

CAMDEN COUNTY PLANNING BOARD

Regular Meeting – October 21, 2020

Camden County Planning Board

Regular Meeting

October 21, 2020 7:00 PM

Historic Courtroom, Courthouse Complex

Camden, North Carolina

MINUTES

The regular meeting of the Camden County Planning Board was held on October 21, 2020 in the Historic Courtroom, Camden, North Carolina. The following members were present:

CALL TO ORDER & WELCOME

Planning Board Members, Staff, and Others Present:

| Attendee Name | Title / Organization / Representing | Status | Arrived |
|----------------------|---|---------------|----------------|
| Calvin Leary | Chairman | Present | 6:50 PM |
| Fletcher Harris | Board Member | Absent | |
| Rick McCall | Board Member | Present | 6:50 PM |
| Ray Albertson | Board Member | Absent | |
| 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 |
| Dan Porter | Planning Director | Present | 6:45 PM |
| Amber Curling | Zoning Officer | Present | 6:35 PM |
| Amy Barnett | Planning Clerk | Present | 6:35 PM |
| Mark Bissell | Agent for Applicant, Camden Station Major Subdivision | Present | 6:45 PM |

CONSIDERATION OF AGENDA

Motion to Approve Agenda As Presented

| | |
|------------------|---|
| RESULT: | PASSED [UNANIMOUS] |
| MOVER: | Steven Bradshaw, Board Member |
| SECONDER: | Cathleen M. Saunders, Board Member |
| AYES: | Leary, McCall, Bradshaw, Saunders, Lilley |
| ABSENT: | Harris, Albertson |

CONSIDERATION OF MINUTES - SEPTEMBER 16, 2020

Motion to Approve Minutes from 9-16-20 As Written

| | |
|------------------|---|
| RESULT: | PASSED [UNANIMOUS] |
| MOVER: | Steven Bradshaw, Board Member |
| SECONDER: | Nathan Lilley, Board Member |
| AYES: | Leary, McCall, Bradshaw, Saunders, Lilley |
| ABSENT: | Harris, Albertson |

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OLD BUSINESS - None

NEW BUSINESS

A. UDO 2020-06-43 - Preliminary Plan - Camden Station Major Subdivision

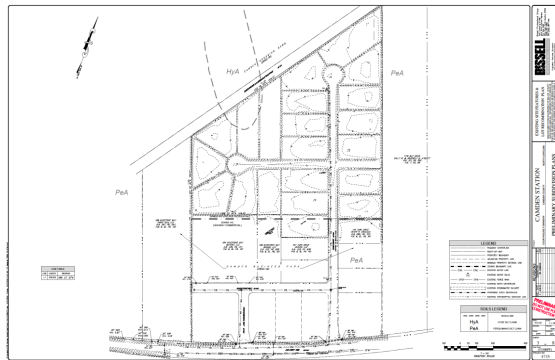
Amber Curling went over the staff report as incorporated herein as "Attachment A".

Ms. Curling noted a correction in the staff report, item #6 of the staff recommendations should read "Camden Station" vice "Sandy Hook Crossing" with regard to provision of drainage plan every 5 years.

After Ms. Curling read the introductory information & request, she invited Mark Bissell of Bissell Professional Group to speak

Mark Bissell, Bissell Professional Group, Engineer / Agent for Applicant

- This is a 39 lot residential subdivision
- Location is in Village Residential District
- Originally part of Camden Business Park
- Flood zone is X, low site absorption rate in park
- Was rezoned from Highway Commercial to Village Residential in November of 2019
- Proposed development plan matches 2019 zoning
- Showed maps which show the existing conditions as well as proposed plan



