

**CAMDEN COUNTY PLANNING BOARD**

Regular Meeting – January 20, 2021

---

**Camden County Planning Board**  
**Regular Meeting**  
**January 20, 2021 7:00 PM**  
**Historic Courtroom, Courthouse Complex**  
**Camden, North Carolina**

**MINUTES**

*The regular meeting of the Camden County Planning Board was held on January 20, 2021 in the Historic Courtroom, Camden, North Carolina. The following members were present:*

**Planning Board Members Present:**

| <b>Attendee Name</b> | <b>Title</b> | <b>Status</b> | <b>Arrived</b> |
|----------------------|--------------|---------------|----------------|
| Calvin Leary         | Chairman     | Present       | 6:50 PM        |
| Rick McCall          | Board Member | Present       | 6:50 PM        |
| Ray Albertson        | Board Member | Present       | 6:50 PM        |
| Steven Bradshaw      | Board Member | Present       | 6:50 PM        |
| Cathleen M. Saunders | Board Member | Present       | 6:50 PM        |
| Nathan Lilley        | Board Member | Present       | 6:50 PM        |

**Staff Present:**

| <b>Attendee Name</b> | <b>Title</b>      | <b>Status</b> | <b>Arrived</b> |
|----------------------|-------------------|---------------|----------------|
| Dan Porter           | Planning Director | Present       | 6:45 PM        |
| Amber Curling        | Permit Officer    | Present       | 6:45 PM        |
| Amy Barnett          | Planning Clerk    | Absent        |                |

**Others Present:**

| <b>Attendee Name / Address</b> | <b>Title / Company / Purpose</b>               | <b>Meeting Section</b> |
|--------------------------------|--|------------------------|
| Steve Bradshaw, Applicant      | Rezoning, Avery Shores, Avery Family Rev Trust | New Business           |
| Jason Mizelle                  | Engineer for Applicant                         | New Business           |

**CALL TO ORDER & WELCOME**

Chairman Calvin Leary called the meeting to order at 7:00 PM.

**CAMDEN COUNTY PLANNING BOARD**

Regular Meeting – January 20, 2021

---

22 **CONSIDERATION OF AGENDA**

23 *Motion to Approve Agenda As Presented*

|    |                  |  |
|----|------------------|--|
| 24 | <b>RESULT:</b>   | <b>PASSED [UNANIMOUS]</b>                            |
| 25 | <b>MOVER:</b>    | Cathleen Saunders, Board Member                      |
| 26 | <b>SECONDER:</b> | Steve Bradshaw, Board Member                         |
| 27 | <b>AYES:</b>     | McCall, Leary, Bradshaw, Albertson, Saunders, Lilley |
| 28 | <b>ABSENT:</b>   | None   |

29 **CONSIDERATION OF MINUTES – DECEMBER 16, 2020**

30 *Motion to Approve 12-16-20 Minutes As Written*

|    |                  |  |
|----|------------------|--|
| 31 | <b>RESULT:</b>   | <b>PASSED [UNANIMOUS]</b>                            |
| 32 | <b>MOVER:</b>    | Nathan Lilley, Board Member                          |
| 33 | <b>SECONDER:</b> | Cathleen Saunders, Board Member                      |
| 34 | <b>AYES:</b>     | McCall, Leary, Bradshaw, Albertson, Saunders, Lilley |
| 35 | <b>ABSENT:</b>   | None   |

36 **OLD BUSINESS**

37  
38 None.

39  
40 **NEW BUSINESS**

41  
42 **A. *Avery Shores - Rezoning Request - Avery Family Rev Trust***

43  
44 Chairman Calvin Leary asked if Steve Bradshaw needed to be recused, as he is representing the  
45 Avery family, before Amber Curling began her description of this agenda item. Ms. Curling  
46 replied yes.

47  
48 *Motion to Recuse Steve Bradshaw from this agenda item.*

|    |                  |  |
|----|------------------|--|
| 49 | <b>RESULT:</b>   | <b>PASSED [UNANIMOUS]</b>                            |
| 50 | <b>MOVER:</b>    | Calvin Leary, Chairman                               |
| 51 | <b>SECONDER:</b> | Nathan Lilley, Board Member                          |
| 52 | <b>AYES:</b>     | McCall, Leary, Bradshaw, Albertson, Saunders, Lilley |
| 53 | <b>ABSENT:</b>   | None   |

54  
55 Mr. Steve Bradshaw, who is representing the Avery family in their request to rezone the property  
56 which is the subject of this agenda item, has been recused and will not participate as a board  
57 member.

58

## CAMDEN COUNTY PLANNING BOARD

Regular Meeting – January 20, 2021

---

59 Zoning Officer Amber Curling described this agenda item. She pointed out a minor correction to  
60 the staff report which had the meeting date for this evening’s meeting listed as the 21<sup>st</sup>, it should  
61 be the 20<sup>th</sup>. Ms. Curling then handed out a copy of the questions that have to be addressed  
62 regarding rezonings, same questions which are part of the staff report.

63  
64 The staff report is attached to these minutes as “Attachment A”.

65  
66 The Avery Family Rev Trust is represented by Mr. Steve Bradshaw and supported by Jason  
67 Mizelle, the engineer for the project. They have submitted an application for a zoning map  
68 amendment.

69  
70 The request is to rezone approximately 52 acres from Planned Development (PD) to Suburban  
71 Residential (SR), and also to rezone approximately 37 acres from Working Lands (WL) to  
72 Suburban Residential (SR), along with a fragment (approximately ½ acre) of Rural Residential to  
73 Suburban Residential (SR). All parcels are located off One Mill Road and Riggs Road in Shiloh  
74 Township.

75  
76 Current use of the properties are vacant land, wooded, and farm land. Surrounding uses are  
77 woods, wetlands, farmland, and residential lots.

78  
79 The first parcel is approximately 52 acres of Planned Development (PD). The second parcel is  
80 approximately 37 acres of Working Lands (WL). A small piece of the second parcel (½ acre) is  
81 Rural Residential (RR).

