: Unsuitable


If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- * Fill Area 60 ft. by 120 ft. with 18 in. of Sand
- * Sand Backfill Trenches to a depth of 5 ft.

To obtain an Authorization to Construct:

- * Submit a plat or scale drawing of the lot, showing location and dimensions of all property lines, proposed structures and driveways
- * Submit a copy of deed or contract to purchase
- * Sign legal documents agreeing to the inspection and maintenance requirements of the Albemarle Regional Health Services Management Entity
- * Pay permit fee of \$225

Comments:

EHS:  *MSAS 1911*
Swinney, David

Date: 08/09/2017

THIS APPROVAL WILL BECOME VOID AFTER 12 MONTHS AND A NEW APPLICATION WILL BE NECESSARY.

Bertie (252) 794-5303 Camden (252) 338-4460 Chowan (252) 482-1199 Currituck (252) 232-6603
Gates (252) 357-1380 Pasquotank (252) 338-4490 Perquimans (252) 426-2100

carey farms stop AL Carey 252 333-8-



July 25 2017

- Streets
- Main Roads
- Addresses
- Parcels
- County Boundary

1:3,959

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**Camden County Planning Board
AGENDA ITEM SUMMARY SHEET**

New Business

Item Number: 5.2

Meeting Date: December 20, 2017

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

Item Title UDO 2017-11-23 Rezoning Request Jeffrey and Amanda
Thornley

Attachments: UDO 2017-11-23 Rezoning Request Jeffrey and Amanda
Thornley (PDF)

Ordinance No. 2017-12-01**An Ordinance
Amending the Camden County
Zoning Map
Camden County, North Carolina****Article I: Purpose**

The purpose of this Ordinance is to amend the Zoning Map of Camden County, North Carolina, which was originally adopted by the County Commissioners on December 20, 1993, and subsequently amended.

Article II. Amendment to Zoning Map

The Official Zoning Map of Camden County, North Carolina, which was adopted on December 20, 1993, and subsequently amended, is hereby amended as follows:

The property currently shown in the Camden County Tax Assessor's Office as PIN 01-7989-00-02-5678 is hereby re-zoned from Highway Commercial (HC) to Basic Residential (R3-1).

Article III. Penalty

1. Violations of the provision of this Ordinance or failure to comply with any of its Requirements, including violations of any conditions and safeguards established in connection with grants of variances or Special Use or Conditional Use Permits, shall constitute a misdemeanor, punishable by a fine of up to five-hundred (\$500) dollars or a maximum thirty (30) days imprisonment as provided in G. S. 14-4.
2. Any act constituting a violation of the provisions of this Ordinance or a failure to comply with any of its requirements, including violations of any conditions and safeguards established in connection with the grants of variances or Special Use or Conditional Use Permits, shall also subject the offender to a civil penalty of one-hundred (\$100) dollars for each day the violation continues. If the offender fails to pay the penalty within ten (10) days after being cited for a violation, the penalty may be recovered by the county in a civil action in the nature of debt. A civil penalty may not be appealed to the Board of Adjustment if the offender was sent a final notice of violation in accordance with Article 151.568 and did not take an appeal to the Board of Adjustment within the prescribed time.
3. This Ordinance may also be enforced by any appropriate equitable action.

- 4. Each day that any violation continues after notification by the administrator that such violation exists shall be considered a separate offense for purposes of the penalties and remedies specified in this section.
- 5. Any one, all or any combination of the foregoing penalties and remedies may be used to enforce this Ordinance.

Article IV. Severability

If any language in this Ordinance is found to be invalid by a court of competent jurisdiction or other entity having such legal authority, then only the specific language held to be invalid shall be affected and all other language shall be in full force and effect.

Article V. Effective Date

This Ordinance is effective upon adoption.

Adopted by the Board of Commissioners for the County of Camden this day of 2018.

County of Camden

Clayton Riggs, Chairman
Camden County Board of Commissioners

ATTEST:

Karen Davis
Clerk to the Board

(SEAL)

STAFF REPORT

**UDO 2017-11-23
Zoning Map Amendment**

PROJECT INFORMATION

File Reference: UDO 2017-11-23
Project Name; N/A
PIN: 01-7989-00-02-5678

Applicant: Jeffrey L & Amanda
W. Thornley

Address: P.O. Box 175
South Mills, NC
Phone: (919) 418-9904
Email:

Agent for Applicant:
Address:
Phone:
Email:

Current Owner of Record: Applicant

Meeting Dates:

12/20/2017

Planning Board

Application Received: 11/20/17
By: David Parks, Permit Officer

Application Fee paid: \$720 Check #1040

Completeness of Application: Application is generally complete

Documents received upon filing of application or otherwise included:

- A. Rezoning Application
- B. Deed
- C. Table of Permissible Uses comparison.
- D. GIS Aerial, existing zoning, Comprehensive Plan future land use and CAMA Land Use Plan Suitability Maps
- E. ARHS Perc Test

REQUEST: Rezone approximately 17 acres from Highway Commercial (HC) to Basic Residential (R3-1) on property located adjacent to 165 & 195 Horseshoe Road.

