



CAMDEN COUNTY

NORTH CAROLINA • USA

Boundless Opportunities.

PLANNING BOARD

July 20, 2022

7:00 PM

Regular Meeting

Historic Courtroom

Courthouse Complex

Agenda

**Camden County Planning Board
Regular Meeting
July 20, 2022, 7:00 PM
Historic Courtroom, Courthouse Complex**

- ITEM I. Call to Order & Welcome**
- ITEM II. Oath Of Office**
- ITEM III. Consideration Of Agenda**
- ITEM IV. Consideration Of Minutes**
1. Meeting Minutes - March 16, 2022
- ITEM V. Old Business**
- ITEM VI. New Business**
1. Sawyer Rezoning Request
2. Text Amendments
- ITEM VII. Information from Board and Staff**
- ITEM VIII. Consider Date of Next Meeting**
- ITEM IX. Adjourn**



Planning Board AGENDA ITEM SUMMARY SHEET

Minutes

Item Number: 4.1
Meeting Date: July 20, 2022

Submitted By: Karen Davis, Clerk to the Board
Planning Board
Prepared by: Karen Davis

Item Title **Meeting Minutes - March 16, 2022**

Attachments: planningminutes_031622 (DOCX)
planningminutes_042022 (DOCX)

**Camden County Planning Board
Regular Meeting
March 16, 2022; 7:00 PM
Historic Courtroom
Camden, North Carolina**

MINUTES

The regular meeting of the Camden County Planning board was held on March 16, 2022 in the Historic Courtroom in Camden, North Carolina.

ITEM 1. CALL TO ORDER & WELCOME

The meeting was called to order by Chairman Calvin Leary at 7:00 PM. Also Present: Vice-Chairman Steven Bradshaw, Board Members Nathan Lilley, Dave Parks and Lee Powell. Board Member Ray Albertson was absent. Staff Present: Planning Director Amber Curling and Clerk Karen Davis.

ITEM II. CONSIDERATION OF THE MINUTES – October 20, 2021

Motion to approve the minutes.

RESULT:	PASSED [3-0]
MOVER:	Nathan Lilley
SECONDER:	Steven Bradshaw
AYES:	Nathan Lilley, Steven Bradshaw, Calvin Leary
ABSENT:	Ray Albertson

ITEM III. CONSIDERATION OF THE AGENDA

Motion to approve the agenda as presented.

RESULT:	PASSED [5-0]
MOVER:	Nathan Lilley
SECONDER:	Steven Bradshaw
AYES:	Nathan Lilley, Steven Bradshaw, Calvin Leary, Dave Parks, Lee Powell
ABSENT:	Ray Albertson

ITEM IV. OLD BUSINESS

None.

ITEM V. NEW BUSINESS

A. Preliminary Plat Request – Keeter Barn Landing, LLC

Planning Director Amber Curling presented the Staff Report (incorporated herein after as Attachment A), which included the following:

Jason Mizell with Timmons Group representing Keeter Barn Landing LLC, is requesting approval for a 37-lot preliminary plat application for the Keeter barn landing conservation

subdivision. The parcel is 41.75-acres located on the southeast corner of Keeter Barn Rd and US Hwy 17. The parcel is within the 1-mile buffer surrounding the South Mills Core Village. Application package, generally complete, includes the Preliminary Plat Application, Preliminary Plan, Deed, Neighborhood Meeting Results and Development Impact Analysis.

The Neighborhood Meeting was held on August 18, 2021. A few inquiries by phone occurred.

Jason Mizelle from Timmons discussed details with the neighbor, no apparent concerns.

The TRC Meeting was held on September 7 2021.

The zoning is Suburban Residential. The Surrounding zoning districts are Rural Residential, Highway Commercial and Working Lands.

Suitability - Very High in Suitability.

Not located in the Wetlands and not located in the Watershed. Located in Flood Zone X - No areas of environmental concern. It appears the property drains to Joyce Creek. Stormwater Management Plan will be submitted with Development Plans.

CAMA Future Land Use Map - The CAMA Future Land Use Maps has the property identified as Low Density Residential on 1 acre or more.

The County's Comprehensive Future Land Use Map, shows the property as One to Two Acres Rural Residential, which is intended to serve as a buffer between rural preservation areas and more intense development.

South Mills Water and Camden County Sewer borders the property.

The property is being used as farmland. The surrounding uses are Residential Lots, Woods, Farmland, Fire Station and Camden County Wastewater Treatment Plant.

The property is served by the South Mills Fire District. Fire Chief disapproved due to limited staff. Concerns about the helicopter landing pad were resolved.

Superintendent for Schools disapproved due to overcapacity. On September 16, 2019 a report by Kahn demonstrated schools were either over capacity or at capacity. Development has continued. The proposed development statistically will generate more students.

The Sheriff's Office is concerned about the public health and safety. In the Technical Review Comments the Sheriff's office disapproved the subdivision due to lack of funding to support additional call volume.

Conservation subdivision requires 50% of the development to be Passive Open Space.

In addition to Prior to Construction the recommendations will be met – there are 17 items located at the end of the staff report. Dedication or payment of Land For Public Parks Required Acreage is 1.23 acres.

Board Member Dave Parks questioned the enrollment numbers used for the school district.

Mrs. Curling explained that the numbers used were submitted by School Superintendent Dr. Joe Ferrell for this purpose.

Jason Mizelle with Timmons Group gave a brief history of the project.

- Conservation subdivision
- Lots sizes – ½ acre
- Helicopter pad issue resolved
- Water is a concern – no affirmation to date from South Mills Water Association, although the Board of Commissioners voted to provide water to SMWA for this purpose.

During a brief discussion concerning water, Lee Powell stated that at the recent annual meeting of South Mills Water Association, he was told that currently all of the water that is under contract from South Camden Water District is not being sent to South Mills Water Association.

Mr. Mizelle also gave information on the reforestation process that will be implemented to assist with drainage/absorption. He confirmed that the drainage requirements of the UDO will be met.

Board Member Nathan Lilley expressed concerns in regard to the development meeting the standards of a Conservation Subdivision as outlined in the Unified Development Ordinance.

Mr. Mizelle explained that by moving the subdivision farther back, the amount of infrastructure increases, the amount of roadway increases, as well as the addition of increased impervious surface. A tighter cluster results in a smaller footprint.

In regard to wastewater, the developer plans to use on-site septic systems. There was brief discussion in regard to the cost to developers to hook up to the county sewer system.

In regard to density, the development will consist of 37 lots on 41 acres.

There was discussion on the impact to schools as a result of approved subdivisions that have yet to be completed.

Motion to deny approval based on school system, fire department and Sheriff's office recommendations as well as the issue of the conservation area not as required in the UDO.

RESULT:	PASSED [3-2]
MOVER:	Nathan Lilley
SECONDER:	Lee Powell
AYES:	Nathan Lilley, Dave Parks, Lee Powell
NOES:	Calvin Leary, Steven Bradshaw
ABSENT:	Ray Albertson

ITEM VI. INFORMATION FROM BOARD AND STAFF

None.

ITEM VII. CONSIDER DATE OF NEXT MEETING

Next meeting to be held April 20, 2022.

ITEM VIII. ADJOURN

Motion to adjourn.

RESULT:	PASSED [5-0]
MOVER:	Dave Parks
SECONDER:	Nathan Lilley
AYES:	Nathan Lilley, Steven Bradshaw, Calvin Leary, Dave Parks, Lee Powell
ABSENT:	Ray Albertson

There being no further matters for discussion Chairman Leary adjourned the meeting at 7:50 PM.

ATTEST:

Calvin Leary, Chairman
Camden County Planning Board

Karen M. Davis
Clerk to the Board of Commissioners

Attachment: planningminutes_031622 (3348 : Meeting Minutes - March 16, 2022)

**Camden County Planning Board
Regular Meeting
April 20, 2022; 7:00 PM
Historic Courtroom
Camden, North Carolina**

MINUTES

The regular meeting of the Camden County Planning board was held on April 20, 2022 in the Historic Courtroom in Camden, North Carolina.

ITEM 1. CALL TO ORDER & WELCOME

The meeting was called to order by Chairman Calvin Leary at 7:04 PM. Also Present: Vice-Chairman Steven Bradshaw, Board Members Nathan Lilley, Dave Parks and Lee Powell. Board Member Ray Albertson was absent. Staff Present: Planning Director Amber Curling, Planner Thomas Poulin and Clerk Karen Davis.

ITEM II. CONSIDERATION OF AGENDA

Motion to approve the agenda as presented.

RESULT:	PASSED [5-0]
MOVER:	Steven Bradshaw
SECONDER:	Dave Parks
AYES:	Nathan Lilley, Steven Bradshaw, Calvin Leary, Dave Parks, Lee Powell
ABSENT:	Ray Albertson

ITEM III. CONSIDERATION OF MINUTES

Board Member Nathan Lilley expressed concern in regard to the draft minutes from the March 16, 2022 meeting. Mrs. Curling requested that Mr. Lilley meet with her to discuss his concerns. Consideration of the March 16, 2022 minutes was tabled until the next meeting.

ITEM IV. OLD BUSINESS

None.

ITEM V. NEW BUSINESS

- A. Major Commercial Site Plan Application – Family Dollar
Major Site Plan Request – Briant Robey

Planning Director Amber Curling presented the following:

Briant Robey with Eastern Carolina Engineering and Doug Burr with Elcan & Associates were present to answer any questions concerning the application.

The parcel is approximately a 1.59-acre parcel. There was no neighbor attendance at the Neighborhood Meeting held on February 24, 2022. However, some Board members and County Manager did attend.

The Zoning District for this parcel is Highway Commercial and is located in the Courthouse Township. The Zoning District for adjoining parcels are Highway Commercial except to east and south east which is Village Commercial.

The parcel is located in Flood Zone X.

Current land use is farmland. Adjacent Uses include farmland, woods, railroad tracks, residential homes, and a church.

Water and sewer lines are located adjacent to property along US Hwy 158.

Parcel is in South Mills Fire District.

There should be no impact on schools.

The impact on traffic is estimated to be minimal.

Planning Staff recommends the following if the Planning Board approves the Family Dollar Major Commercial Site Plan Application:

- Approval Letter for the Stormwater Management Plan with Operation and Maintenance Agreement
- Approval Letter by Appropriate Agency for County Sanitary Sewer System
- Approval Letter by Appropriate Agency for County Water System
- Approved DEQ Stormwater Management Permit
- Approved DEQ Erosion and Sediment Control Plan Permit
- Any other requirements by the Planning Board

Briant Robey with Eastern Carolina Engineering approached the Board to answer any questions.

Board Member Dave Parks questioned if the site abuts Gumberry Road. However, Mr. Robey clarified that the site abuts the railroad tracks. There are 37 feet in the front and 32 feet on each side; similar to Dollar General.

Mr. Parks also inquired concerning buffers on the back portion due to the residences nearby the site. Mr. Robey stated there is no plan to provide additional buffers and referenced the nearby church parking lot.

There were no further questions for Mr. Robey.

Motion to approve the site plan application for Family Dollar with the recommendations from staff.

RESULT:	PASSED [5-0]
MOVER:	Dave Parks
SECONDER:	Steven Bradshaw
AYES:	Nathan Lilley, Steven Bradshaw, Calvin Leary, Dave Parks, Lee Powell
ABSENT:	Ray Albertson

ITEM VI. INFORMATION FROM BOARD AND STAFF

None.

ITEM VII. CONSIDER DATE OF NEXT MEETING

The next meeting is scheduled for June 15, 2022.

ITEM VIII. ADJOURN

Motion to adjourn.