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- Property behind the County Managers Office and beside the current Camden Library will remain commercial
- Streets proposed with curbs and gutters, sidewalks
- High level of amenity
- Plenty of open space, requirement is 15%, Plan has double that amount
- Vegetative buffers proposed
- 2 Stormwater Ponds which will double as site amenities
- Walking Trail and other amenities
- Sheltered school bus stop
- Community mail boxes
- Will be on county water and sewer
 - Proposing a waste water lift station which will connect to the 158 main
- Showed an example of what the street scape will look like



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- 2035 Comprehensive Plan categorizes this property as mixed use employment, but there is village mixed use and rural residential right across the street and rural residential behind the property, so based on the surrounding properties it appears to be compatible with what is already present. Also, there is more mixed use employment land than the market has been able to absorb.
- Lot sizes being proposed are comparable with the lot sizes of the properties across the railroad track.
- From Community Vision Statement: New development will be focused within targeted core areas to breathe new life into established county core village areas and to efficiently use existing and planned infrastructure and public resources. The development is located immediately adjacent to the Courthouse targeted core area.
- Action strategy #2: “Develop and adopt new zoning districts to allow for a moderate and higher density residential development within the core village areas.”
- Targeted development pattern: Plan provides “flexibility to consider and explore new opportunities that arise in the future.” New housing choices will be made to serve families, young professionals, and retirees.
- Action strategy #1: “Promote targeted development... through appropriate rezoning and development approvals.”. This property was rezoned in 2019 to accomplish this.

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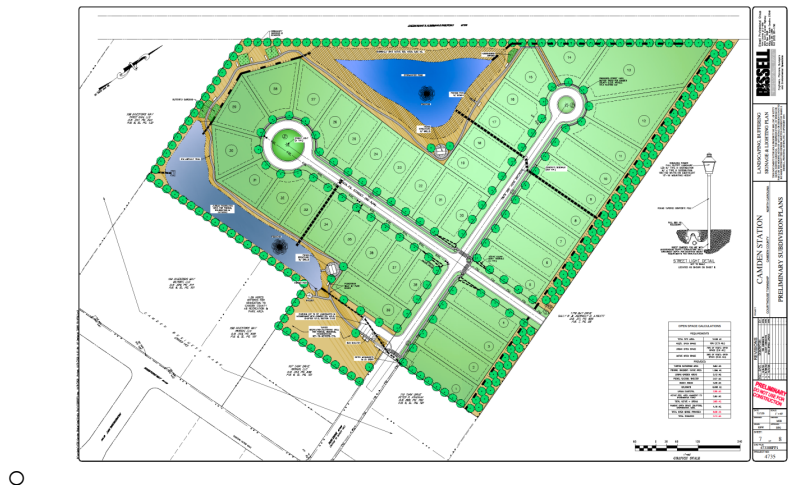
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- Objective #5: Provide new housing choices to “expand housing stock by providing the opportunity to develop a variety of housing choices for current and future residents.”
- Water & sewer action strategy #1: Promote a land use pattern that utilizes centralized utility systems.
- Anticipated Development Schedule:
 - Rezoning - 2019
 - Preliminary Plat - 2020
 - Construction - 2021
 - Occupancy - 2022 through 2024
 - Expect first school impacts in Fall of 2022
- Positive Fiscal Impact
 - 39 Homes and Lots @ \$325,000 average is about \$12,625,000 Tax Base
 - Annual Tax Revenue expected to be \$95,000 or more
 - Water fees: \$195,000
 - Sewer fees: \$425,000
 - Transfer tax and stamps: \$148,000 plus or minus
- Lot beside the building which houses the current Camden Library is proposed to be dedicated as public land for a public park, approximately 1-1/3 acres.
- Village Residential Policies and Uses
 - Extension of public utilities is appropriate
 - Vehicular and pedestrian linkage should be made. Proposing sidewalks within and along 158.
 - Recreational facilities should include active and passive facilities
 - Stormwater management best practices should be used
 - Moderate density residential (up to 3 units / acre) (1.57 acres provided)
 - Open space and recreation are important
- Recreational Amenities
 - Turfed Recreation / Gathering Area for Picnics, Weddings, Neighborhood Events
 - Recreation Area for Fishing, Sailboating, & Kayaking
 - Picnic Shelters with Grills
 - Paved Trail System
 - Fishing Piers with Benches
 - Butterfly / Hummingbird Garden
 - Community Gardening Areas with Benches

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- Showed map depicting how drainage will flow



At this time, Amber Curling continued going over the staff report as incorporated herein as Attachment A.