Highway Commercial (HC)

To: Basic Residential (R3-1)

The Highway Commercial district is designed to provide for and encourage the proper grouping and development of roadside uses which will best accommodate the needs of the motoring public along US 17, US 158 and NC 343.

The R3 Districts are designed to provide for low density residential development in areas that are adjacent to those areas primarily devoted to agriculture. Subdivision in the R3-1 district requires a minimum of one acre per lot.

PROJECT LOCATION:

Vicinity Map: South Mills Township



SITE DATA

Lot size: Approximately 17 acres.
Flood Zone: AE (100 year flood)
Zoning District(s): Highway Commercial (HC)
Existing Land Uses: Farmland

Adjacent Zoning & Uses:

	North	South	East	West
Zoning	Basic Residential (R3-1)/GUD	Mixed Single Family Residential (R2)/Highway Commercial (HC)	Highway Commercial (HC)/Basic Residential (R3-1)	Mixed Single Family Residential (R2)
Use & size	Farmland/Some Housing	Woodland/Farmland	Farmland/House	House/Woodland

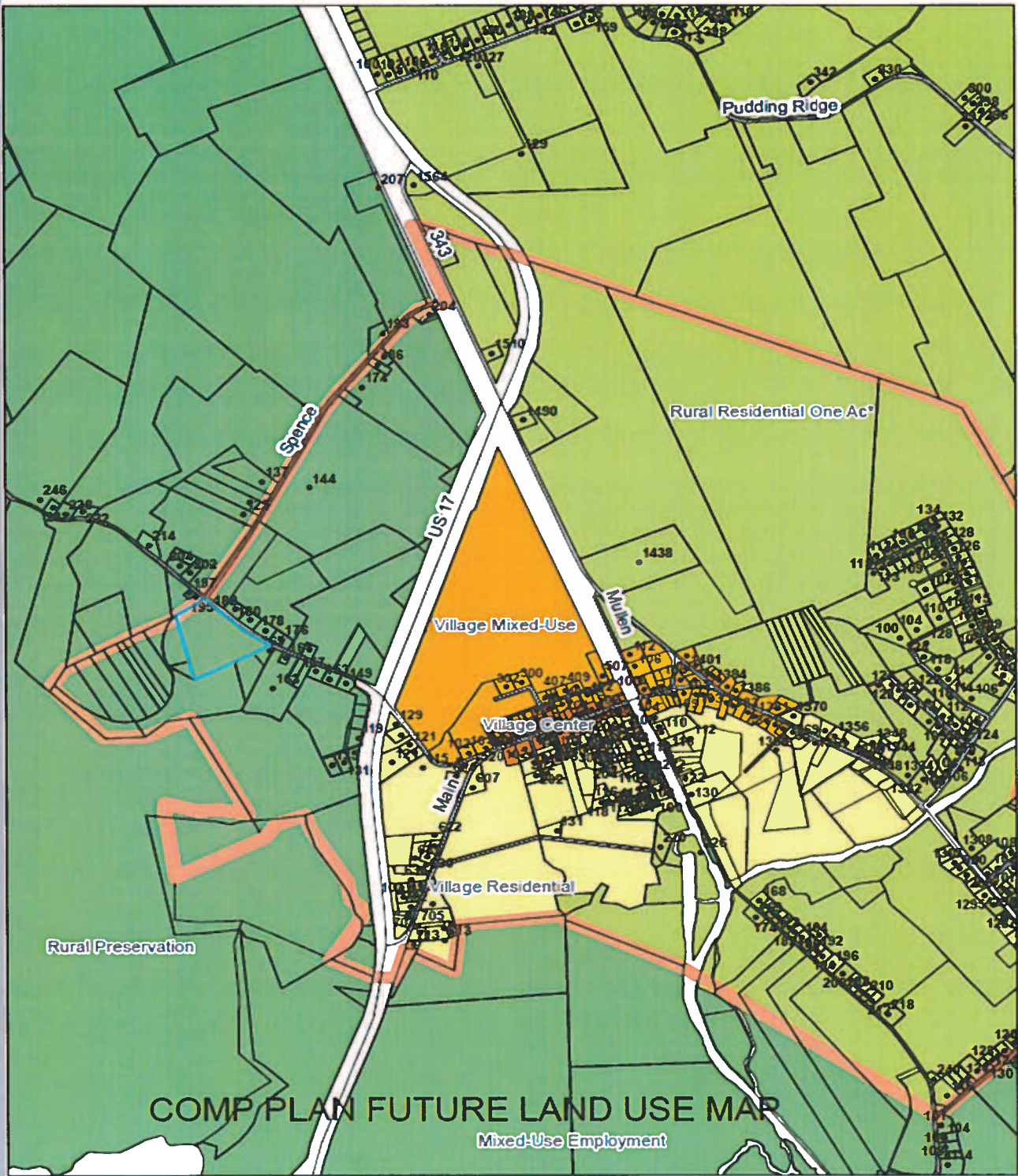
Proposed Use(s): Residential purposes.