RESULT:	PASSED [5-0]
MOVER:	Nathan Lilley
SECONDER:	Dave Parks
AYES:	Nathan Lilley, Steven Bradshaw, Calvin Leary, Dave Parks, Lee Powell
ABSENT:	Ray Albertson

There being no further matters for discussion Chairman Leary adjourned the meeting at 7:15 PM.

ATTEST:

Calvin Leary, Chairman
Camden County Planning Board

Karen M. Davis
Clerk to the Board of Commissioners



Planning Board AGENDA ITEM SUMMARY SHEET

New Business

Item Number: 6.1
Meeting Date: July 20, 2022
Submitted By: Patricia Sabo,
 Planning Board
 Prepared by: Karen Davis

Item Title **Sawyer Rezoning Request**

Attachments:

- 1_AgendaSummary_SawyerRezoningConsentAgenda (DOCX)
- 2-SawyerRezoningStaffReport (DOCX)
- 3_ZoningMapAmendmentApplication (PDF)
- 4_Deed9AcresSection (PDF)
- 5_Deed872Hwy343 (PDF)
- 6_SawyerRezoningNeighborhoodSummary (PDF)
- 7_ZoningComparison (PDF)

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

Meeting Date: July 20, 2022

Attachments: Sawyer Rezoning Staff Findings, Application, Site Plan, Zoning Comparison, Neighborhood Meeting Summary, Deed, Ordinance, Resolution to amend CAMA Land Use Map

Submitted By: Planning Department

Item Title: Application for Zoning Map Amendment from Waverly Sawyer

Summary:

Waverly Sawyer has requested a map amendment for approximately 10 acres from the Highway Commercial (HC) zoning district to the Neighborhood Residential (NR) zoning district. The 10 acres consist of an approximately 1-acre parcel at 872 NC Hwy 343 N and approximately 9 acres from an adjoining parcel to the north west. Both parcels are located in South Mills Township.

The neighborhood meeting was held on April 12, 2022. A public hearing will be held on August 1, 2022.

The proposed zoning change is inconsistent with the CAMA Future Land Use Map. The CAMA Future Land Use Maps has the majority of property identified as Low Density Residentials.

The proposed zoning change is inconsistent with the County's Comprehensive Future Land Use Map which identifies the parcels as Rural Preservation.

STAFF REPORT

UDO# 2022-06-09
Zoning Map Amendment
for Sawyer Property on HWY 343 N

Project Information:

File Reference: 2022-06-09
Project Name: N/A
PIN: 01-8907-00-43-8620-0000
Applicant: Waverly M. Sawyer
Address: 117 Havenwood Drive
 Camden, NC, 27921
Phone: 252-202-2882
Email: waverly702@gmail.com

Agent for Applicant: same as above
Address: same as above

Current Owner of Record: Waverly M. Sawyer
and Linda B. Sawyer

Meeting Dates:	
April 12, 2022	Neighborhood Meeting
July 20, 2022	Planning Board Meeting

Application Received: June 14, 2022
By: Amber Curling, Planning

Application Fee paid: \$650.00 Ck# 7717

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: Highway Commercial (HC) to Neighborhood Residential (NR)

Request: Waverly Sawyer is requesting a Zoning Map Amendment per Article 151.2.3.30 of the Unified Development Ordinance for a total of 10 acres from Highway Commercial (HC) to Neighborhood Residential (NR) zoning district.

Location Description: The 10 acres consist of an approximately 1-acre parcel at 872 NC Hwy 343 N and approximately 9 acres from an adjoining parcel to the north west. The parcel ID for 872 Hwy 343 N is 01-8907-00-43-8620-0000. The parcel ID of the approximately 9-acre parcel is 01-8907-00-65-3412-0000. Both parcels are located in South Mills Township.

Rezoning from Highway Commercial Zoning District (151.3.6.5):

The Highway Commercial district is applied to lots along the County's major roadways (e.g., US 158, US 17, NC 34, and NC 343) and is intended for automobile-oriented commercial development as well as large floorplate commercial uses and uses that require or generate truck traffic. The district also accommodates agricultural and institutional uses as well as higher density residential uses with a special use permit. New development in the HC district is grouped and configured to ensure regular lateral vehicular and pedestrian access along major transportation routes as a means of establishing a well-connected transportation system. New development is configured to maintain high visual quality along the major roadway, or is fully screened from view. Sufficient spacing and screening is included along lot lines shared with adjacent residential zoning districts to ensure compatibility. New commercial and multi-family developments in the district are subject to the design standards in Article 151.5 Development Standards.

Rezoning to Neighborhood Residential Zoning District (151.3.5.5)

The Neighborhood Residential (NR) district serves as a transition district from the rural and suburban portions of the County to areas proximate to village centers and major commercial corridors. The district is intended to accommodate single-family detached homes in a neighborhood setting at moderate densities. Mobile and manufactured homes on individual lots, conservation subdivisions, and agricultural uses are limited in order to preserve the district's neighborhood character. Manufactured homes are not allowed on lots within 5,280 linear feet of a village center boundary. The district's 40,000-square-foot minimum lot area may be reduced when lots are within one mile of a designated village center boundary and served by public sewer. District regulations discourage uses that interfere with the development of residential neighborhoods or that are detrimental to the district's single-family detached neighborhood character.

SITE DATA

Size of Lots: Approximately 1 acre and 9 acres for a total of approximately 10 acres
Flood Zone: X
Zoning District(s): Highway Commercial (HC)
Existing Land Uses: 1-acre Office/Retail property and 9 acres is farmland

Adjacent Zoning & Uses:

	Northeast	Northwest	Southwest	Southeast
Zoning	Working Lands (WL)	Working Lands (WL)	Working Lands (WL)	Working Lands (WL)
Use	Farmland	Church and Residential Lots	Farmland Residential Lot	Farmland

Proposed Use(s) – The proposed use is residential development.

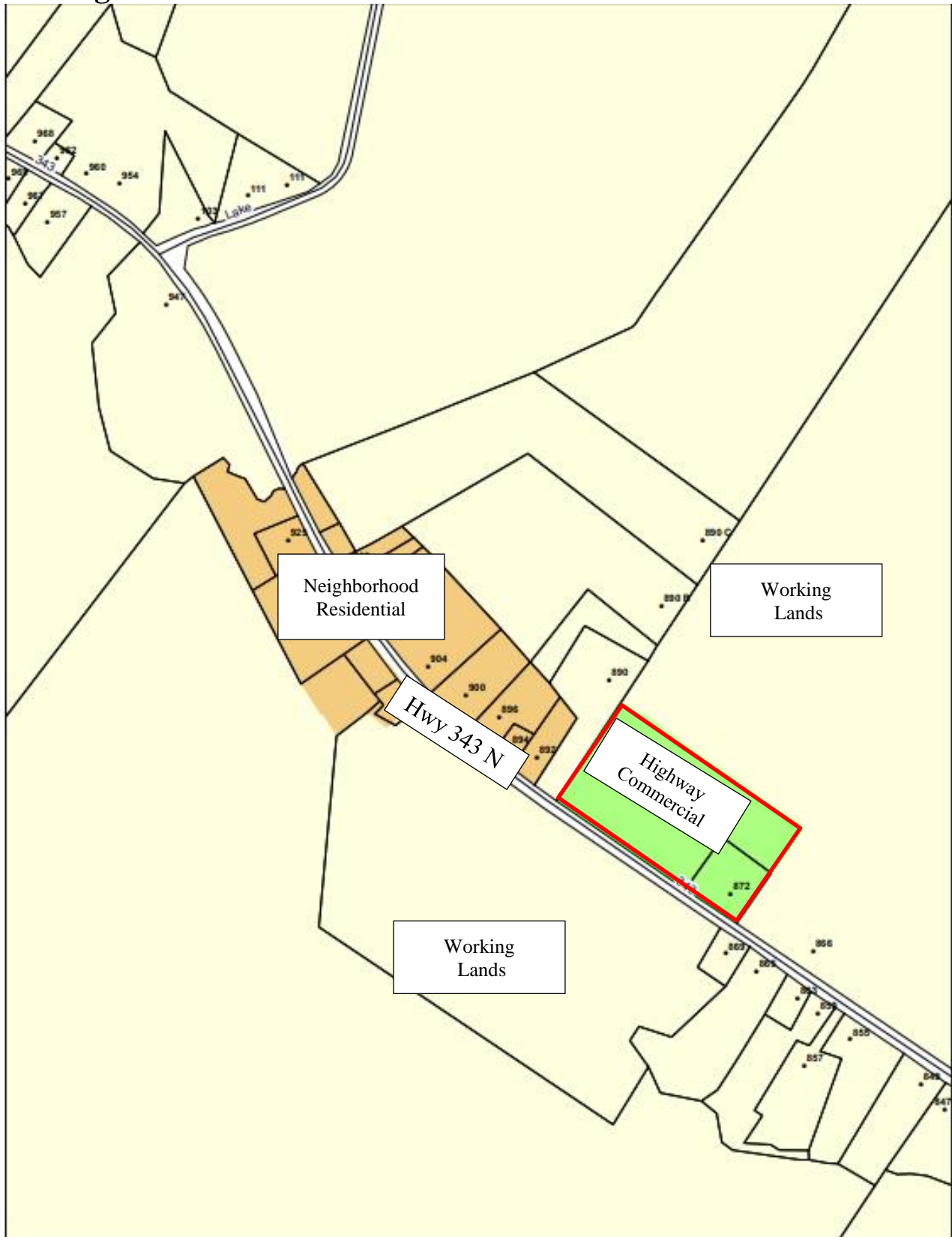
History of property:

Ordinance No. 2019-10-01 rezoned the 10 acres from Working Lands to Highway Commercial. The purpose of this rezoning was due to existing business and future plan. The 1-acre site was previously used as a business, but is currently vacant. The 9-acres site is part of a larger parcel which has been used as farmland and would need to be subdivided.