82  
83 Surrounding zoning is Working Lands (WL) to the North and East, Rural Residential (RR) to the  
84 South and bordering on the Pasquotank River.

85  
86 Proposed use is a conservation subdivision, Avery Shores, with 61 water front lots.

87  
88 Ms. Curling then read through the definitions of Planned Development, Working Lands, and  
89 Suburban Residential zoning classifications which are included in the staff report (Attachment  
90 A).

91  
92 Maps in the Staff Report show:

- 93 • Vicinity: Located off One Mill & Riggs Roads in Shiloh Township
- 94 • Current Zoning: 52 Acres of Planned Development, 37 Acres of Working Lands, ½ Acre  
95 of Rural Residential
- 96 • CAMA Land Suitability: 2/3 of properties are Low Suitability, 1/3 Very Low
- 97 • Watershed: Not in the watershed
- 98 • Wetlands: Some Present
- 99 • Flood Zone: AE

100  
101 Steve Bradshaw pointed out that the two lots on the water at Avery & Riggs Roads are his house  
102 with the Avery family’s house next door. These 2 lots are only about 2 to 3 feet higher in  
103 elevation than the parcels under consideration for rezoning.

**CAMDEN COUNTY PLANNING BOARD**

Regular Meeting – January 20, 2021

---

104 Ms. Curling continued saying that both parcels drain to the Pasquotank River via several farm  
105 ditches.

106  
107 The Comprehensive Land Use Plan shows both parcels as being consistent. The Northern tract  
108 (52 acre Planned Development) is shown as Village Mixed Use, areas include moderate to higher  
109 density mixed uses of residential and recreational uses. The Southern tract (37 acres Working  
110 Lands) is shown as Rural Preservation which promotes the continued use of working lands and  
111 protection of environmentally sensitive lands from more independent development.

112  
113 The proposed zoning change is inconsistent with the CAMA Future Land Use Plan in that the  
114 majority of the property is identified as conservation which is designated to provide for efficient  
115 long term management of significant, limited, or irreplaceable areas. A small area on the water  
116 is identified as low density residential.

117  
118 Two, three, and four inch water lines are located along One Mill and Riggs Roads. Sewer is not  
119 available. Septic Systems will have to be used.

120  
121 Rezoning will impact schools & traffic. An impact analysis will be required at the development  
122 stage.

123  
124 The Comprehensive Transportation Plan does not identify any roads that need or are  
125 recommended for improvements south of Wharf Road on Hwy 343 South.

126  
127 At this time, Ms. Curling asked Mr. Bradshaw to speak regarding his request.

128  
129 Steven Bradshaw, Representing the Avery Family in their rezoning application

130  
131 Mr. Bradshaw passed around a sheet containing the original Planned Unit Development that was  
132 already authorized. He pointed out to the board how many units were already planned on being  
133 there versus the proposed number of units should the rezoning be approved. His point in doing  
134 this was that when both properties are combined after being rezoned to Suburban Residential,  
135 that whatever impacts are there under the current zoning those impacts would be greatly reduced  
136 under the Suburban Residential zoning classification.

137  
138 On the sheet he passed around, it showed the current number of units allowable under the current  
139 zoning of Planned Development for the Northern tract: 35 Single Family Homes, 24 Condos, 15  
140 Multi-Family Homes, for a total of 73 homes. The Planned Development also included 8 acres  
141 of commercial uses. After rezoning, these would be reduced.

142  
143 The Working Lands parcel (Southern tract) is allowed to have 1 home for every 5 acres.

144  
145 For both parcels, as currently zoned, they allow for a total of 91 homes. Under the proposed  
146 rezoning, there would be 61 homes.

147  
148 The impacts on all the infrastructure, roads, schools, etc., would be reduced if the rezoning  
149 request is approved.

## CAMDEN COUNTY PLANNING BOARD

Regular Meeting – January 20, 2021

---

150 Looking at the preliminary lot layout, attached as “Attachment B”, Mr. Bradshaw observed that  
151 one question that is heard most often with projects like this is “Do you want this in your back  
152 yard?”. As he lives adjacent to the project land, as does the Avery family, and given that the  
153 surrounding land is either wooded or farmland, his answer to this is “yes”.

154  
155 Mr. Bradshaw noted on the preliminary lot layout that the lots along the water have a long way  
156 to go to get through CAMA, and Mr. Mizelle, Engineer, is working on this.

157  
158 Mr. Bradshaw indicated that he plans to place a nice wide canal through the middle of the  
159 property (after rezoned and combined) and also around the property, with 2 inlets connecting the  
160 canals to the Pasquotank River.

161  
162 The plan with the canals wrapping around and through the development will ensure water  
163 quality, which is one of the things CAMA looks for, and will also provide water front lots for all  
164 of the future houses.

165  
166 Of the houses along One Mill Road, in the vicinity of the project, one of them will have water  
167 along the back corner of their lot, and the others will have open space land to their backyards.

168  
169 Mr. Bradshaw stated he is doing everything he can to minimize the impacts to the adjacent  
170 property owners. He added that the open space along the water is planned to be donated to the  
171 county for use as a park or other water front recreation area.

172  
173 Cathleen Saunders asked if there was an access to that open space. Mr. Bradshaw stated that  
174 access would be out to One Mill Road and that a road to the open space area would have to be  
175 built. Mr. Mizelle added that there is an existing private path there now.

176  
177 Mr. Bradshaw stated the design is such as to maximize the water frontage, which was one of  
178 their goals. He reiterated that their proposal has less impacts than what current zoning allows.

179  
180 Mr. Bradshaw added that waterfront lots come with a higher price tag, probably will be in the  
181 \$400,000 range. He added that this should be a nice solid tax base for the county. This is based  
182 on the estimated current prices of homes in Camden County which are on the water and/or on  
183 canals.