Description of property: Property is adjacent to 165 & 195 Horseshoe Road.

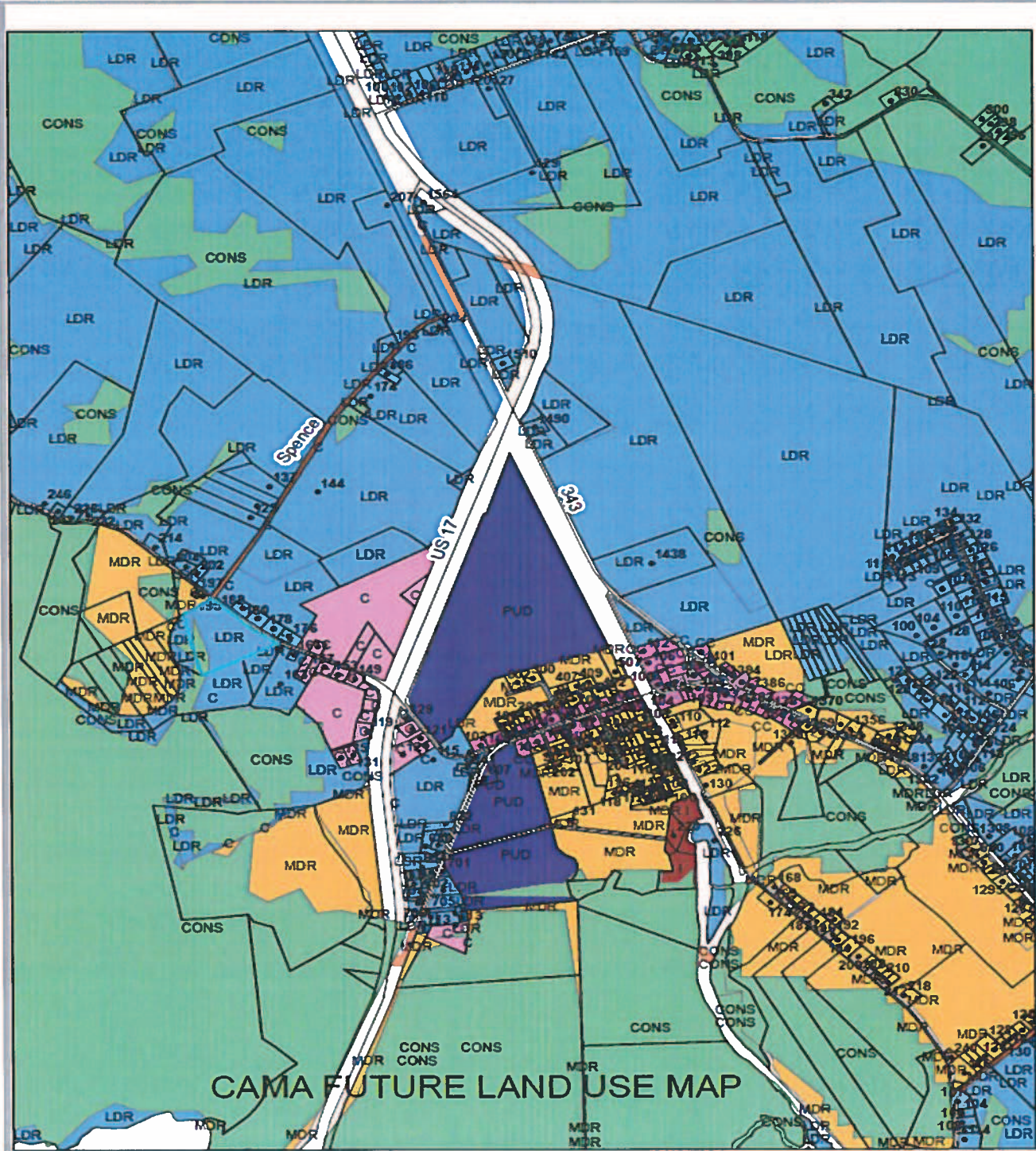
ENVIRONMENTAL ASSESSMENT

Streams, Creeks, Major Ditches: Upper Pasquotank.
Distance & description of nearest outfall: Less than 1 mile.