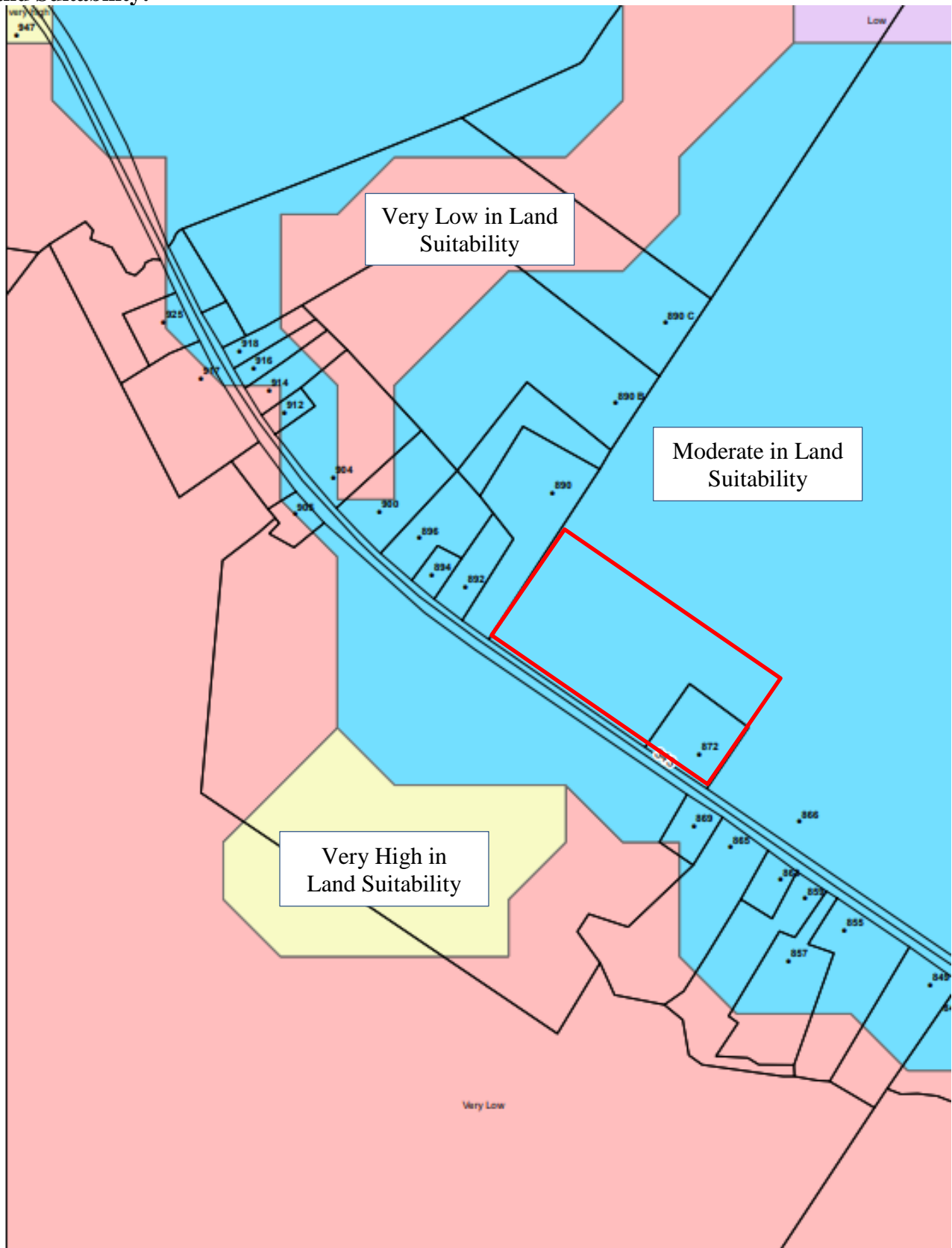
Vicinity Map – NC Hwy 343 N in South Mills Township



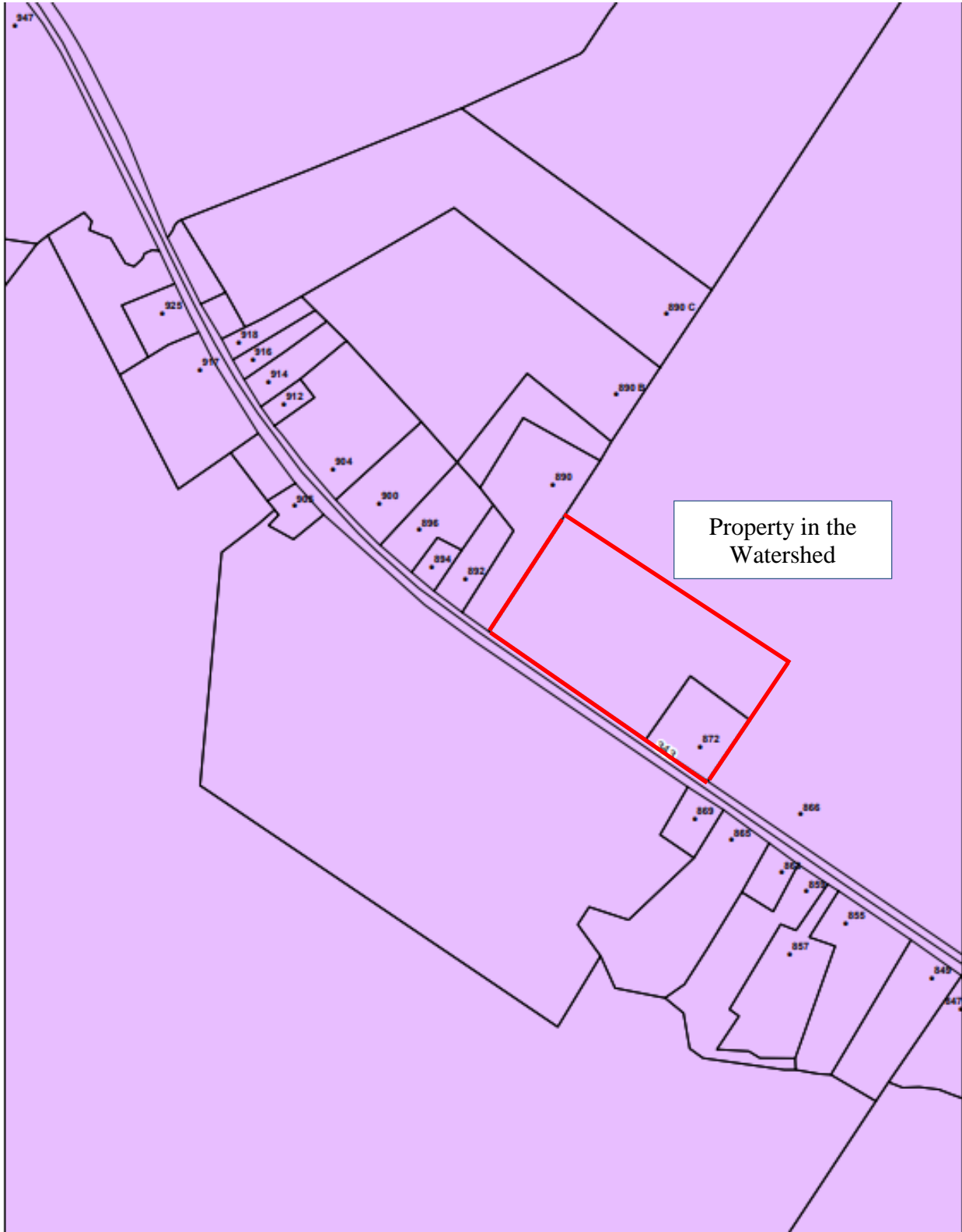
Zoning Districts:



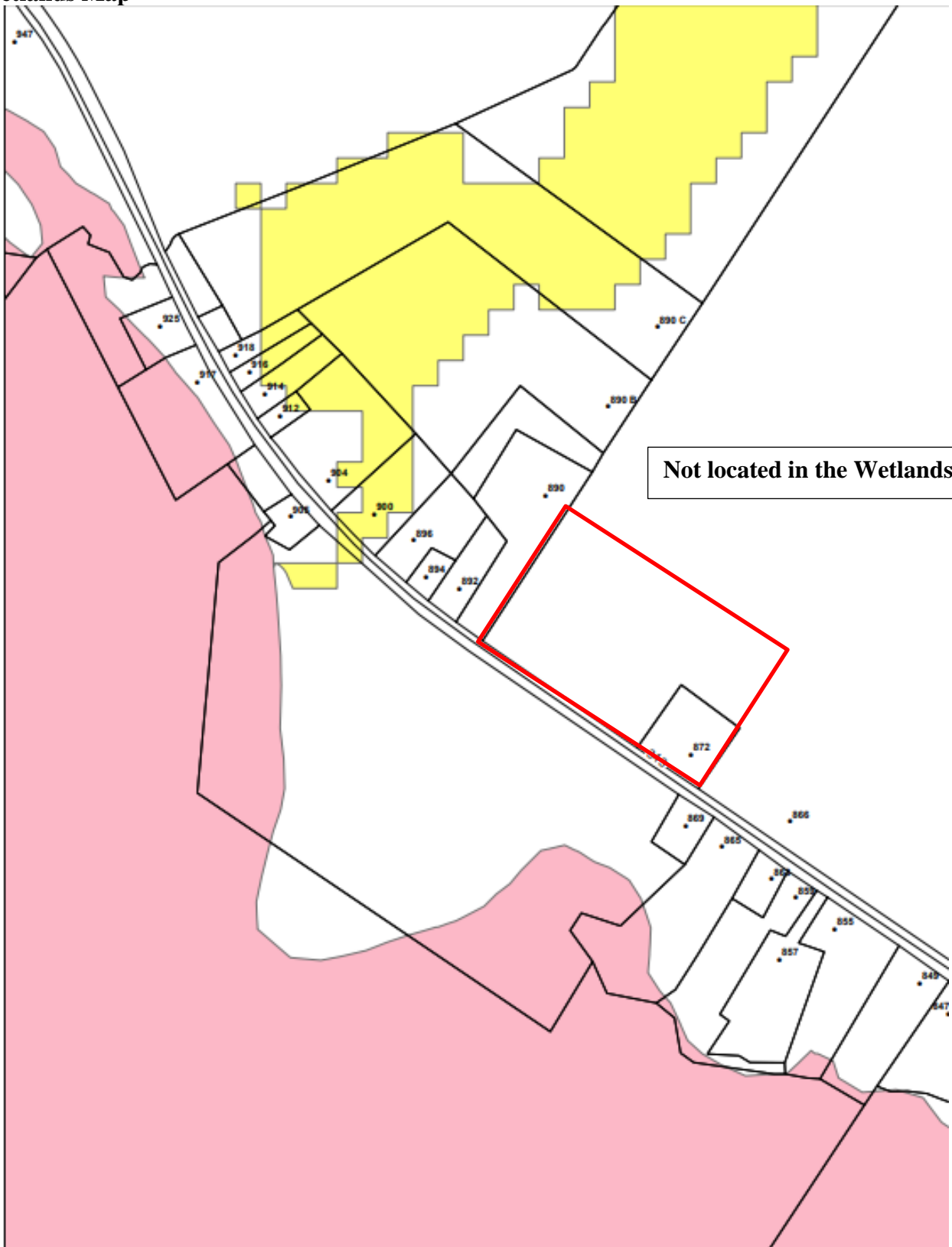
Land Suitability:



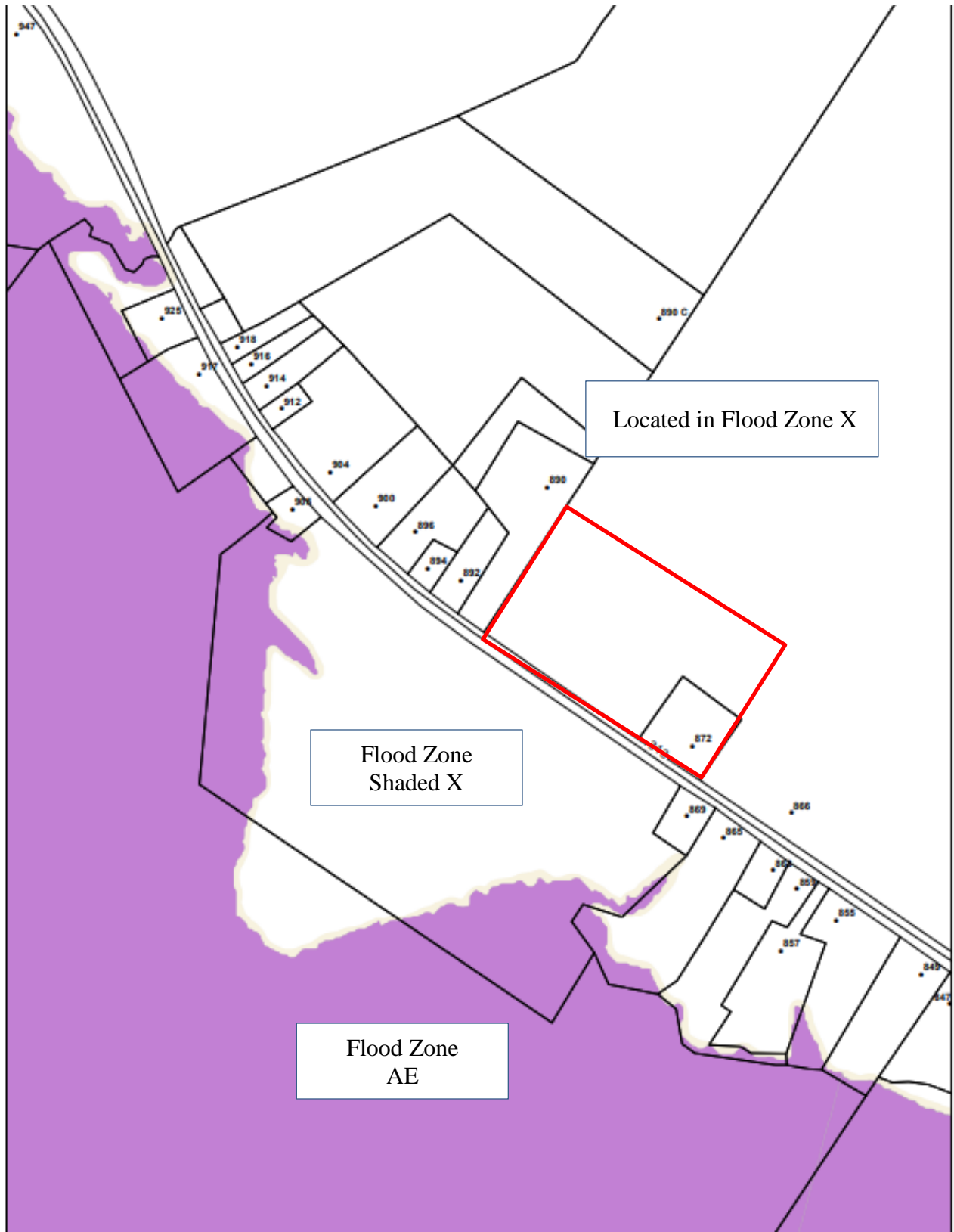
Watershed Map



Wetlands Map



Floodplain Map



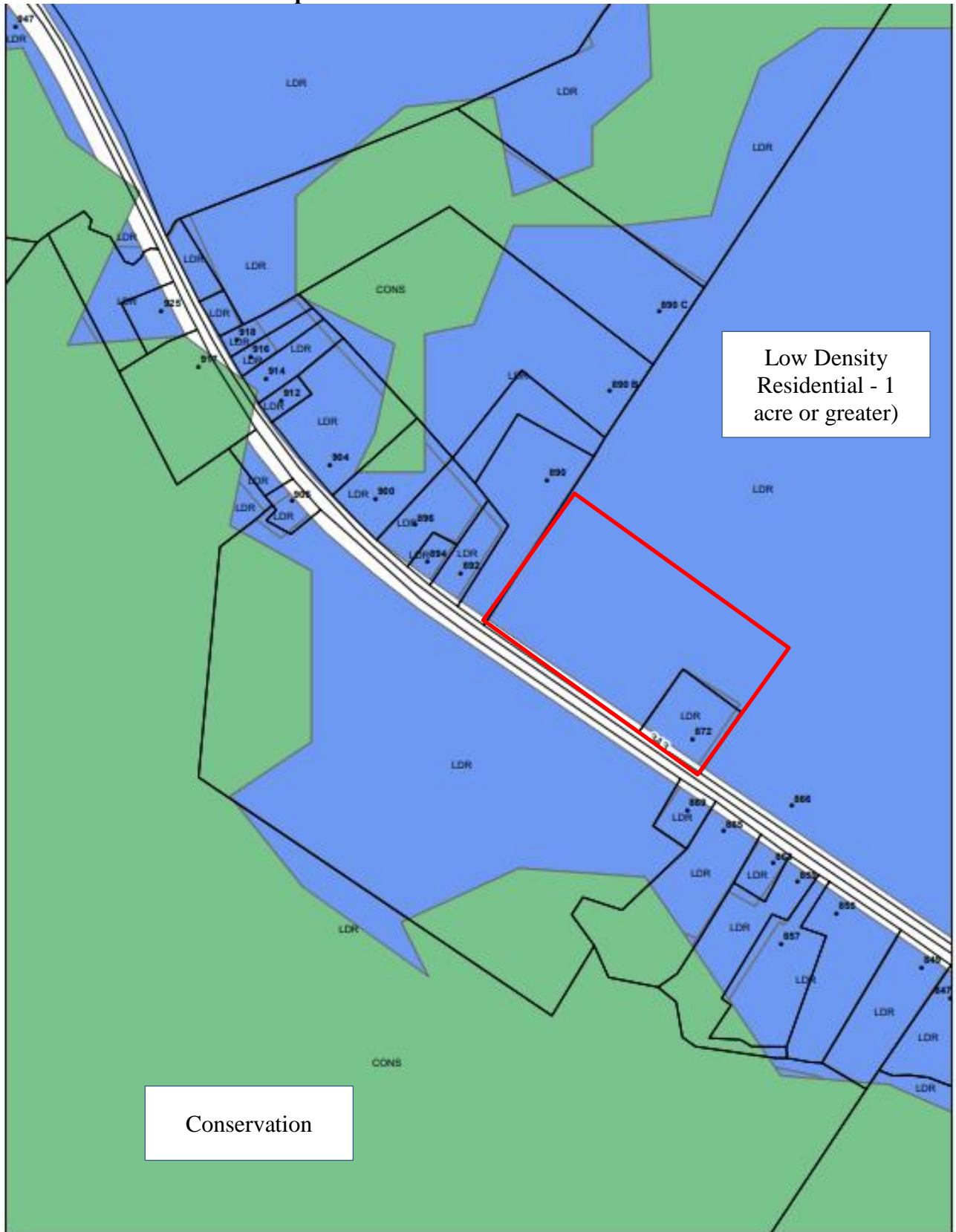
Drainage -It appears the property drains to Pasquotank River.



Comprehensive Future Land Use Map



CAMA Future Land Use Map



Water and Sewer Map



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

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

INFRASTRUCTURE & COMMUNITY FACILITIES

Water: Water lines are located adjacent to property along Hwy 343 N

Sewer: Sewer line located adjacent to property along Hwy 343 N

Fire District: South Mills Fire District

Schools: Proposed rezoning may have an impact on Schools

Traffic: Proposed rezoning may have on traffic

CONSISTENCY with PLANS and MAPS

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 Map has the property identified as Low Density Residential (on lots 1 acre or greater). Neighborhood Residential (NR) zoning permits a minimum lot area of 40,000 square feet, which is less than 1 acre.

2035 Comprehensive Plan

Consistent ☐

Inconsistent ☒

The County's Comprehensive Future Land Use Map (Adopted 2012) shows the parcel to be Rural Preservation. Rural Preservation promotes the continued use of working lands and protection of environmentally sensitive lands from more intense development. The Plan also states Rural Preservation to be very low residential use with a maximum density of one dwelling unit per 5-acres. The Neighborhood Residential (NR) zoning permits a minimum lot size of 40,000 square feet, which is less than 1-acre in area.

Comprehensive Transportation Plan

Consistent ☒

Inconsistent ☐

Property abuts NC Hwy 343 N

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?**Yes ☒ No ☐

Reasoning: In the appropriate location Neighborhood Residential (NR) zoning district works well. Neighborhood Residential 3.08% Camden 1.69% South Mills 2.47% Courthouse 5.97% Shiloh

2. Is there other land in the county that would be more appropriate for the proposed uses?Yes ☒ No ☐

Reasoning: There is other land in the County which is currently zoned as Neighborhood Residential (NR) or which could be rezoned as such and not be in conflict with the CAMA Future Land Use Plan or the 2035 Comprehensive Plan.

3. Is the request in accordance with the Camden County land use plan?Yes ☐ No ☒

Reasoning: The request is not in accordance with the Comprehensive and CAMA Future land use plans. 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?Yes ☐ No ☐

Reasoning: The proposed zoning uses will have an impact on all public services. The specific service and to what extent of the impact will be determined during the development approval process of the property.

5. Will the request have an impact on other county services, including police protection, fire protection or the school system?Yes ☒ No ☐

Reasoning: The proposed zoning uses will have an impact on all public services. The specific service and to what extent of the impact will be determined during the development approval process of the property.

6. Is there a good possibility that the request, as proposed, will result in lessening the enjoyment or use of adjacent properties?Yes ☐ No ☒

Reasoning: 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?Yes ☐ No ☒

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

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

Yes ☐ No ☒

Reasoning: There does not appear to be any serious legal concerns related to spot zoning, hardship, or violation or precedents.

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

Yes ☐ No ☒

Reasoning: The request does not impact a CAMA Area of Environmental Concern.

Summary

The proposed zoning map amendment is inconsistent with the 2005 CAMA Future Land Use Plan which has the property identified as Low Density Residential (on 1-2 acre lots).

The proposed zoning map amendment is inconsistent with the 2012 County's Comprehensive Future Land Use Map which has the property identified as Rural Preservation.



*Zoning for use -
Rezoning Application*

Zoning Map Amendment Application

6.1.c

OFFICIAL USE ONLY:

UDO Number: 2022-06-09
Date Filed: 6/14/2022
Amount Paid: \$650.00
Received By: AKK
Ch# 771-7

Contact Information

☒ PROPERTY OWNER ☐ APPLICANT ☐ AGENT FOR APPLICANT

Name: WAVERLY M. SAWYER & LINDA B. SAWYER

Name: Same

Address: 117 HAVENWOOD DRIVE
CAMDEN, NC 27921

Address: _____

Telephone: _____

Telephone: _____

Fax: _____

Fax: _____

Email: WAVERLY702@gmail.com

Email: _____

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: SELF

DOCUMENTATION OF PROPERTY OWNER GIVING CONSENT TO APPLICANT (Y/N/NA) NA

Property Information

Physical Street Address 872 NC HWY 343 N

Location: SOUTH MILLS NC 27976

Parcel ID Number(s): ⁽¹⁾ 01-8907-00-43-8620-0000; ⁽²⁾ 01-8907-00-65-3412-0000

Deed Book/ Page Number and/or Plate Cabinet/Slide Number ⁽¹⁾ DB 122, DP 770 ⁽²⁾ DB 299, DP 278

Total Parcel(s) Acreage: 295.24 Perk Test or County Sewer Approval _____

Existing Land Use of Property: ⁽¹⁾ VACANT COMMERCIAL ⁽²⁾ FARMLAND Proposed Land Use RESIDENTIAL

Request

Current Zoning of Property: HC Proposed Zoning District: NR

Total Acreage for Rezoning: 10 Are you rezoning the entire parcel(s): ☐ Yes ☒ No

Metes and Bounds Description Provided: ☐ Yes ☐ No

Community Meeting, if applicable: Date Held: 4/12/22; Location: HISTORIC CAMDEN COUNTHOUSE

Zoning Change Application Questions

The UDO requires the Board to consider 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) What reasons/purpose for the rezoning request?

Changing from commercial to residential

(B) Will the rezoning request cause noise, odors, light, activity or unusual disturbances?

No.

(C) How will the proposed zoning change enhance the public health, safety, or welfare?

NA

(D) Is the rezoning consistent with the purposes, goals, objectives and policies of the County's adopted policy guidance and future land use plans?

Yes the future land use plans show residential not commercial.

(E) Is the rezoning in the best interest of the public? Explain.

Yes the adjacent properties are residential

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

(1) Is this an expansion of an adjacent zoning district of the same classification?

NA

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

NA

I, the undersigned, do certify that all of the information presented in this application is accurate to the best of my knowledge, information, and belief. Further, I hereby authorize county officials to enter my property for purposes of determining zoning compliance. All information submitted and required as part of this application process shall become public record.