- Described maps
 - Vicinity Map - located between Hwy 158 and Railroad Track in the vicinity of the Camden County Managers Office in the Camden Business Park area
 - Adjacent property uses are agriculture, vacant land, residential, commercial, and railroad
 - Adjacent to Courthouse Core Village
 - Zoned Village Residential (rezoned to VR in 2019), Rural Residential on other side of railroad tracks, and surrounded on both sides by Highway Commercial with Light Industrial on other side of road.
 - Not located in the watershed, floodplain, or wetlands
 - Suitability Map - very high
 - CAMA Future Land Use Map - shows as Industrial
 - 2035 Comprehensive Future Land Use Map - shows as mixed use employment
- Site is located in the Sawyers Creek drainage district
- Drainage Ways - network of swales / ditches drain the area from north to south where runoff is collected in a substantial roadside ditch along US 158 which generally flows from east to west (although there is interconnectivity with the adjacent drainage shed to the east). Runoff is then conveyed to an outfall on the south side of US 158 via three culverts spaced along the frontage of the drainage area, with the westernmost culvert conveying the bulk of the flow.
- Inconsistent with the CAMA Future Land Use Plan - identified as industrial, not residential.
- Inconsistent with the 2035 Comprehensive Plan - identified as mixed use employment
- Water & sewer are available

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- Is in the South Camden Fire District
- Will generate 26 students total.
 - 2019-2020 School statistics showed the high school enrollment at 599, with the high school itself having a capacity of 570 (not including the modular units for Camden Early College). The high school is over capacity. Will generate 5 more high school students.
- Sheriff's Office - disapproved due to concern with lack of funding to respond to potential of additional call volume.
- Minimal impact on traffic
- Street names will be changed.
 - Park Drive will become Boxcar Way, Contractors Way will become Santafe Street
- 24 acre site, located in flood zone x, was rezoned to Village Residential under ordinance 2019-03-01.
- Prior to construction, some approval conditions that will be met are:
 - Developer will have all required state permits
 - Erosion & Sediment Control
 - Stormwater
 - County Drainage Plan will need to be approved by County Engineer
 - Landscaping plan will need to be submitted and approved.
 - Construction Plans will reflect a 43.5 foot minimum turn radius in the cul-de-sacs for busses
 - Sheltered school bus stops will be provided per Camden County School Officials
 - Dedication of land for public park requires 1.3 acres
 - 3.6 acres of open space is required
 - 0.9 to be active open space, 2.7 to be urban open space
 - Next item on agenda relates to open space

Cathleen Saunders asked about the consistency / inconsistency of the property with the CAMA plan. Dan Porter replied saying that the way the Comprehensive Plan identifies the core areas within the 1 mile buffer, it does call for the ability to rezone property to a higher density within those areas. When these plans were done, that option was not there. As part of the Comprehensive Plan, rezonings on the grounds of specific properties were not recommended, rather the zoning districts were simply put in place such that if someone were to want to rezone property to moderate density within the parameters in the plan, it would be allowed. The land use map seen on paper has not been changed. That said, between the time this property was rezoned and now, the state general assembly made some changes with regard to consistency. If a rezoning is approved that is inconsistent with the plans, then those plans are “deemed” to be revised and compatible to agree with the approved rezoning. The proposed project is consistent with the policies, just not with the maps as they exist on paper at this time. This property was rezoned in 2019 to Village Residential and is consistent with the policies of that zoning district.