184  
185 Mr. Bradshaw noted that, although he can’t guarantee this, there may not be much actual impact  
186 to the school system because the kind of people who move into places like this are semi-retirees.  
187 He stated there aren’t any children on the block where he lives, which is adjacent to the project  
188 land.

189  
190 Looking at the vicinity map, which is part of “Attachment A”, there are water front houses both  
191 to the north and to the south of the project land.

## CAMDEN COUNTY PLANNING BOARD

Regular Meeting – January 20, 2021

---

192 Referring to the questions Ms. Curling had handed out earlier, Mr. Bradshaw gave his answers to  
193 these questions.

194

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

196 • Mr. Bradshaw believes it does, in that there isn't much that is along the  
197 waterfront, and those kinds of lots are highly sought after.

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

199 • Mr. Bradshaw stated that since there is not much waterfront property in this  
200 zoning classification, the answer is No.

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

203 • Mr. Bradshaw stated his interpretation of this is the proposed classification  
204 actually reduces the impacts, so yes it is more appropriate.

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

207 • Mr. Bradshaw stated it would have impacts, but less than what the land is  
208 currently zoned for.

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

211 • Mr. Bradshaw stated there would be impacts, but less than what the land is  
212 currently zoned for.

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

215 • Mr. Bradshaw stated that one home would become waterfront via the back corner  
216 of their lot bordering on the proposed canal, and the others on One Mill Road  
217 would remain as is if the farmer continues to farm, or they could plant a tree line  
218 buffer.

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

221 • Mr. Bradshaw stated that other than regular traffic going in and out of the  
222 development, there would be no serious noise, odors, light, activity, or unusual  
223 disturbances.

224 8. There was no question #8, numbering of the questions went from 7 to 9, skipping over 8.

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

227 • Mr. Bradshaw stated there are no serious legal questions.

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

229 • Mr. Bradshaw stated this property is on the water so yes, it will impact CAMA  
230 areas of environmental concern.

231

232 Regarding the flood zone, Mr. Bradshaw referred to the amount of excavation that will take  
233 place to create the canals. He stated that combined with the fill for house pads and septic  
234 systems, he hopes that will raise the houses up out of the AE flood zone.

235

**CAMDEN COUNTY PLANNING BOARD**

Regular Meeting – January 20, 2021

---

236 At this time, Mr. Jason Mizelle of Timmons Group, spoke.

237

238 Jason Mizelle, Timmons Group, Elizabeth City NC, Engineer for Applicant

239

240 Mr. Mizelle stated that even if they didn't get the canal access points, which they hope they do  
241 get, they will still have stormwater capacity within the development whether it be large ponds or  
242 the canals.

243

244 One of the things they hope will be a benefit will be improved drainage for the adjacent  
245 properties due to the plans to have canals, they hope to be able to route some of the outside  
246 drainage through the development.

247

248 The septic field evaluation has been discussed with the Health Department and they've gotten  
249 some feedback as to how much fill they would need to accommodate septic systems.

250

251 With the water systems, the loop system through the development will hopefully keep that from  
252 being an issue with the water pressure.

253

254 Dan Porter stated that these types of things will be addressed at the development stage. He  
255 added that the decision before the board is whether to rezone the properties from their current  
256 zoning classifications to Suburban Residential or to leave as is. He further added that Mr.  
257 Bradshaw's statements regarding reducing the impacts by reducing the number of units is  
258 accurate, but that the layout of this development is a decision for later on. He also commented  
259 that sometimes applicants show their plans at the rezoning stage, and down the line end up  
260 altering their plans and doing something different.

261

262 Nathan Lilley stated he is all for rezoning the northern tract, which is currently zoned Planned  
263 Development, because it will reduce the allowable density, but is torn on rezoning the southern  
264 tract which is currently zoned Working Lands because it will increase the impacts on that parcel  
265 with regard to facilities, schools, etc.

266

267 Cathleen Saunders commented that she feels the Working Lands and Planned Development  
268 parcels should be rezoned together to that the zoning in the area is consistent, such that there  
269 won't be 'residential-working lands-residential', it would all be residential.

270

271 Mr. Bradshaw stated that no matter what they ultimately end up doing, it will still be fewer units  
272 than the current zoning allows, and less impacts.

273

274 Mr. Mizelle added that at present there are 32 acres in the southern tract which is zoned Working  
275 Lands. If this is rezoned to Suburban Residential and a Conservation Subdivision is created,  
276 then 50% of the total land (once both parcels are rezoned and combined) will be conservation  
277 land. This means that 44 acres total from both parcels will be conservation land.

278

279 Nathan Lilley asked if what Mr. Mizelle is saying is that if the two parcels are rezoned and  
280 combined, that the total amount of conservation land will be more acreage than what the  
281 southern tract, currently zoned Working Lands, is now. Mr. Mizelle answered that was correct.

**CAMDEN COUNTY PLANNING BOARD**

Regular Meeting – January 20, 2021

---

282 Mr. Mizelle added that there would be 89 total acres once rezoned and combined, and that 50%  
283 of that would be conservation land, approximately 44 acres.

284  
285 Ms. Curling asked if the board had any questions or anything to add regarding the questions  
286 which Mr. Bradshaw went over. Hearing none, she added that staff’s answers to the questions  
287 were in the board packet.

288  
289 At this time, the following motion was made:  
290

291 ***Motion to approve the request to rezone the parcels. Parcel with PIN# 03-8971-00-30-***  
292 ***0834-0000 from Planned Development (PD) to Suburban Residential (SR), and Parcel***  
293 ***with PIN# 03-8971-00-21-2552-0000 from Working Lands (WL) to Suburban***  
294 ***Residential (SR).***

295  
296 Ms. Curling added that the motion should reflect a Consistency Statement saying that the  
297 rezoning is consistent with the 2035 Comprehensive Plan.

298  
299 Nathan Lilley asked to add the Consistency Statement to the motion which Rick McCall  
300 had made.