Property Owner(s)/Applicant

6/14/2022 Date

Note: Form must be signed by the owner(s) of record, contract purchaser(s), or other person(s) having a recognized property interest. If there are multiple property owners/applicants, a signature is required for each.

10/09/2020

Space Above This Line For Recording Data

NORTH CAROLINA NON-WARRANTY DEED

Prepared by W. Brock Mitchell, Attorney
Return to Hornthal, Riley, Ellis & Maland, LLP

HREM File No. 1417-2AVI

253-12 11-16-11 *SS & / & DDP no deling tax*

Excise Tax: \$0.00

Transfer Tax: \$0.00

Tax Parcel: Tract 1: 01-8907-00-65-3412
Tract 2: 01-8917-00-45-3242
Tract 3: 01-8906-00-78-3358
Tract 4: 01-7997-00-98-2023
Tract 5: 01-7997-00-83-3321
Tract 6: 01-8908-00-00-8538
Tract 7: 01-8916-00-05-5080-0002
Tract 8: 03-8952-02-77-5642
Tract 9: 01-7997-00-94-3734
Tract 10: 01-8907-00-80-5685

State of North Carolina, County of Camden

THIS NON-WARRANTY DEED made this 9th day of November, 2011, by and between **Waverly M. Sawyer and wife, Linda B. Sawyer**, whose mailing address is 117 Havenwood Drive, Camden, North Carolina 27921 (hereinafter collectively referred to as "Grantor"), and **Waverly M. Sawyer and wife, Linda B. Sawyer as tenants by the entirety with an express right of survivorship**, whose mailing address is 117 Havenwood Drive, Camden, North Carolina 27921 (hereinafter collectively referred to as "Grantee"):

WITNESSETH:

That the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has given, granted, bargained, sold, and conveyed, and by these presents does hereby give, grant, bargain, sell, and convey unto said Grantee, Grantee's heirs, successors, administrators and assigns, all of that certain piece, parcel, or tract of land situate, lying and being in Camden County, State of North Carolina, and being more particularly described as follows:

See Exhibit A attached hereto.

Per N.C.G.S. §105-317.2, the property does not include the primary residence of Grantor.


This document was prepared by W. Brock Mitchell, a licensed North Carolina attorney, without title search, closing or tax advice. Delinquent taxes if any, to be paid by the Grantee.

This is a deed of gift to facilitate estate planning.

TO HAVE AND TO HOLD the above described lands and premises, together with all appurtenances thereunto belonging, or in any way appertaining, unto the Grantee, Grantee's heirs, successors, administrators, and assigns forever.

IN WITNESS WHEREOF, the Grantor has duly executed and sealed this document, this the day and year first above written.

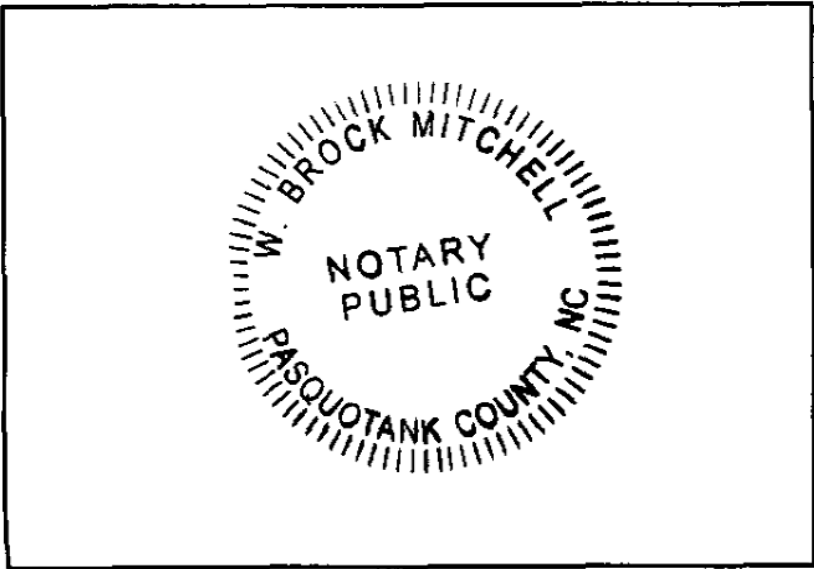
 (SEAL)
Waverly M. Sawyer

 (SEAL)
Linda B. Sawyer

State of North Carolina, County of Pasquotank

I, a Notary Public of County of Pasquotank, State of North Carolina, certify that on this date before me personally appeared **Waverly M. Sawyer and wife, Linda B. Sawyer**, personally known to me or who produced satisfactory evidence of identification and voluntarily signed the foregoing or attached instrument for the purposes therein stated and in the capacity indicated.

WITNESS my hand and official stamp or seal this the 9th day of November, 2011.



Notary seal or stamp must appear within this box.



Notary Public
Type or Print Name: W. Brock Mitchell
My Commission Expires: 10/23/2012

EXHIBIT A

Tract One:

PIN: 01-8907-00-65-3412 – Meiggs Home Farm

Parcel One: Commencing on the main road leading from South Mills to Camden Courthouse at W.R. Simons' line and running then down said line to a six foot ditch the back line, thence running down said ditch to a fence, the George A. Munger line, thence running along said fence to the aforesaid road, thence down said road to the place of beginning known as the "Meiggs Farm" containing 300 acres, more or less. This is the same property which was conveyed to the late Isaac Meiggs and wife, Lydia Meiggs, by deed dated December 16, 1914 from Miles W. Ferebee et ux, recorded in Deed Book 8, Page 362, of the Camden County Public Registry.

Parcel Two: Beginning at the main road at Isaac Meiggs' line and binding said Meiggs' line and Hinton Brothers' line an eastward course to the Carrie Miles Cuffey line to a six (6) foot ditch, thence a southwardly course to the L.M. Sawyer line, thence a westwardly course binding said Sawyer line to the main road, thence a northwardly course binding said main road to the first station, containing 40 acres, more or less. This is the same property that was conveyed to the late Isaac Meiggs and wife, Lydia Meiggs by deed from E.V. Hinton, dated March 8, 1916, and recorded in Deed Book 9, Page 422, of the Camden County Public Registry.

Parcels One and Two being the same property conveyed to Virginia Meiggs Sawyer and husband, Thomas Waverly Sawyer, by deed dated December 30, 1963, and recorded in Deed Book 44, Page 283, of the Camden County Public Registry.

This being a portion of the property Waverly M. Sawyer inherited from his mother, Virginia Meiggs Sawyer (see Estate File 98-E-57 in the Office of the Clerk of Superior Court of Camden County).

Tract Two:

PIN: 01-8917-00-45-3242

Being all of that property commonly known as the "Lake Land Tract," containing 689.29 acres, more or less, and having a PIN: 01-8917-00-45-3242.

Said property is bounded as follows:

- (1) to the north by South Road;
- (2) to the east by lands, now or formerly, owned as follows:
 - (a) Rebecca Williams (PIN: 02-8917-00-83-3224-9420)
 - (b) Alice Sawyer (PIN: 02-8917-00-62-1700)
 - (c) Joseph Sawyer (PIN: 02-8917-00-60-4356)
 - (d) Ruby Smithson (PIN: 02-8916-00-59-9775)
- (3) to the south by lands, now or formerly, owned as follows:
 - (a) Sandra Jones (PIN: 02-8917-00-40-4496)
 - (b) Thomas Waverly Sawyer (PIN: 01-8917-00-30-3354)
 - (c) Elwood Sawyer (PIN: 01-8917-00-20-5547)
 - (d) David Hall (PIN: 01-8917-00-10-8965)

- (e) Gus McPheson (PIN: 01-8917-00-11-0421)
- (f) Michael E. Moore (PIN: 01-8917-00-01-4701)
- (g) James W. Frankenberry (PIN: 01-8917-00-01-1911)
- (h) Velma Holloman (PIN: 01-8907-00-91-2683)
- (i) Howard Olds, Sr. (PIN: 01-8907-00-82-8623)

(4) to the west by lands, now or formerly, owned as follows:

- (a) Jack and Clarann Mansfield (PIN: 01-8907-00-84-0002)
- (b) Claude Sawyer (PIN: 01-8917-00-15-3232)

This being a portion of the property Waverly M. Sawyer inherited from his mother, Virginia Meiggs Sawyer (see Estate File 98-E-57 in the Office of the Clerk of Superior Court of Camden County).

Tract Three: **PIN: 01-8906-00-78-3358**

Being all of that property, containing 1.4 acres, more or less, and having the PIN: 01-8906-00-78-3358.

Said property is bounded as follows: to the north and east, by property, now or formerly, owned by Velma Holloman (PIN: 01-8906-00-99-0179), to the south and east, by Tract Seven described below (PIN: 01-8916-00-05-5080-0001), and to the west by the Pasquotank River.

This being a portion of the property Waverly M. Sawyer inherited from his mother, Virginia Meiggs Sawyer (see Estate File 98-E-57 in the Office of the Clerk of Superior Court of Camden County).

Tract Four: **PIN: 01-7997-00-98-2023**

Being all of Waverly Sawyer's undivided interest, whatever it may be, in the property commonly known as the "J. E. Nash Field," containing 40.61 acres, more or less, and having the PIN: 01-7997-00-98-2023.

Said property is bounded as follows: to the north and east, by Highway 343, on the north and west by Beechnut Avenue, on the south by property, now or formerly owned by Waverly Sawyer, on the west by property, now or formerly, owned by James Kronlage (PIN: 01-7997-00-87-3050), Leadonne G. Myers (PIN: 01-7997-00-87-3349), by Marjorie L. Eckert (PIN: 01-7997-00-87-3275), and by Terence M Gionet and Donna Gionet (01-7997-00-87-3648).

This being a portion of the property Waverly M. Sawyer inherited from his mother, Virginia Meiggs Sawyer (see Estate File 98-E-57 in the Office of the Clerk of Superior Court of Camden County).

Tract Five: **PIN: 01-7997-00-83-3321**

Being all of Waverly Sawyer's undivided interest, whatever it may be, in the property commonly known as "Nash's Island Tract," containing 32.14 acres, more or less, and having the PIN: 01-7997-00-83-3321.

Said property is bounded as follows: on the east by Waverly Sawyer (PIN: 01-7997-00-94-3734), on the west by Lois M. Sell (PIN: 01-7997-00-68-0148), on the south by Turner's Cut (a portion of the Inter Coastal Waterway), and on the north by James Harrell (PIN: 01-7997-00-84-5910) and Gloria Corbo (PIN: 01-7997-00-84-8816).

This being a portion of the property Waverly M. Sawyer inherited from his mother, Virginia Meiggs Sawyer (see Estate File 98-E-57 in the Office of the Clerk of Superior Court of Camden County).

Tract Six: **PIN: 01-8908-00-00-8538**

Being all of Waverly Sawyer's undivided interest, whatever it may be, in that property, containing 42.01 acres, more or less, and having the PIN: 01-8908-00-00-8538.

Said property is bounded as follows: to the north by property, now or formerly owned by Burnt Mills, LLC (PIN: 01-7998-00-91-4748) and property, now or formerly, owned by Zelda Marie Mitchell (also known as Marie Mitchell) (PIN: 01-8908-00-10-5962); to the east, property, now or formerly, owned by William Meiggs and Garry Meiggs (PIN: 01-8907-00-29-4840); to the south by property, now or formerly owned by Burnt Mills, LLC (PIN: 01-8907-00-18-7739), and to the west by property, now or formerly, owned by Paulette S. Mitchell (PIN: 01-7997-00-99-1776) and property, now or formerly owned by Linda M. Old (PIN: 01-7997-00-99-7479).