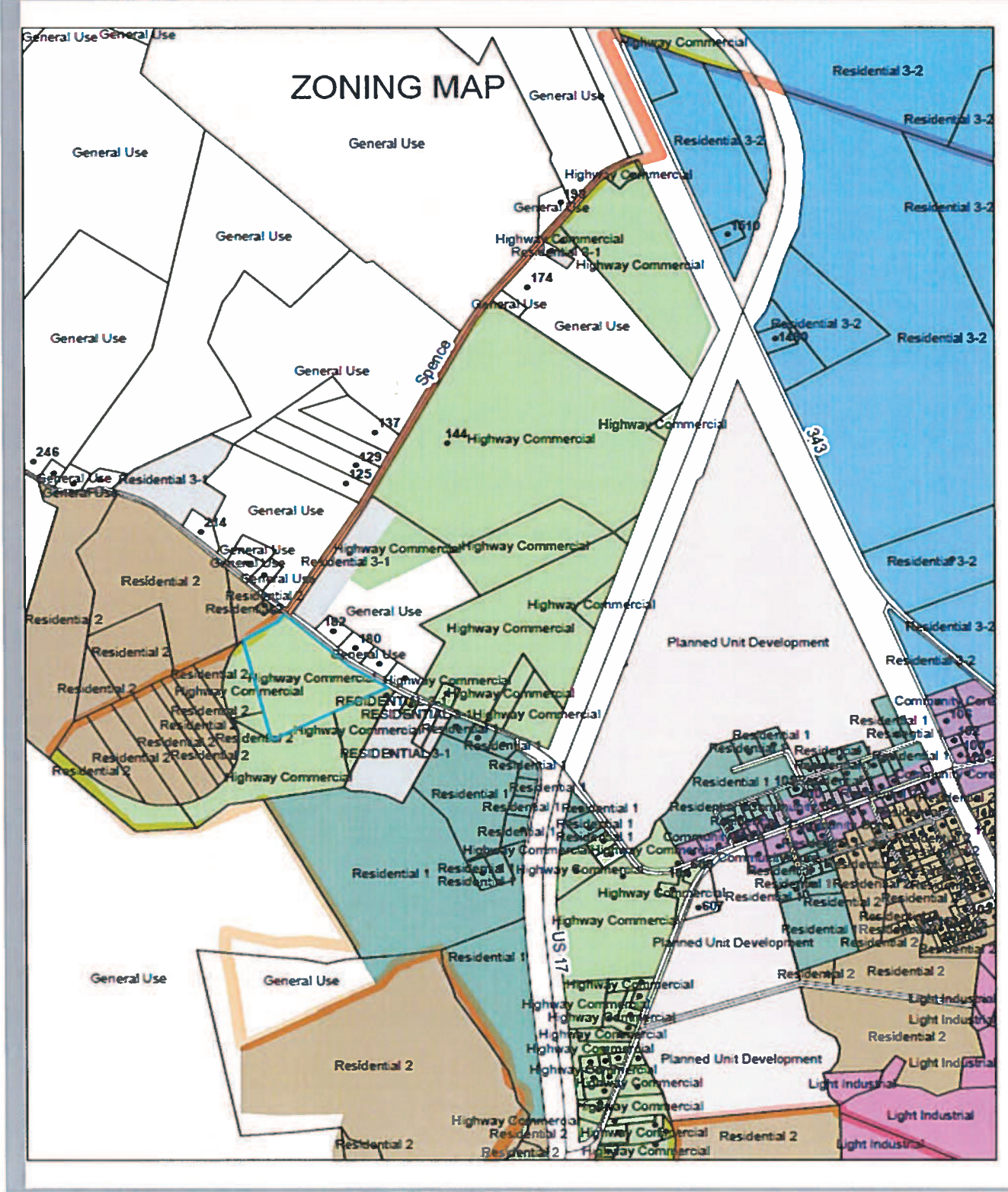
Comprehensive Plan Future Land Use Map



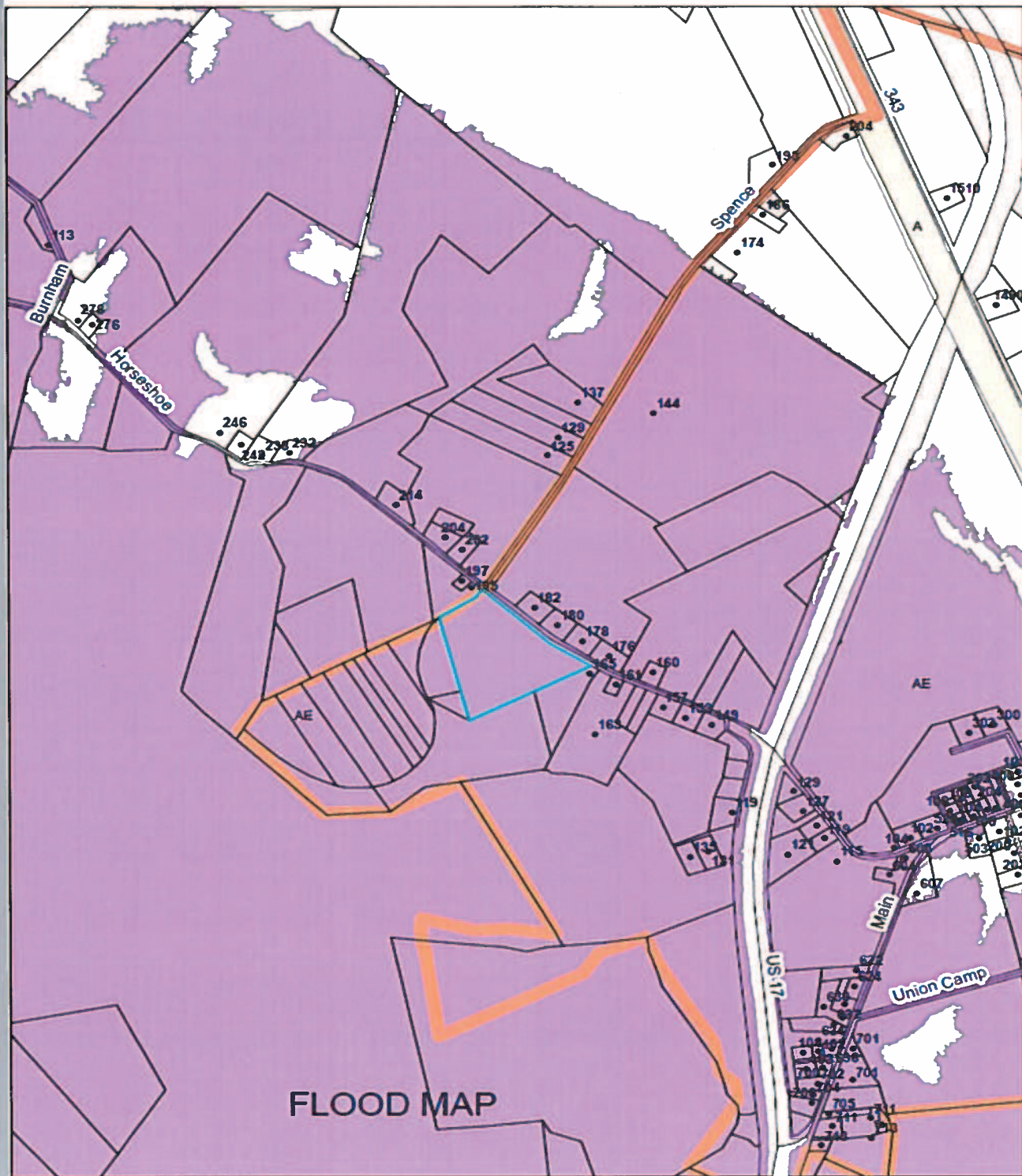
CAMA Future Land Use Map



Zoning Map:



Floodplain Map



FLOOD MAP

INFRASTRUCTURE & COMMUNITY FACILITIES

Water	Water lines are located adjacent to property along Horseshoe Road.
Sewer	No sewer available. Septic system will be utilized.
Fire District	South Mills Fire District. Property located approximately 1 mile from Station on Halstead St.
Schools	Impact calculated at subdivision/building permit.
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 consistent with the CAMA Land Use Plan which was adopted by the Camden County Board of Commissioners on April 4, 2005 in that the Future Land Use Maps has area as Low Density Residential 1-2 acres or greater. Requested zoning is defined as Low Density Residential.

PLANS CONSISTENCY – cont.

2035 Comprehensive Plan

Consistent Inconsistent

Inconsistent with Comprehensive Plan (Adopted 2012) as current Future Land Use Maps reflect land as Rural Preservation. Consistent as Comprehensive Plan calls for development to be focused in the Core Villages. Staff feels that an error was made on the Future Land Use map as property is located within South Mills Core Village. Future Land Use Maps will need to be changed to ensure compatibility between maps and the need to focus development within the Core Village areas as addressed in the Comprehensive Plan.