301  
302 **Amended Motion is: Approve the request to rezone the parcels. Parcel with PIN# 03-**  
303 **8971-00-30-0834-0000 from Planned Development (PD) to Suburban Residential (SR),**  
304 **and Parcel with PIN# 03-8971-00-21-2552-0000 from Working Lands (WL) to**  
305 **Suburban Residential (SR) as this is consistent with the 2035 Comprehensive Plan.**  
306

|                  |  |
|------------------|--|
| <b>RESULT:</b>   | <b>PASSED [UNANIMOUS]</b>                  |
| <b>MOVER:</b>    | Rick McCall, Board Member                  |
| <b>SECONDER:</b> | Cathleen Saunders, Board Member            |
| <b>AYES:</b>     | McCall, Leary, Albertson, Saunders, Lilley |
| <b>ABSENT:</b>   | None                                       |
| <b>RECUSED:</b>  | Bradshaw                                   |

307  
308  
309  
310  
311  
312  
313  
314  
315 **INFORMATION FROM BOARD AND STAFF**

316  
317 None.

318  
319 **NEXT MEETING - FEBRUARY 17, 2021**

320

**CAMDEN COUNTY PLANNING BOARD**

Regular Meeting – January 20, 2021

---

321 **ADJOURN**

322 *Motion to Adjourn*

|     |                  |  |
|-----|------------------|--|
| 323 | <b>RESULT:</b>   | <b>PASSED [UNANIMOUS]</b>                            |
| 324 | <b>MOVER:</b>    | Ray Albertson, Board Member                          |
| 325 | <b>SECONDER:</b> | Rick McCall, Board Member                            |
| 326 | <b>AYES:</b>     | McCall, Leary, Bradshaw, Albertson, Saunders, Lilley |
| 327 | <b>ABSENT:</b>   | None   |

328 The meeting adjourned at 7:28 PM.

329

330

331

332

333

334

335

---

*Chairman Calvin Leary  
Camden County Planning Board*

336 *ATTEST:*

337

338

339

---

*Dan Porter, Planning Director  
Camden County Planning Department*

342

343

344

345

346

347

348

349

350

351

352

353

354

355

356

357

358

359

360 See next page for beginning of attachments.



**STAFF REPORT**

**UDO 2020-12-14  
Zoning Map Amendment**

**PROJECT INFORMATION**

**File Reference:** UDO 2020-12-14  
**Project Name:** Avery Shores  
**PIN:** 03-8971-00-21-2552  
03-8971-00-30-0834

**Applicant:** Avery Family Rev. Trust  
**Address:** 102 Avery Dr  
Shiloh, NC 27974  
**Phone:** 252-455-1028  
**Email:** sbrad11@gmail.com

**Agent for Applicant:** Self  
**Address:**  
**Phone:**  
**Fax:**  
**Email:**

**Current Owner of Record:** Applicant

**Meeting Dates:**  
12/9/2020                   **Neighborhood Meeting**  
1/21/2021                   **Planning Board Meeting**

**Application Received:** 12/10/2020  
**By:** Amber Curling, Planning

**Application Fee paid:** \$1440.00 Ck# 1

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

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

- A.** Rezoning Application
- B.** Deed
- C.** GIS Aerial, Current zoning, Comprehensive Plan Future Land Use and CAMA Land Use Plan Suitability Maps
- D.** Neighborhood Meeting Comments
- E.** Zoning Comparison PD & WL to SR

---

**REQUEST:** Zoning Map Amendment from Planned Development, Working Lands, and Rural Residential to Suburban Residential.

Rezone two parcels; first parcel 03-8971-00-30-0834-0000 of approximately 52 acres from Planned Development (PD) and second parcel 03-8971-00-21-2552-0000 of approximately 37 acres from Working Lands (WL) and a Rural Residential fragment (RR) to Suburban Residential (SR). All parcels are located off One Mill Rd and Riggs Rd in the Shiloh Township.

## **Rezoning from the following Zoning District:**

### **Planned Development (PD) Purpose Statement (Article 151.3.6.3)**

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

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

### **Working Lands (WL) Purpose Statement Article 151.3.5.2)**

The Working Lands (WL) district is established to accommodate agriculture, agriculturally-related uses, and limited forms residential development at very low densities in rural portions of the County. The district is primarily intended to preserve and protect bona fide farms and resource lands for current or future agricultural use as well as to protect the rural character of the area. One of the primary tools for character protection is the requirement to configure residential subdivisions of more than five lots as conservation subdivisions. The conservation subdivision approach seeks to minimize the visibility of new residential development from adjacent roadways through proper placement and screening, and allows farmers to capture a portion of the land's development potential while continuing to farm. Conservation subdivisions allow a portion of a tract or site to be developed with single-family detached homes while the balance of the site is left as conservation or agricultural land. The district also accommodates a wide range of agricultural and agricultural-related uses like "agri-tourism" as well as service and support uses to the rural community, including day care, educational uses, public safety facilities, parks, and utility features.

## **Rezoning to the following Zoning District:**

### **Suburban Residential (SR) Purpose Statement (Article 151.3.5.5)**

The Suburban Residential (SR) district is the County's primary district for suburban residential neighborhoods located along primary roadways, shoreline areas, and in locations bordering rural areas. The district has a one-acre minimum lot area requirement, which is the basic threshold size for lots with on-site wastewater systems. Use of the conservation subdivision configuration is optional for residential subdivisions. While the district allows single-family detached homes, mobile homes on individual lots are prohibited. Nonconforming mobile homes may remain but may not be expanded or replaced with another mobile home. The district accommodates equestrian uses, utilities, as well as various neighborhood-supporting institutional uses such as parks, schools, and public safety facilities. District regulations discourage uses that interfere with the development of residential neighborhoods or that are detrimental to the suburban nature of the district

**SITE DATA**

**Size of Lots:** Approximately 52 and 37 acres for an approximate total of 89 acres  
**Flood Zone:** AE  
**Zoning District(s):** Planned Development (PD), Working Lands (WL) and Rural Residential (RR)  
**Existing Land Uses:** Farmland

**Adjacent Zoning & Uses:**

|                       | <b>North</b>        | <b>South</b>                      | <b>East</b>                           | <b>West</b>      |
|-----------------------|---------------------|-----------------------------------|---------------------------------------|------------------|
| <b>Zoning</b>         | Working Lands (WL)  | Neighborhood Residential (NR)     | Working Lands (WL)                    | Pasquotank River |
| <b>Use &amp; size</b> | Wetlands & Farmland | Residential Lots, Woods, Farmland | Residential Lots, Wetlands & Farmland | NA               |

**Proposed Use(s)** – The proposed use is to develop 61 waterfront lots, creating the Conservation Subdivide of Avery Shores.