This being a portion of the property Waverly M. Sawyer inherited from his mother, Virginia Meiggs Sawyer (see Estate File 98-E-57 in the Office of the Clerk of Superior Court of Camden County).

Tract Seven: **PIN: 01-8916-00-05-5080-0002**

Being all of Waverly Sawyer's undivided interest, whatever it may be, in that property containing 200.00 acres, more or less, having the PIN: 01-8916-00-05-5080-0001, and bounded as follows: to the north by Tract Three as described above (PIN: 01-8906-00-78-3358), to the north and east by property, now or formerly, owned by Velma Holloman (PIN: 01-8906-00-99-0179), Evelyn Elizabeth Williams (PIN: 01-8916-00-08-2247), and Gary and Roger Ambrose (PIN: 01-8916-00-16-9911), to the south and west by the Pasquotank River.

This being a portion of the property Waverly M. Sawyer inherited from his mother, Virginia Meiggs Sawyer (see Estate File 98-E-57 in the Office of the Clerk of Superior Court of Camden County).

Tract Eight: **PIN: 03-8952-02-77-5642**

Beginning at the north and east corner of the W.F. Barco lands; thence running an eastwardly course binding the W.D. Gregory cart path to T.B. Godfrey's lands; thence running a southwardly course binding the said Godfrey's lands to a marked pine and to W.F. Barco's lands; thence a westwardly course binding the Barco woodland to a fence; thence a northwardly course binding the Barco lands to the first station.

Being the same property conveyed to Waverly M. Sawyer in deed dated September 4, 1985 recorded in Deed Book 82 Page 98 of the Camden County Registry. This being a portion of the property Waverly M. Sawyer inherited from his mother, Virginia Meiggs Sawyer (see Estate File 98-E-57 in the Office of the Clerk of Superior Court of Camden County).

Tract Nine:

PIN: 01-7997-00-94-3734

Containing 160.6 acres as shown on plat entitled, "Map Showing Union Camp Corp. Hofler-Hurdle tract located in South Mills Township, Camden County, North Carolina" dated April 22, 1976, prepared by James C. Davis, RLS, said map redrawn by M. J. Whitehurst on February 15, 1977, and attached to deed from H.S. Hofler & Sons Lumber Co., to Union Camp Corporation dated September 15, 1977 recorded in Deed Book 67, Page 414, of the Camden County Public Registry, which map is recorded in Book 67 Page 417B, of the Camden County Public Registry.

Being the same property conveyed to Waverly M Sawyer in deed dated August 19, 2002 and recorded October 25, 2002 and recorded in Deed Book 163 Page 768 of the Camden County Registry.

Tract Ten:

PIN: 01-8907-00-80-5685

Being all of that property commonly known as the "Walker Tract," containing 8.2 acres, more or less, and having the PIN: 01-8907-00-80-5685.

Being bounded as follows: to the north by N.C. 343 and property, now or formerly, owned by Isaiah Morgan (PIN: 01-8907-00-81-5070) and PIN: (01-8907-00-80-6943), to the south and east by property, now or formerly owned by Velma Holloman (PIN: 01-8907-00-80-6173) and Dorothy Owens (PIN: 01-8906-00-99-5901) and (PIN: 01-8906-00-89-2750), and to the west by property, now or formerly, owned by Doris Hassell (PIN: 01-8907-00-70-9302).

This being a portion of the property Waverly M. Sawyer inherited from his mother, Virginia Meiggs Sawyer (see Estate File 98-E-57 in the Office of the Clerk of Superior Court of Camden County).

ALSO INCLUDED IN THIS CONVEYANCE IS ANY AND ALL OTHER REAL PROPERTY LOCATED IN CAMDEN COUNTY AND OWNED SOLELY IN THE NAME OF WAVERLY M. SAWYER.

F:\Users\BROCK\Clients\Sawyer, Waverly\Deed.Camden.wpd

CAMDEN COUNTY NC 03/26/98
\$0.00
STATE OF NORTH CAROLINA Real Estate Excise Tax

FILED
CAMDEN COUNTY NC
03/26/98 10:00 AM
PEGGY C. KIGHT
Register Of Deeds

NORTH CAROLINA EXCISE STAMPS
ATTACHED AND CANCELLED \$ - 0 -
\$2.00 per \$1,000.00 VALUE

CHR

Excise Tax

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No. 01890700433620
Verified by 75-99 MR County on the 26th day of March, 1998
by - - -

Mail after recording to Mr. and Mrs. Waverly M. Sawyer
117 Havenwood Drive, Camden, NC 27921
This instrument was prepared by J. Fred Riley, Attorney - NO TITLE EXAMINATION
Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 18th day of March, 1998, by and between

GRANTOR	GRANTEE
WAVERLY M. SAWYER and wife, LINDA B. SAWYER, and VIRGINIA M. SAWYER, Widow	WAVERLY M. SAWYER and wife, LINDA B. SAWYER 117 Havenwood Drive Camden, NC 27921

Enter in appropriate block for each party: name, 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 the City of Camden, South Mills Township, Camden County, North Carolina and more particularly described as follows:

BEGINNING at an iron pin situated on the northeastern right of way line of Highway 343 North, which iron pin is further situated a distance of 3,696 feet, more or less, southeastwardly from State Road #1210, and running thence from said point of beginning North 43° 59' 55" East 255.41 feet to an iron pin, cornering; thence South 44° 00' 00" East 274.30 feet to an iron pin in the center of a ditch; thence along the center of said ditch South 43° 59' 55" West 255.41 feet to an iron pin at the northeastern right of way line of Highway 343 North; thence along the northeastern right of way line of said highway North 44° 00' 00" West 274.30 feet to the iron pin at the point of beginning, this being the same property that is delineated on plat entitled in part, "Property Being Conveyed To Waverly Sawyer," prepared by Edward T. Hyman, Jr., Registered Surveyor, under date of March 6, 1998, a copy of which plat is attached to and by reference made a part of this deed.

The property herein conveyed is a part of the property previously owned by T. Waverly Sawyer, now deceased, and inherited by his wife, Virginia M. Sawyer, and his son, Waverly M. Sawyer. See Estate File 84-E-33 in the Office of the Clerk of Superior Court of Camden County.

THIS IS A DEED OF GIFT.

PROPERTY BEING CONVEYED TO

WAVERLY SAWYER

SOUTH MILLS TOWNSHIP
CAMDEN COUNTY, NORTH CAROLINA

SCALE 1" = 60'

MARCH 6, 1998

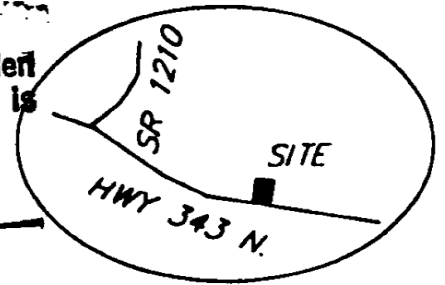
BEING A PORTION OF THE PROPERTY RECORDED IN D.B. 4-22-98 G. 283
State of North Carolina
County of Camden

I, Mary M. Rhodes, Review Officer of Camden
County, certify that the map or plat to which this certification is
affixed meets all statutory requirements for recording.

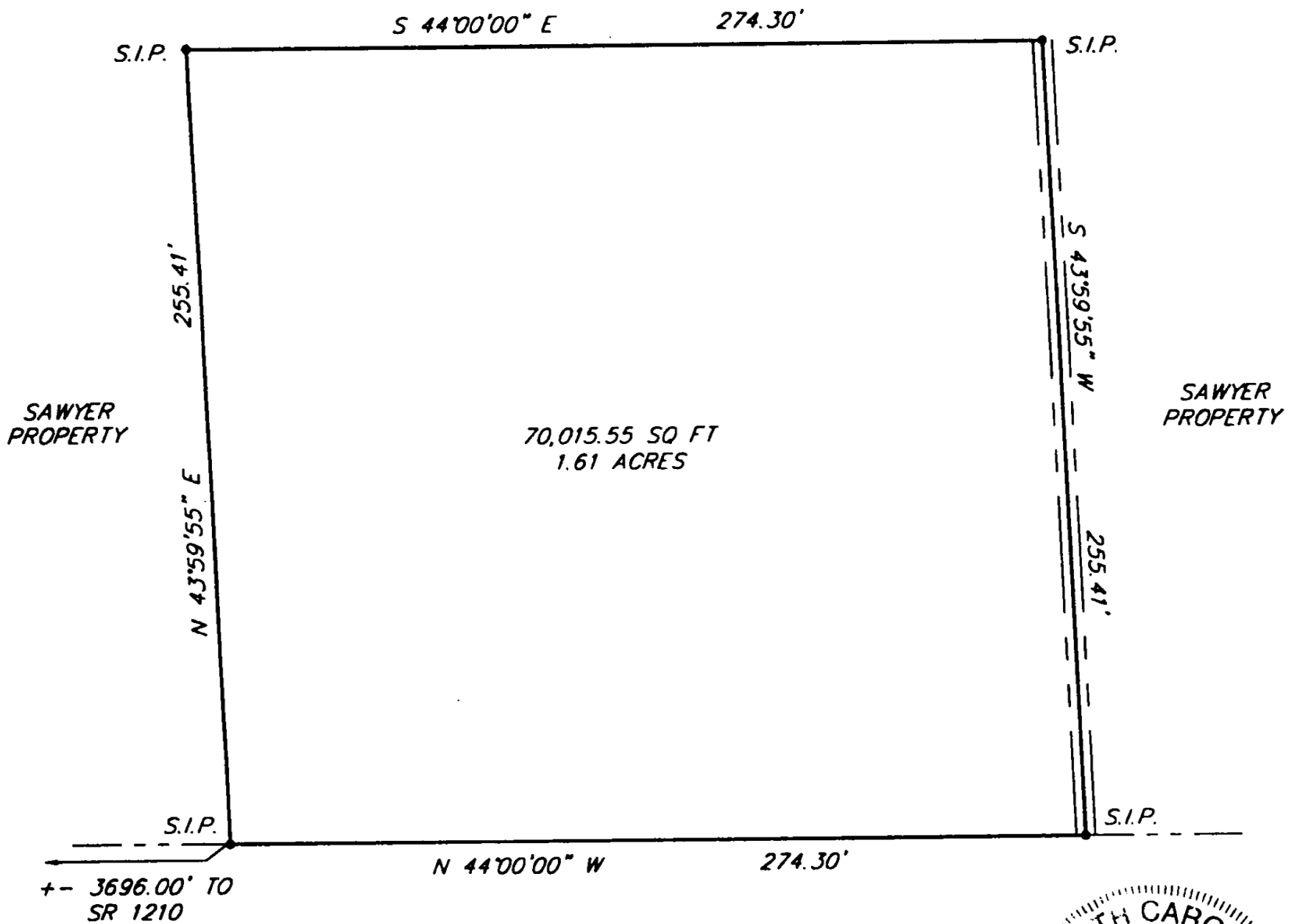
3-26-98
Date

Mary M. Rhodes
Review Officer

SAWYER PROPERTY



VICINITY MAP



HWY 343 N. (100' R/W)



I, EDWARD T. HYMAN, JR. CERTIFY THAT THIS PLAT WAS DRAWN FROM AN ACTUAL FIELD LAND SURVEY MADE
UNDER MY SUPERVISION; THAT THE DEED DESCRIPTION FOR SAID PROPERTY IS RECORDED IN D. B. 4-22-98 G. 283 ;
THAT THE ERROR OF CLOSURE IS 1:10,000+ ; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH BOARD
RULES, WITNESS MY ORIGINAL SIGNATURE, REG. NUMBER AND SEAL THIS 9 DAY OF MARCH, 1998.