PLANS CONSISTENCY – cont.

Comprehensive Transportation Plan

Consistent Inconsistent

Property abuts Horseshoe Road.

Other Plans officially adopted by the Board of Commissioners

N/A

FINDINGS REGARDING ADDITIONAL REQUIREMENTS:

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

Reasoning: The proposed zoning change will neither enhance nor hinder the public health, safety, or welfare. The infrastructure is there for residential development however sewer is unavailable (if needed) for commercial development.

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 more appropriate than existing as property is 1/2 mile from U.S. 17 which distance is not within close proximity of U.S 17 to be appropriate for Highway Commercial uses. No sewer available at site to which most HC uses will need.

Yes No **For proposals to re-zone to non-residential districts along major arterial roads:**

Is this an expansion of an adjacent zoning district of the same classification? N/A

Yes No

Reasoning:

What extraordinary showing of public need or demand is met by this application? N/A

Reasoning:

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

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

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

Reasoning: Property is outside any CAMA Areas of Environmental Concern.

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

Reasoning: Higher density development in areas identified in the CAMA Land Use and Comprehensive Plan provides needed roof tops to support commercial development.

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

Reasoning: There are homes located adjacent to and near the property.

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

Schools – The higher density would have an impact on the high school as it is over capacity.

Fire and Rescue – Minimal impact.

Law Enforcement – Minimal impact.

Parks & Recreation – Minimal impact

Traffic Circulation or Parking – N/A

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	Will allow owner to build their home on the land.	Add required roof tops to support current and future commercial development.
Without rezoning	Property owner will not be able to use the land in which they intended as single family homes are not permissible in HC Zones.	Due to distance/location from U.S. 17 and lack of sewer staff feels it would be some time before any Community Benefits.

STAFF COMMENTARY:

This is another area where the CAMA Plan, Comprehensive Plan and Zoning Maps are not consistent with each other. CAMA Plan has property identified as Low Density Residential, Comprehensive Plan Future Land Use Map has land at Rural Preservation and Zoning Map has property zoned Highway Commercial. There is no sewer available at this time and there are houses located at or near the property. With distance from U.S. 17 staff feels current zoning is inappropriate for property.

STAFF RECOMMENDATION:

1. Staff motion for the Consistency Statement is - The requested rezoning is consistent with adopted CAMA Future Land Use Maps as property is identified and Low Density Residential not Commercial. Comprehensive Plan Future Land Use Maps has parcel located in Rural Preservation, however staff feels there was an error and Maps should read Rural Residential. The Comprehensive Plan FLU Map will need to be amended to reflect.
2. Staff recommends approval of Ordinance 2017-12-01/rezoning request UDO 2017-11-23 to rezone property from Highway Commercial (HC) to Basic Residential (R3-1).



Land Use/Development Application

County of Camden, North Carolina

Depending upon the type of proposal, the proposal may require a Zoning Permit, Conditional Use Permit, or Special Use Permit. This form is used as the start of application process. All applicants must submit a site plan (see "Minimum Site Plan Requirements") and a valid Health Department permit. Applicants for a Conditional Use Permit or Special Use Permit should review the "Requirements for Conditional Use Permit and Special Use Permit Applications".

Applicants for a subdivision must submit this form as their Special Use Permit application.

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

Please Do Not Write in this Box	
PIN:	01-7989-00-02-5678
UDO#	2017 - 11 - 23
Date Received:	11/20/2017
Received by:	DP
Zoning District:	HC
Fee Paid \$	720.00

Pd CK # 1048

PLEASE PRINT OR TYPE

Applicant's Name: Jeffrey L. Thornley

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: P.O. Box 175
South Mills, NC 27976

Daytime Phone Number: (919) 418-9904

Street Address Location of Property: Located adjacent to 165 Horseshoe Road

General Description of Proposal: Request rezone approximately 17 acres from Highway Commercial to Basic Residential (R3-1)

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: *Jeffrey L. Thornley*
Dated: 11/20/2017

** 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 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)

(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)

(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?