**Description/History of property:** The vacant property is located in southern portion of Shiloh off Riggs Road and One Mill Road. Majority of the property has been used as farmland; the remaining is wetlands and woods.

**INFRASTRUCTURE & COMMUNITY FACILITIES**

**Water:** Water lines are located adjacent to property along One Mill Road and Riggs Road

**Sewer:** Not available.

**Fire District:** Shiloh Fire District.

**Schools:** Proposed zoning will have an impact on Schools.

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



PROJECT LOCATION: Vicinity Map: Shiloh Township





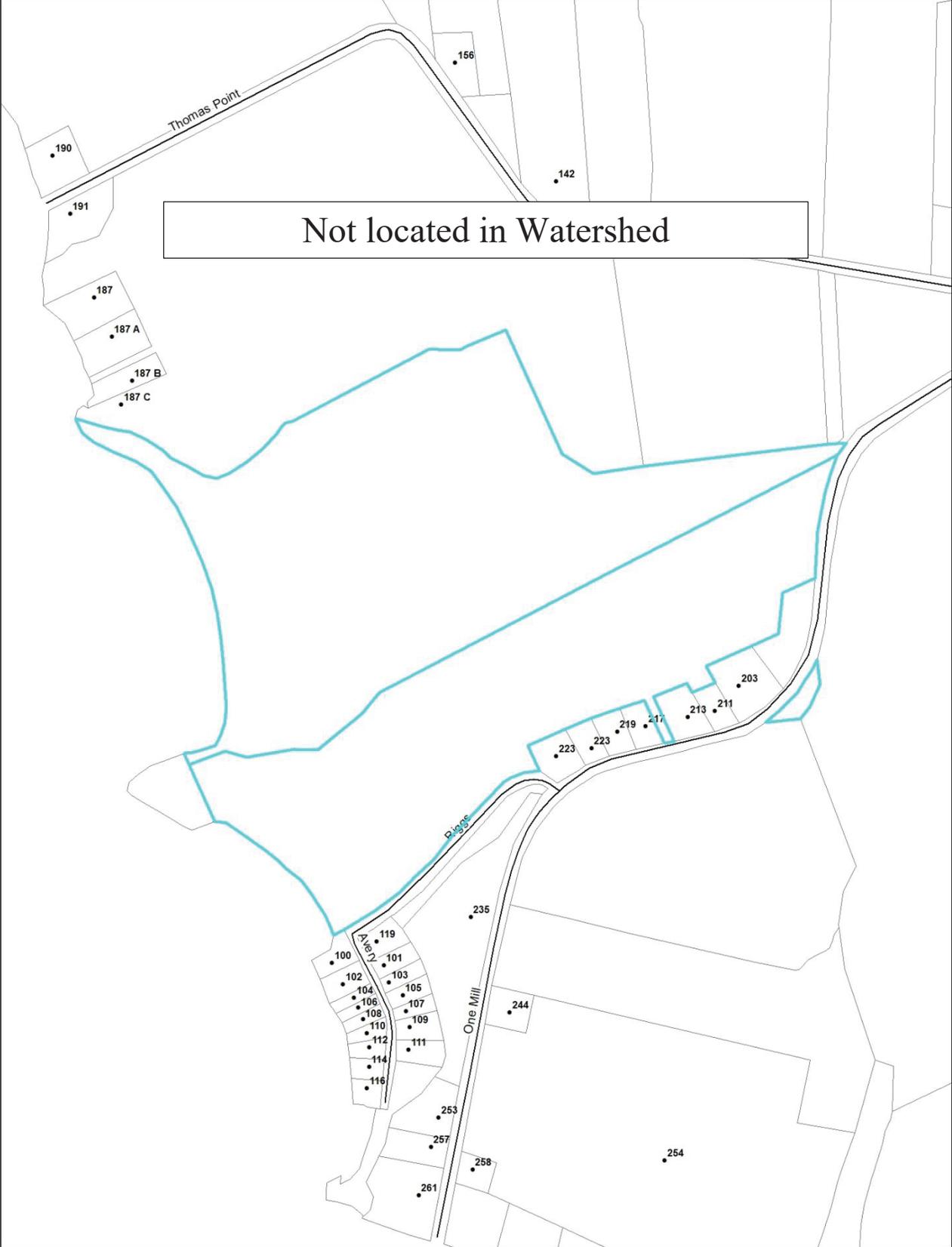






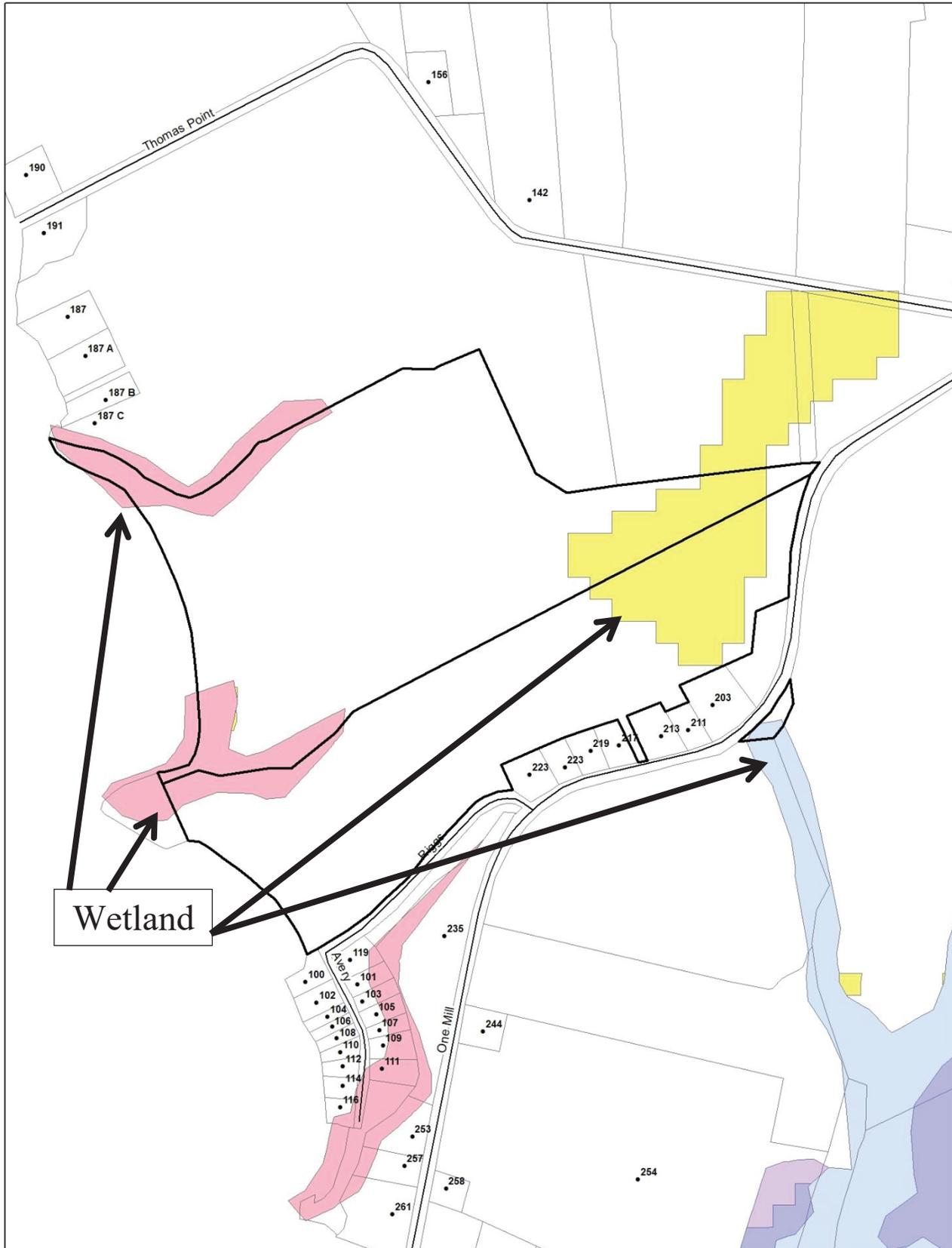