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Cathleen Saunders then asked who decides on the acceptance of the dedication of land for public park. Mr. Porter replied that the Planning Board can make a recommendation to do that but the Board of Commissioners makes that decision.

Amber Curling then spoke about the Village Residential zoning district as it relates to open space:

- Urban Open Space Requirements
- Camden Station requirements for open space is 15% of the total acreage which comes out to be 2.7 acres urban, and .9 acres active
- Urban space is normally hardscapes which don't do well due to drainage concerns
- Basic goal in design was to encourage areas devoted to public gathering, in conjunction with active and passive open space
- In the UDO, specific examples of open space are given which promote areas devoted to public gathering

Dan Porter spoke about Urban Open Space:

- Developers understand that the requirement for open space is 15%, and they don't mind providing that
- Question that arises is what is Urban open space
- The list of items under Urban open space is mostly hard scape items
- The more hardscape there is, the more stormwater ponds are needed
- In Table 7.5.6.B of Article 151.7.5 of the Camden County UDO says that 75% of the 15% open space has to be Urban open space.
- If changes need to be made to the UDO, want to take opportunity to make changes
- Mentioned New York's Central Park as the most famous example of Urban Open Space
 - Mostly green space in the middle of an urban area
- With regards to Village open spaces, what is thought of is mostly green spaces
- Question is this: Is 75% too much of a requirement, and is there a locational consideration? Is it ok for it to be on the perimeter? Does it have to be in a central location?
- Bottom line question: Does the plan before the board meet the qualifications of meeting 75% Urban open space?

Nathan Lilley asked what was on the plan. Dan Porter replied that it is a difficult concept, but that the County is allowing higher densities in certain areas. By doing that there is less space for yards, less space for people to gather and/or recreate. Although these are half acre lots, the trade off for having these sized lots is that some form of gathering / open space for the neighborhood must be provided. Goal is to try to get the right balance of that.

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Calvin Leary asked who would be responsible for the upkeep of the open space. Dan Porter replied that it would be the responsibility of the Home Owners Association.

At this time, Dan Porter asked Mr. Mark Bissell to explain what his proposal for open space is and why.

Mr. Bissell spoke briefly about the list of Recreational Amenities / Activities and showed the following list from his presentation:

- Turfed Rec/Gathering Area - Picnics, Weddings, Neighborhood Events
- Recreation Area for Fishing, Sailboating & Kayaking
- Picnic Shelters with Grills
- Paved Trail System
- Fishing Piers with Benches
- Butterfly Garden
- Hummingbird Garden
- Community Gardening Areas with Benches

Nathan Lilley asked about the sailboating activity. Mr. Bissell replied that it is for the small remote control style of sailboats that can be used for sailboat races, play, etc.

Steven Bradshaw asked about the ponds, the size and depth in relation to the activity of recreational fishing and kayaking. Mr. Bissell replied that the ponds are about an acre in size and about 12-15 feet deep.

Cathleen Saunders asked if the urban and open space includes the trails, ponds, and so on. Mr. Bissell indicated that those types of areas were included. Ms. Saunders commented that she likes the idea of trails with benches along them, but that she thinks that 75% is a bit ambitious for Camden County's urban open space requirement.

Dan Porter stated that there is a section in the UDO which speaks about development incentives with a list of selections where a developer can choose some things from one column and other things from another column to accomplish some flexibility for different standards that have to be applied. If these things are done, then some flexibility in the overall amount of open space is given, decrease of 10% in the requirement of open space required. The breakdown of 25% / 75% as far as the amount of open space and urban open space is still appropriate unless the board wants to change it.