NOTE: THIS PROPERTY IS LOCATED IN FLOOD HAZARD ZONE C .
LOWEST FLOOR ELEVATION = N/A N.G.V.D.
GRADE ELEVATION = N/A N.G.V.D.

EDWARD T. HYMAN, JR. R.L.S. L-2690
PO BOX 2174
ELIZABETH CITY, NC 27906-2174 (919) 338 2913

Attachment: 5_Deed872Hwy343 (3349 : Sawyer Rezoning Request)

The property hereinabove described was acquired by Grantor by instrument recorded in

A map showing the above described property is attached hereto.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

By: (Corporate Name) Waverly M. Sawyer (SEAL)
Linda B. Sawyer (SEAL)
Virginia M. Sawyer (SEAL)
Secretary (Corporate Seal)

SEAL-STAMP NORTH CAROLINA, Pasquotank Currituck County.
"OFFICIAL SEAL" Notary Public of the County and State aforesaid, certify that Linda B. Sawyer, and Virginia M. Sawyer Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 23 day of March, 1998.
My commission expires: April 3, 2000 Debra A. Wheeler Notary Public

SEAL-STAMP NORTH CAROLINA, Pasquotank County.
Elizabeth A. Rowe Notary Public Pasquotank County, NC My commission expires August 16, 1998
I, a Notary Public of the County and State aforesaid, certify that Waverly M. Sawyer the execution of the foregoing instrument. personally came before me this day and acknowledged that the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 20th day of March, 1998.
My commission expires: 8-16-98 Elizabeth A. Rowe Notary Public

The foregoing Certificate(s) of Debra A. Wheeler, Notary Public of Currituck Co., NC and Elizabeth A. Rowe, Notary Public of Pasquotank Co., NC

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.
Peggy C. Knight REGISTER OF DEEDS FOR Camden COUNTY
By Deputy/Assistant - Register of Deeds

From: [Waverly Sawyer](#)
To: acurling@camdencountync.gov
Subject: [External] 872 N. 343 REZONING REQUEST
Date: Thursday, April 14, 2022 9:06:47 AM

The sender (**gmail.com**) is outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Letters were mailed March 22, 2022 to adjoining property owners. The letters gave intent and an illustrative map. Questions or comments were welcomed. None were received. Also, notice of a 6:00 pm meeting on April 12, 2022 at the Historic Camden Courthouse was included in the letter. None of the Addressed Parties attended the April 12 meeting.

Those present were:
Waverly M. Sawyer
Linda B. Sawyer
Camden County Planning Staff

W. Sawyer

Protected by PhishProtection. When you click on a link in the email above, the destination website will be analyzed for known threats. If a known threat or suspicious content is detected, you will see a warning.

**Camden County, North Carolina
Principal Use Table, District Comparison**

6.1.g

Use Class / Main Category / Category	"P"=Permitted, "S"=Special Use Permit, Blank=Prohibited	HC	NR
Agricultural			
AGRICULTURE/HORTICULTURE			
<i>All Agriculture/ Horticulture Uses</i>		P	
ANIMAL HUSBANDRY			
<i>Animal Husbandry Uses (excluding stockyards and slaughterhouses)</i>			
<i>Stockyard/Slaughterhouse</i>			
AGRICULTURAL SUPPORT			
<i>Agricultural Research Facility</i>		P	
<i>Agri-Education/ Agri-Entertainment</i>		S	
<i>Distribution Hub for Agriculture Products</i>		P	
<i>Equestrian Facility</i>		S	
<i>Farm Machinery Sales, Rental, or Service</i>		S	
<i>Farmers Market</i>		P	
<i>Roadside Market</i>		P	
Residential			
HOUSEHOLD LIVING USES			
<i>Bungalow Court</i>			
<i>Duplex</i>			
<i>Live/Work Dwelling</i>			
<i>Manufactured Home - Const After 6-15-1976</i>			P
<i>Manufactured Home or Mobile Home Park</i>			
<i>Mobile Home - Const Prior to 6-15-1976</i>			
<i>Multi-Family</i>		S	
<i>Pocket Neighborhood</i>			P
<i>Quadraplex</i>		P	
<i>Single-Family Attached</i>		S	
<i>Single-Family Detached</i>			P
<i>Triplex</i>		P	
<i>Upper Story Residential</i>		P	
GROUP LIVING			
<i>Dormitory</i>		S	
<i>Family Care Home</i>			P
<i>Group Home</i>		S	
<i>Rooming House</i>		S	

Attachment: 7_ZoningComparison (3349 : Sawyer Rezoning Request)

Camden County, North Carolina
Principal Use Table, District Comparison

6.1.g

Use Class / Main Category / Category	"P"=Permitted, "S"=Special Use Permit, Blank=Prohibited	HC	NR
Institutional			
COMMUNITY SERVICES			
<i>Community Center</i>		P	
<i>Cultural Facility</i>		S	
<i>Library</i>		P	
<i>Museum</i>		P	
<i>Senior Center</i>		P	
<i>Youth Club Facility</i>		P	
DAY CARE			
<i>Adult Day Care Center</i>		P	
<i>Child Care Center</i>		P	
EDUCATIONAL FACILITIES			
<i>Major</i>		S	
<i>Moderate</i>		P	
<i>Minor</i>		P	P
GOVERNMENT FACILITIES			
<i>Government Office</i>		P	
<i>Government Maintenance, Storage, or Distribution Facility</i>		P	
HEALTH CARE FACILITIES			
<i>Drug or Alcohol Treatment Facility</i>		S	
<i>Hospital</i>		S	
<i>Medical Treatment Facility</i>		P	
INSTITUTIONS			
<i>Assisted Living Facility</i>		S	
<i>Club or Lodge</i>		P	
<i>Halfway House</i>		S	
<i>Nursing Home</i>		S	
<i>Psychiatric Treatment Facility</i>		S	
<i>Religious Institution</i>		P	
PARKS AND OPEN AREAS			
<i>Cemetery</i>		S	S
<i>Community Garden</i>			P
<i>Park, Public or Private</i>		P	S

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Principal Use Table, District Comparison**

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Use Class / Main Category / Category	"P"=Permitted, "S"=Special Use Permit, Blank=Prohibited	HC	NR
PUBLIC SAFETY			
<i>Police, Fire, or EMS Facility</i>		P	S
<i>Correctional Facility</i>			
<i>Security Training Facility</i>			
TRANSPORTATION			
<i>Airport</i>			
<i>Helicopter Landing Facility</i>		S	
<i>Passenger Terminal, Surface Transportation</i>		S	
UTILITIES			
<i>Utility, Major</i>		P	S
<i>Utility, Minor</i>		P	P
Commercial			
ADULT AND SEXUALLY-ORIENTED BUSINESSES			
<i>All Adult and Sexually-Oriented Businesses</i>			
ANIMAL CARE			
<i>Major</i>		P	
<i>Minor</i>		P	
EATING ESTABLISHMENTS			
<i>Restaurant, Major</i>		P	
<i>Restaurant, Minor</i>		P	
<i>Bar, Nightclub, or Dance Hall</i>		S	
OFFICES			
<i>Major</i>		S	
<i>Minor</i>		P	
PARKING, COMMERCIAL			
<i>All</i>		P	
PERSONAL SERVICES			
<i>Major</i>		P	
<i>Minor</i>		P	
RECREATION/ENTERTAINMENT, INDOOR			
<i>Major</i>		P	
<i>Minor</i>		P	

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Use Class / Main Category / Category	"P"=Permitted, "S"=Special Use Permit, Blank=Prohibited	HC	NR
RECREATION/ENTERTAINMENT, OUTDOOR			
<i>Major</i>		S	
<i>Minor</i>		P	
<i>Firing Range</i>			
<i>Water-Related Uses</i>			
RETAIL SALES			
<i>Flea Market</i>		S	
<i>Grocery Store</i>		P	
<i>Major</i>		P	
<i>Minor</i>		P	
STORAGE, COMMERCIAL			
<i>Major</i>		P	
<i>Minor</i>		P	
TELECOMMUNICATIONS			
<i>Antenna Collocation (on a Building)</i>		P	
<i>Antenna Collocation (on a Tower)</i>		P	
<i>Small Wireless Facility</i>		P	
<i>Telecommunications Tower, Freestanding</i>		S	
<i>Telecommunications Tower, Stealth</i>		P	P
VEHICLE ESTABLISHMENT			
<i>Major</i>		P	
<i>Minor</i>		P	
VISITOR ACCOMMODATIONS			
<i>Bed and Breakfast</i>			
<i>Campground</i>		S	
<i>Hotel or Motel</i>		S	
Industrial			
EXTRACTIVE INDUSTRY			
<i>All</i>			
INDUSTRIAL SERVICES			
<i>Contractor Service</i>		P	
<i>Crabshedding</i>			
<i>Fuel Oil or Bottled Gas Distributor</i>			
<i>General Industrial Service and Repair</i>		S	
<i>Heavy Equipment Sales, Rental, or Service</i>		P	
<i>Research and Development</i>		P	

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Principal Use Table, District Comparison**

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Use Class / Main Category / Category	"P"=Permitted, "S"=Special Use Permit, Blank=Prohibited	HC	NR
MANUFACTURING AND PRODUCTION			
<i>Manufacturing, Heavy</i>			
<i>Manufacturing, Light</i>	P		
POWER GENERATION			
<i>Solar Array</i>	S		S
<i>Wind Energy Conversion Facility</i>	S		
WAREHOUSE AND FREIGHT MOVEMENT			
<i>All</i>	P		
WASTE-RELATED SERVICES			
<i>Incinerator</i>			
<i>Land Application of Sludge/Septage</i>			
<i>Landfill</i>			
<i>Public Convenience Center or Transfer Station</i>	P		
<i>Recycling Center</i>	P		
<i>Salvage or Junkyard</i>			
<i>Waste Composting Facility</i>			
WHOLESALE SALES			
<i>Major</i>	P		
<i>Minor</i>	P		

Attachment: 7_ZoningComparison (3349 : Sawyer Rezoning Request)



Planning Board
AGENDA ITEM SUMMARY SHEET

New Business

Item Number: 6.2
Meeting Date: July 20, 2022
Submitted By: Patricia Sabo,
Planning Board
Prepared by: Karen Davis

Item Title **Text Amendments**

Attachments: AgendaSummary_TextAmendments (DOCX)
OrdinanceForTextAmendments_8-1-22 (DOCX)

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

Meeting Date: July 20, 2022

Attachments: Text Amendments

Submitted By: Planning Department

Item Title: **Text Amendments to Camden County, NC Code of Ordinances**

Summary:

The attached proposed text amendments to the Camden County Ordinances is divided into three sections as follows:

The first section is a text amendment to the Unified Development Ordinance 151.3.8 to comply with FEMA 2020 model Ordinance updates.

The second section is a proposed text amendment to the Unified Development Ordinance 151.3.8 stormwater Management Plan Requirements and Stormwater Drainage Design Manual drainage plan requirements.

The third section is a proposed Wastewater Text Amendment to Update Unified Development Ordinance and Sewer Use Ordinance. The change is necessary to comply with the Camden County Future Land Use Plans.

A public hearing is set for August 1, 2022.

Ordinance No. 2022-08-02
An Ordinance
Amending the Camden County Code of Ordinances
Camden County, North Carolina

BE IT ORDAINED BY THE CAMDEN COUNTY BOARD OF COMMISSIONERS as follows:

Article I: Purpose

The purpose of this Ordinance is to amend Chapter 151 of the Camden County Code of Ordinances of Camden County, North Carolina, which was originally adopted by the County Commissioners on January 1, 1998, and subsequently revised February 4, 2019 and subsequently amended, and as otherwise incorporated into the Camden County Code.