Watershed Map





Wetlands Map





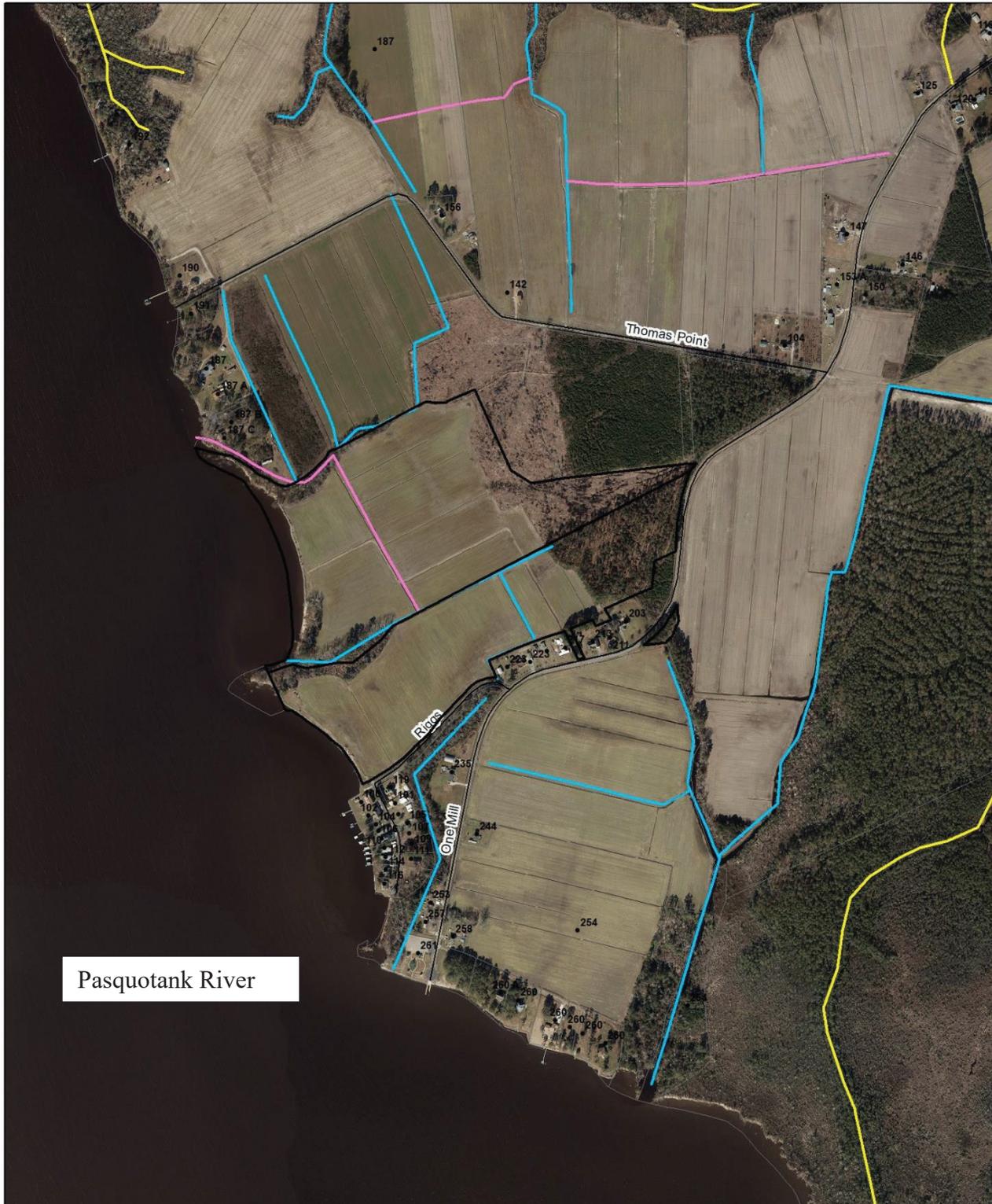
Floodplain Map



Located mainly in the AE Flood Zone

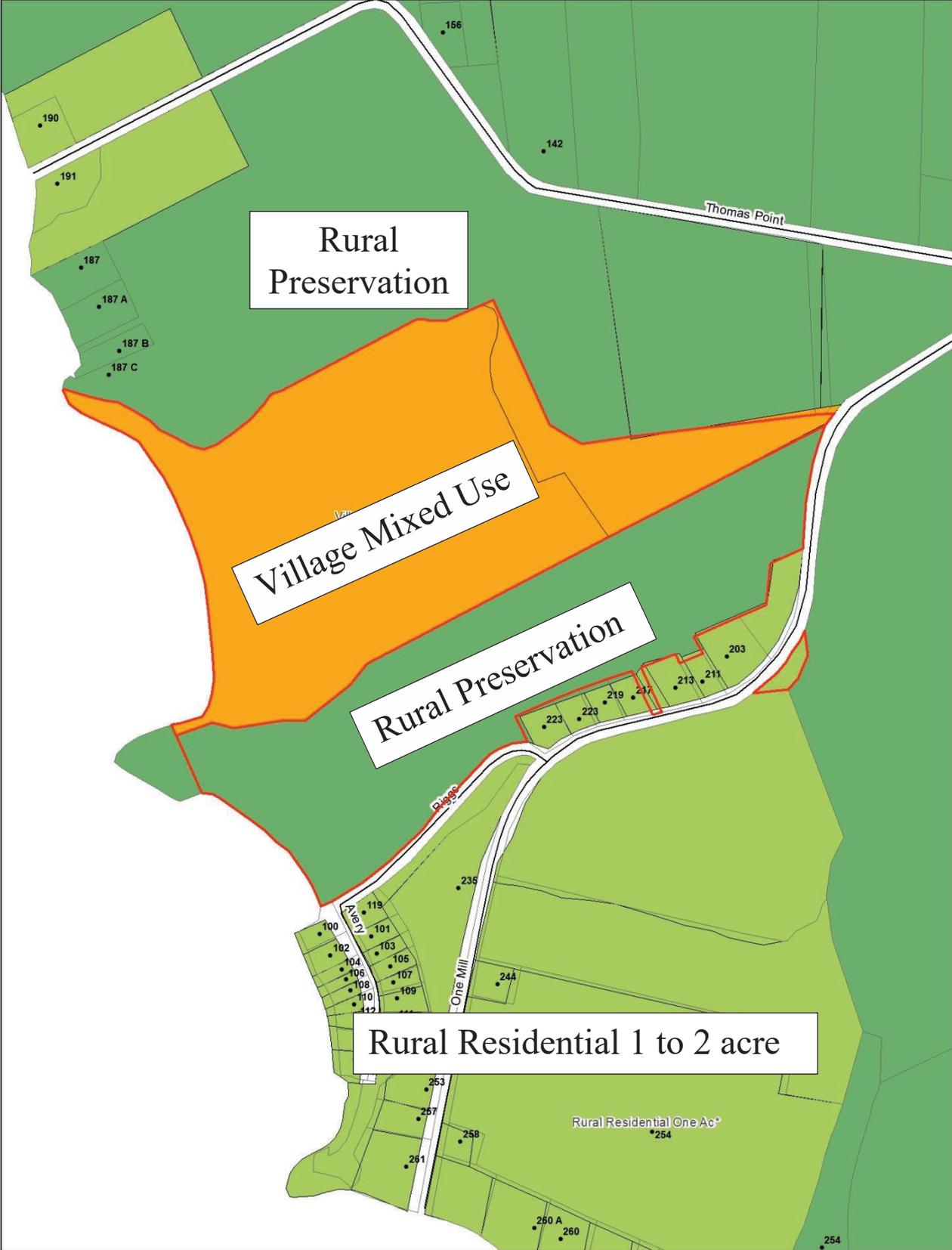


**ENVIRONMENTAL ASSESSMENT: Streams, Creeks, Major Ditches:**  
**Distance & description of nearest outfall:** It appears the property drains to Pasquotank River.