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


JEFFREY THORNLEY
PO BOX 175
SOUTH MILLS, NC 27976-0175

66-7704/2531

1040

DATE 11/20/2017

OCURSE devisa comchecks

PAY TO Camden County \$ 720.00
THE ORDER OF
seven hundred twenty dollars and ⁰⁰/₁₀₀ DOLLARS  Security Features
Details on Back
State Employees' Credit Union®
Barco, North Carolina

165

MEMO

Land Use

Jeffrey J. Thornley MP

1040

SPECIALTY PRINT

Doc ID: 000568180004 Type: CRP
 Recorded: 12/09/2013 at 04:01:08 PM
 Fee Amt: \$28.00 Page 1 of 4
 Revenue Tax: \$0.00
 Camden, NC
 Peggy C. Kight Register of Deeds
 BK **323** PG **86-89**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: _____

Parcel Identifier No SEE LEGAL DESCRIPTION Verified by Camden County on the 9 day of December, 2013
 By: RM # 1-10-13 340-14 no selling tax

Mail/Box to: R. MARK WARREN, TWIFORD LAW FIRM, PO BOX 669, MOYOCK, NC 27958 FILE# 16428.01

This instrument was prepared by: R. MARK WARREN, TWIFORD LAW FIRM, PO BOX 669, MOYOCK, NC 27958

Brief description for the Index: EIGHT PARCELS - HORSESHOE ROAD

THIS DEED made this 5th day of December, 2013, by and between

NO TITLE WORK REQUESTED OR PERFORMED

GRANTOR	GRANTEE
<p>JANET H. SPENCER, widowed</p> <p>1206 WEST MAIN STREET EXT ELIZABETH CITY, NC 27909</p>	<p>JEFFREY L. THORNLEY, and wife AMANDA W. THORNLEY</p> <p>P.O. BOX 175 SOUTH MILLS, NC 27976</p>

DEED OF GIFT

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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

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

See Attached EXHIBIT A.

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____, Page _____.

All or a portion of the property herein conveyed ___ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book _____, Page _____.

EXHIBIT A

All those certain tracts or parcels of land situated in South Mills Township, Camden County, North Carolina and more particularly described as follows:

TRACT ONE: 01.7989.00.02.5678.0000

Beginning at Ellen Taylor's corner and the main road leading to Old Lebanon and running along her line to Elizabeth Brite's line, thence her line to the Spencer ditch a Southwesterly course, thence along said ditch a Northwesterly course to Rosa Hill's line, thence her line to Thomas Spencer's Road, thence along his road to the main road, leading to Old Lebanon, thence along said road to the first station, being the lands known as Bettie Sawyer Land and containing twenty acres, more or less.

Being that same parcel of land conveyed in Deed dated July 20, 1987 to Alvah M. Spencer, Jr., designated as Tract VI, and recorded in Deed Book 85, Page 904 of the Camden County Registry.

TRACT TWO: 01.7979.00.92.0856.0000

Consisting of 9.5 acres by Tax Department Calculation and designated as the Spence Cherry Tract.

Coming from the Will of Levi Old Spencer, date of death April 12, 1966 - Will Book 3, Page 322 and being a portion of the G.F. Spence Farm as shown on Map recorded in Deed Book QQ, Page 259 of the Camden County Registry.

TRACT THREE: 01.7979.00.81.7905.0000

Property located in South Mill Township and being 6.67 acres as shown on a survey map by Henry Cuninghame, dated August 30, 1993. Property begins at a drive shaft located down an old path, West of the intersection of SR 1221 with SR 1219 (Horseshoe Road) and being also the Northwest corner of Lot 4 in Deed Book QQ, Page 259, Owned by A.M. Spencer, Jr., thence South 75° 00' West 443.96 feet to another drive shaft, thence South 33° 33' 35" East 414.76 feet, thence South 34° 39' 27" East 825.94 feet, thence South 83° 00' 31" East 49.5 feet, thence North 15° 34' 19" West 1190.0 feet to the point of beginning. Property is bounded on the North and East A.M. Spencer, Jr. and on the South and West by Georgia Pacific Corp.

This being the same lot as shown on a survey map of Lot # 3 in Deed Book QQ, Page 259, which was assigned to Nancy Miller on August 26, 1898 and now owned by the Charles Miller Heirs, South Mills Township, Camden County, North Carolina.

For the purposes of this title examination, the search period for Tract Three begins at a Sheriff's Deed dated October 27, 1994 and recorded in Deed Book 106, Page 909 of the Camden County Registry.

ALBEMARLE REGIONAL HEALTH SERVICES

246448

Applicant:

THORNLEY, JEFFREY
P.O. BOX 175
SOUTH MILLS, NC 27976

Owner:

THORNLEY, JEFFREY
P.O. BOX 175
SOUTH MILLS, NC 27976

Site Location:

200 BLOCK OF HORSESHOE ROAD
SOUTH MILLS, NC 27976

GPD: 480 LTAR: 0.300 Classification: PS w/Fill

If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- * Fill Area 120 ft. by 60 ft. with 6 in. of Sand

To obtain an Authorization to Construct:

- * Submit a plat or scale drawing of the lot, showing location and dimensions of all property lines, proposed structures and driveways
- * Pay permit fee of \$225

Comments:

Fill house pad higher than finished septic tank grade. Septic system is to go on highest area of lot. Sandy Loam @ 30"

EHS: 
Carver, Kevin

Date: 11/27/2017

THIS APPROVAL WILL BECOME VOID AFTER 12 MONTHS AND A NEW APPLICATION WILL BE NECESSARY.