Article II: Construction

For purposes of this Ordinance, Article III relates to substantive changes required by the new General Statute 162A-213 in which underlined words (underline) shall be considered as additions to existing Ordinance language and strikethrough words (~~strikethrough~~) shall be considered deletions to existing language. New language of proposed ordinance shall be shown in italics, underlined, and highlighted (*italics*).

Article III:

Part 1:

Amending Camden County Code of Ordinances, specifically Chapter 151 Article 3.8.3 Special Flood Hazard Area Overly as follows:

151.3.8.3.B. General Provisions

1. Lands to which this Subchapter Applies

This subchapter shall apply to all special flood hazard areas within the County.

2. Special Flood Hazard Area Identified

The Special Flood Hazard Areas are those identified under the Cooperating Technical State (CTS) Agreement between the State of North Carolina and FEMA in its FIS dated December 21, 2018, for Camden County and associated DFIRM panels, including any digital data developed as part of the Flood Insurance Study, which are adopted by reference and declared a part of this section, *and all revisions thereto*. Future revisions to the FIS and DFIRM panels that do not change flood hazard data within the jurisdictional authority of Camden County are also adopted by reference and declared a part of this section.

151.3.8.3.C.4.b Certification Requirements

b. An Elevation Certificate (FEMA Form 81-31, as amended) or Floodproofing Certificate (FEMA Form 81-65, as amended) is required after the reference level is completed. Within ten calendar days of establishment of the reference level elevation, or floodproofing, by whatever construction means, whichever is applicable, it shall be the duty of the permit holder to submit to the Floodplain Administrator a certification of the elevation of the reference level, or floodproofed elevation, whichever is applicable in relation to mean sea level. Elevation certification shall be prepared by or under the direct supervision of a registered land surveyor or professional engineer and certified by same. Floodproofing certification shall be prepared by or under the direct supervision of a professional engineer or architect and certified by same. Any work done within the ten-day calendar period and prior to submission of the certification shall be at the permit holder's risk. The Floodplain Administrator shall review the certificate data submitted. Deficiencies detected by such review shall be corrected by the permit holder immediately and prior to further progressive work being permitted to proceed. Failure to submit the certification or failure to make required corrections shall be cause to issue a stop-work order for the project. *(Optional at the discretion of Building Inspector or Flood Administrator)*

151. 3.8.3.C.4.f. Certification Exemptions

The following structures, if located within A, **AO, AH, or** AE or AI-30 zones, are exempt from the elevation/floodproofing certification requirements specified in divisions (1) and (2) below:

1. Recreational vehicles meeting requirements of Section 3.8.3.D.2, Specific Standards;
2. Temporary structures meeting requirements of Section 3.8.3.D.2, Specific Standards; and
3. Accessory structures ~~less than 150~~ **600** square feet **or less** meeting requirements of Section 3.8.3.D.2. **h. Accessory Structures.** Specific Standards.

151.3.8.3.D.2.h Accessory Structures. When accessory structures (sheds, detached garages, etc.) are to be placed within a Special Flood Hazard Area, the following criteria shall be met:

1. Accessory structures shall not be used for human habitation (including work, sleeping, living, cooking or restroom areas) and shall not be temperature controlled;
2. Accessory structures shall be designed to have low flood damage potential;
3. Accessory structures shall be constructed and placed on the building site so as to offer the minimum resistance to the flow of floodwaters;
4. Accessory structures shall be firmly anchored in accordance with this subchapter or by bolting the building to a concrete slab or by over the top ties. When bolting to a concrete slab, one-half inch bolts six feet on center with a minimum of two per side shall be required. If over the top ties are used a minimum of two ties with a force adequate to secure the building is required; and
5. All service facilities such as electrical equipment shall be installed in accordance with Section 3.8.3.D.1.d; and
6. Openings to relieve hydrostatic pressure during a flood shall be provided below regulatory flood protection elevation in conformance with Section 3.8.3.D.2.d.13.
7. An accessory structure with a footprint ~~less than 150~~ **of 600** square feet **or less in A, AO, AH, and AE Zones** that satisfies the criteria outlined above ~~does is~~ **is not required to meet the elevation and floodproofing standards of Article 151.3, Section 3.8.3.C.2.b. an e**Elevation or floodproofing certificate**ions are required for all other accessory structures in accordance with Article 151.3, Section 3.8.3.C.2.b.**
8. ~~Accessory structures over 150 square feet and up to 1,000 square feet or less with a value of less than \$15,000 may be permitted below the base flood elevation as defined in Section 10.3, Definitions, provided they satisfy the criteria outlined above.~~
9. ~~Accessory structures greater than 1,000 square feet shall meet the elevation requirements as defined in Section 10.3, Definitions, or flood proofing requirements set forth in Section 3.8.3.C.2.c.~~

Part 2:

Amending Camden County Code of Ordinances, specifically Chapter 151 Article 151.3.8.3. Special Flood Hazard Area Overlay and the Camden County Stormwater Drainage Design Manual Specifically Section 9 Floodplain and Floodway Management as follows:

151.3.8.3 Special Flood Hazard Area Overlay

151.3.8.3.5 Duties and Responsibilities of the Floodplain Administrator

- o. Excavation and filling in the ~~floodplain areas~~ **Special Flood Hazard Areas**, areas noted as AE in the FIRM maps, may be allowed at the approval of the county. Cut and fill for new development in the floodplain ~~will only~~ **may** be acceptable if the net volume available within the floodplain remains the same (<https://msc.fema.gov/portal/advanceSearch>). The volumes will be judged from one-foot contour to the next. No credit will be provided for excavation below the normal water elevation of the creek or below the ground water table, whichever is higher. The Engineer will provide the areas and volumes at one-foot contour intervals for the existing conditions and demonstrate through volume calculations that the proposed condition equals or provides more storage volume for the development. The calculation and demonstration shall begin at the normal elevation, or invert elevation, and proceed by even one-foot increments to the FIRM reported base flood elevation for the immediate area. The cut and fill within the floodplain area must take place within the general confines of the development or within 500 feet of the river station shown on the FEMA maps.
- q. ***As an alternative to Item o of this Section, new developments which lie within a floodplain may fill beyond the balance limitations as provided by Item o if they subject their parcel and development to the Stormwater Management Plan Review process prescribed by Table 7.1.3 in this Ordinance and a Drainage Stormwater Study is performed in accordance with Division 7 of the County's Stormwater Drainage Design Manual. The Drainage Stormwater Study in this instance must show, the post development 100-year discharge rate is held to the pre-development discharge rate and that the hydraulic grade lines are not increased at any point immediately upstream or downstream of the development. This alternative will only be acceptable after a preapplication meeting with the County's Stormwater Engineer, County Planning Director or their designee, and the applicant or their design engineer and an appropriately scope of analysis is agreed to.***

Division 9 Floodplain and Floodway Management

2. Excavation and filling in the floodplain areas, areas noted as AE in the FIRM maps, may be only be allowed with FEMA approval. Cut and fill for new development in the floodplain will only be acceptable if the net volume available with <https://msc.fema.gov/portal/advanceSearch> ***in the floodplain remains the same or based on methods discussed in Section 6.*** The volumes will be judged from one-foot contour to the next. No credit will be provided for excavation below the normal water elevation of the creek or below the ground water table, whichever is higher. The engineer will provide the areas and volumes at one-foot contour intervals for the existing conditions and demonstrate through volume calculations that the proposed condition equals or provides more storage volume for the development. The calculation and demonstration shall begin at the normal elevation, or invert elevation, and proceed by even one foot increments to the FIRM reported base flood elevation for the immediate area. The cut and fill within the floodplain area must take place within the general confines of the development or within 500' of the river station shown on the FEMA maps.

6. ***As an alternative to Item 2, new developments which lie within a floodplain may fill beyond the balance limitations as provided by Item 2 if they subject their parcel and development to the Stormwater Management Plan Review process prescribed by Table 7.1.3 in this Ordinance and a Drainage Stormwater Study is performed in accordance with Division 7 of this Manual. The Drainage Stormwater Study in this instance must show, the post development 100-year discharge rate is held to the pre-development discharge rate and that the hydraulic grade lines are not increased at any point immediately upstream or downstream of the development (within the boundaries of the parcels included in the development site). To use this alternative means of compliance, the applicant must hold a preapplication meeting with the County's Stormwater Engineer and County Planning Director and develop an approved scope of analysis.***

Part 3:

Amending Camden County Code of Ordinances, specifically Chapter 151 Article 2.3.18, 2.3.20, 6.2.7, 6.5.2 and Chapter 52.015 as follows:

151.2.18 Minor Subdivision

B. Applicability

1. Subdivisions of land that include up to five lots (including the residual parcel) (see Figure 2.3.18.B: Minor Subdivision) shall be reviewed in accordance with the standards in this section.
2. All lots that are adjacent to an existing public water supply line **and/or wastewater system** lines prior to approval of a minor subdivision shall connect to the public systems as part of the establishment of the minor subdivision. However, connection to the public water systems for one or more lots shall not require the subdivision to be reviewed as a preliminary plat.

C. Minor Subdivision Procedure

6. Minor Subdivision Review Standards

- a. A minor subdivision shall be approved if the application complies with the following:

8. All lots (including the parent parcel) bordering an existing public water supply system water line **and/or wastewater system sewer line** shall connect to the public water supply system as part of the minor subdivision;
- b. Minor subdivisions of land located within the special flood hazard area shall comply with the standards in Section 3.8.3. Special Flood Hazard Area Overlay (SFHA), and include the following statement:
"Use of land within a floodplain or a special flood hazard area is substantially restricted by Camden County."
- c. If the minor subdivision is required to provide a connection to a public water supply system **and/or wastewater system**, the plat shall include the following statement:
"The developer is required to install all wastewater and/or water lines and related improvements."

151.2.3.20 Preliminary Plat

3. If the preliminary plat is required to provide a connection to a public water supply system **and wastewater system**, the plat shall include the following statement:
*"The developer is required to install all **wastewater and** water lines and related improvements."*

151.6.2 Required Infrastructure

151.6.2.2 Generally

151.6.2.2.3. Sanitary Sewage System

- a. In cases of **When** development being **is required to be** served by a public or central private sewage systems, the subdivider or developer shall install all sewer lines in accordance with the standards in this Ordinance, the procedures manual, and other State or federal requirements.
- b. Sanitary sewage lines, including pump stations and treatment facilities shall be dedicated to the County for maintenance and operation. Sewer lines serving individual lots or uses prior to their connection to the central collection system shall not be the responsibility of the County.

151.6.5. Conservation Subdivision

6.5.2 Applicability

3. Where Prohibited

- a. The conservation subdivision option is not available for use in the NR, VR, or MX districts.
- b. Suburban Residential Zoning District will not have individual septic systems due to the decrease in the Dimensional Requirements specifically the Minimum Lot Area, from 1 acre to 0.5 acre.**

Chapter 52 Sewer Use

USE OF PUBLIC SEWERS

§ 52.015 REQUIREMENT OF SEWER USE.

C. New construction, either subdivision or single lot, residential or commercial, with access to public sanitary sewer system under District jurisdiction, shall be required to connect their sanitary wastewater drain to the system and such wastewater shall be discharged into a public sanitary sewer, subject to the provisions of § 52.125. The owner shall install at his expense a suitable building sewer or collecting sewer, as applicable, and shall install any other facilities necessary to connect the building sewer or collecting sewer to the public sewer at an access point provided by the district. The owner of real property shall make application and connection to the public sanitary sewer in accordance with the provisions of this section and §§ 52.105 through 52.112 of this chapter.