Comprehensive Plan Future Land Use Map

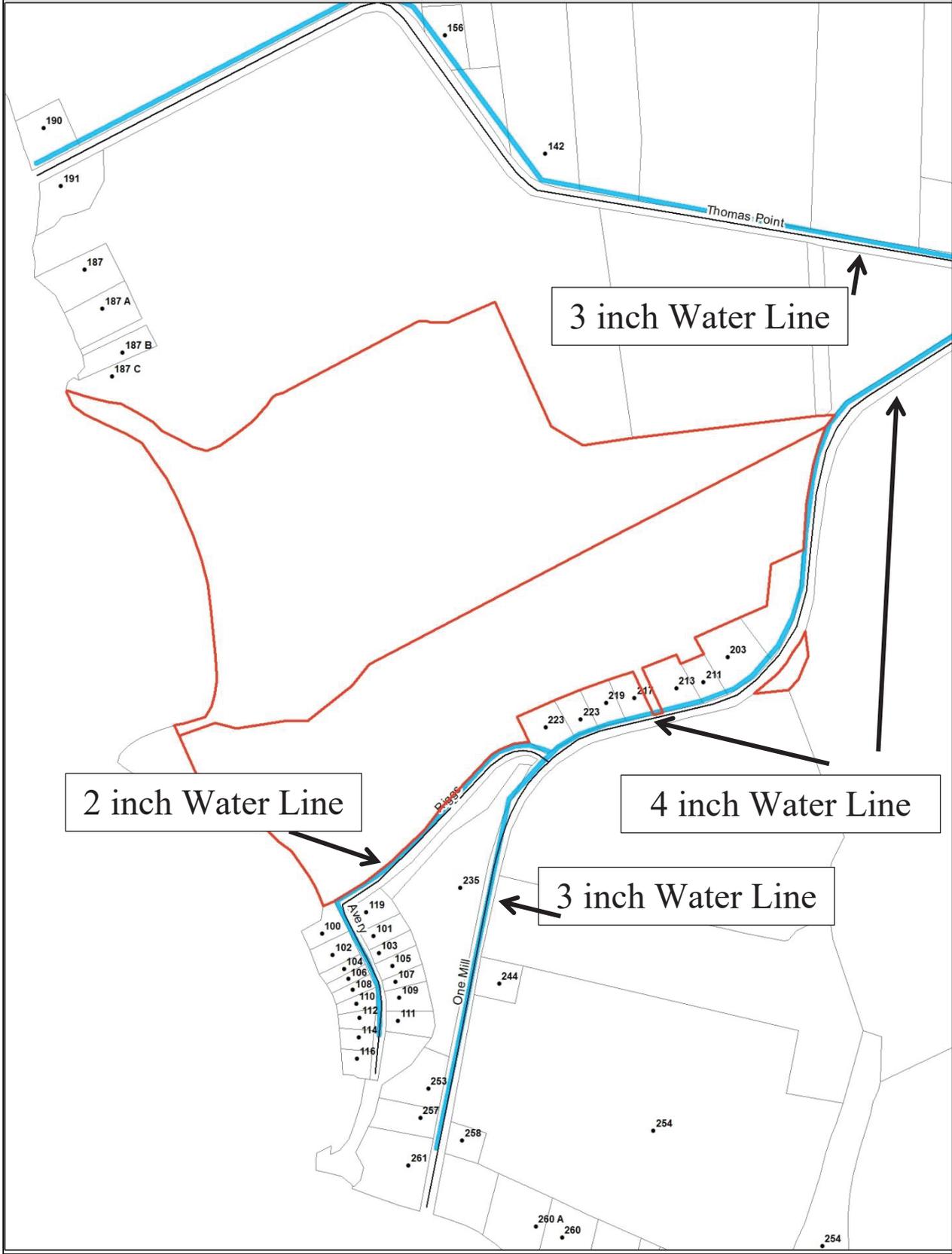








Water is available









The goal when reviewing a project for 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

## Summary

### **CONSISTENCY with PLANS and MAPS**

#### **2035 Comprehensive Plan**

Consistent       Inconsistent

The County’s Comprehensive Future Land Use Map (Adopted 2012) shows the current Planned Development Zoning Parcel to be Village Mixed Use. Village Mixed use areas include moderate to higher density mixed use including residential, commercial, and recreational uses. The Working Lands are shown on the Future Land Use map as Rural Preservation. Rural Preservation promotes the continued use of working lands and protection of environmentally sensitive lands from more intense development.

#### **CAMA Land Use Plan Policies & Objectives:**

Consistent       Inconsistent

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

#### **Comprehensive Transportation Plan**

The Camden County Comprehensive Transportation Plan does not identify any roads as needing improvement or recommended for improvement south of Wharf Rd on Hwy 343 south.

#### **-Other Plans officially adopted by the Board of Commissioners**

N/A

**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 0.63% is zoned as Planned Development, 72.95% is zoned as Working Lands and 1.79% of the property is zoned as Suburban Residential.

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

There is very limited waterfront property left to be developed.

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

The range of uses between Planned Development, Working Lands and Suburban Residential are similar. Planned Development may allow for commercial development not allowed in other two districts and the proposed density is established upon approval of Masterplan. Suburban Residential allows for higher density than Working Lands. The Zoning Comparison, included in the package, identifies specific uses for each zoning district.

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

The proposed zoning uses will have an impact on all public facilities. The Preliminary Plat Application will require a Development Impact Statement. The Development Impact Statement is determined by the Physical Analysis, Housing Market Analysis Water Analysis, Sewer Analysis, Fiscal Analysis and Traffic Analysis.

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

The proposed zoning uses will have an impact on all public services. The specific service and to what extent the impact will be projected during the development approval process of the property, using recommendations from the Technical Review Committee.

**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?**

Yes the proposed development includes areas of environmental concern. Concerns are flood zone AE, wetlands, and the waterfront. The development process will include the required documentation for Federal, State and County; (CAMA permit, NCDEQ Erosion & Sediment Control permit, NCDEQ Stormwater permit, Approved County drainage plan, and any other appropriate approvals.)

## **Recommendations:**

Planning Staff recommends approval of the Rezoning Application (UDO 2020- 12-14) of the Avery parcels on One Mill Rd and Riggs Road from Planned Development, Working Lands, and Rural Residential to Suburban Residential. This recommendation is based on the 2035 Comprehensive Plan which identifies: (1) 52 acres as Village Mixed Use with an appropriate specific use as moderate and higher density residential uses (up to 14 dwellings units per acre); (2) 37 acres as Rural Preservation with appropriate uses of farms and forestry sites.



# Attachment "B"