Bertie (252) 794-5303 Camden (252) 338-4460 Chowan (252)482-1199 Currituck (252) 232-6603
Gates (252) 357-1380 Pasquotank (252) 338-4490 Perquimans (252) 426-2100



**Camden County Planning Board
AGENDA ITEM SUMMARY SHEET**

New Business

Item Number: 5.3

Meeting Date: December 20, 2017

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

Item Title 2018 Planning Board Schedule

Attachments: PBSchedule2018 (PDF)

Attached is the 2018 Planning Board Schedule. Need decision by board as to whether or not to hold November 2018 meeting on 3rd Wednesday, which is immediately preceding Thanksgiving, or push it back to November 28. Also, if meeting date is changed, should deadlines for December meeting be adjusted to reflect same date?

Planning Board Schedule 2018

<u>Meeting Date</u>	<u>Item</u>	<u>Cut-Off Date</u>	<u>Meeting Date</u>	<u>Item</u>	<u>Cut-Off Date</u>
Jan. 17, 2018	Sketch Plan Preliminary Plat Special Use Final Plat Rezoning	Dec. 6, 2017 Dec. 6, 2017 Dec. 6, 2017 Dec. 20, 2017 Dec. 20, 2017	July 18, 2018	Sketch Plan Preliminary Plat Special Use Final Plat Rezoning	Jun. 6, 2018 Jun. 6, 2018 Jun. 6, 2018 Jun. 20, 2018 Jun. 20, 2018
Feb. 21, 2018	Sketch Plan Preliminary Plat Special Use Final Plat Rezoning	Jan. 3, 2018 Jan. 3, 2018 Jan. 3, 2018 Jan. 17, 2018 Jan. 17, 2018	Aug. 15, 2018	Sketch Plan Preliminary Plat Special Use Final Plat Rezoning	Jul. 3, 2018 Jul. 3, 2018 Jul. 3, 2018 Jul. 18, 2018 Jul. 18, 2018
Mar. 21, 2018	Sketch Plan Preliminary Plat Special Use Final Plat Rezoning	Feb. 7, 2018 Feb. 7, 2018 Feb. 7, 2018 Feb. 21, 2018 Feb. 21, 2018	Sep. 19, 2018	Sketch Plan Preliminary Plat Special Use Final Plat Rezoning	Aug. 1, 2018 Aug. 1, 2018 Aug. 1, 2018 Aug. 15, 2018 Aug. 15, 2018
Apr. 18, 2018	Sketch Plan Preliminary Plat Special Use Final Plat Rezoning	Mar. 7, 2018 Mar. 7, 2018 Mar. 7, 2018 Mar. 21, 2018 Mar. 21, 2018	Oct. 17, 2018	Sketch Plan Preliminary Plat Special Use Final Plat Rezoning	Sep. 5, 2018 Sep. 5, 2018 Sep. 5, 2018 Sep. 19, 2018 Sep. 19, 2018
May 16, 2018	Sketch Plan Preliminary Plat Special Use Final Plat Rezoning	Apr. 4, 2018 Apr. 4, 2018 Apr. 4, 2018 Apr. 18, 2018 Apr. 18, 2018	Nov. 21, 2018**	Sketch Plan Preliminary Plat Special Use Final Plat Rezoning	Oct. 3, 2018 Oct. 3, 2018 Oct. 3, 2018 Oct. 17, 2018 Oct. 17, 2018
June 20, 2018	Sketch Plan Preliminary Plat Special Use Final Plat Rezoning	May 2, 2018 May 2, 2018 May 2, 2018 May 16, 2018 May 16, 2018	Dec. 19, 2018	Sketch Plan Preliminary Plat Special Use Final Plat Rezoning	Nov. 7, 2018 Nov. 7, 2018 Nov. 7, 2018 Nov. 21, 2018 Nov. 21, 2018

****Meeting for November 2018 is Wednesday immediately preceding Thanksgiving. Consensus of Board needed as to whether to leave it on that date or push it to the following Wednesday which is November 28, 2018.**

If meeting date is changed to 11-28-18, should dates for submission of Final Plat and Rezoning also be changed to same date or be left at 11-21-18?