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Mr. Bissell described the sizes of some of the open space features:

- Turf / Gathering area is about 0.83 acres
- Pond / Fishing area is about 1.295 acres
- Urban Garden area is about 0.10 acre
- Picnic / Gazebo shelter is about 0.07 acre
- Bench areas are about 0.06 acre
- Walkways (including sidewalks) are almost a half acre
- Urban subtotal of the above is about 2.85 acres
- Active open space area adjacent to the other pond is 0.95 acre
- Total of Active and Urban Open Space is 3.90 acres
- Passive Open Space (buffers, stormwater ponds, etc) is 4.16 acres
- Required Total Open Space is 3.73 Acres for this project
- Total Open Space Provided is 8.06 Acres, which is more than double the required amount.

Rick McCall commented that he doesn't have a problem with the requirement that 75% of the provided open space be urban open space.

Cathleen Saunders asked if the ponds being counted as urban open space. Dan Porter replied saying that everything in the plan's open space is either active or passive open space, and that Amber Curling has some thoughts regarding this.

Amber Curling described examples of active and urban open spaces:

- Active Open Spaces
 - Kid's play structures, obstacle courses, exercise areas, and the like are active open spaces
- Urban open spaces are spaces devoted to public gathering
 - Benches, walking trails, decks around a pond with a fountain
 - turns the area into a gathering space as opposed to an active space, gathering space versus a "doing" space
 - Spaces such as outdoor coffee shops would be considered as hardscape gathering areas
 - Question is how would these types of spaces work for Camden County
 - Rose Garden with benches turns a rose garden into a gathering space
 - Dog Park, Picnic Area, Places to sit while kids are doing other activities such as kite flying, frisbee, or some other activity, Gazebos
 - Mr. Bissell indicated that a shelter with public use grills is planned
 - Other gathering spaces where gatherings such as meetings and so on can be held
 - Gathering spaces are something that brings everybody together

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- Important example is open space in Mill Run subdivision.
 - Has walking trails
 - There are no benches or play grounds
 - There is open space not being used for anything, and they want to be able to use it but there is not much definition as to what it can be used for at this point.
- There is a need for Urban open space as opposed to just Active open space
- The intent is to have it so community gatherings can be held
- Higher density, being able to place more dwellings in a subdivision is the trade off for Urban / Active open space

Cathleen Saunders commented that the question is if the ponds and trails should be treated as urban open space, and she thinks they should be because there are benches and gathering spaces.

Ms. Curling added that once you create the gathering spaces, then they will be used that way.

Ms. Saunders commented that upkeep on garden areas might be difficult depending on the home owners and / or home owners association. Ms. Curling replied that it might be depending on who buys the houses, but that upkeep on the gardens could also be a social thing, bringing people together who like to work on gardening, and so forth, which makes the garden areas an activity area.

Rick McCall commented that a goal is to try to get people to move to Camden, young professional people who can afford this type of housing. Mr. McCall expressed his opinion is that the "better bet" is to go with Urban open spaces. Ms. Curling agreed, commenting that people when they get home can relax outside using some of the open spaces such as benches where they can just sit and relax.

Mr. McCall observed that there is practically nothing to do in Camden County, no activities, for those kinds of things, residents have to go to either Virginia or to Elizabeth City. His opinion is that if the county wants to get more people to come live here, then there needs to be activities for them to do.

Nathan Lilley asked what the largest gathering space in the proposed plan is. Mr. Bissell replied that the area closest to the entrance is almost an acre.

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Steve Bradshaw voiced concerns regarding the urban vice active areas with regard to the location of such areas.

- Outdoor dining areas in his opinion are restaurants with outdoor seating, if it's not that then it's just a picnic area
- Doesn't agree with the 75% requirement of open space being urban
- Placement of the property and whether it's urban / active / passive should determine the percentage
- Considers picnic areas as more passive vice playgrounds, ponds, etc as more active
- Doesn't see how outdoor dining would work on property such as this
- Playgrounds, ponds, fishing, and such are good activities and are a draw
- Likes the idea of active spaces and picnic / gathering areas

Amber Curling commented that what makes urban open space in Camden County is different that what makes urban open space in a city. This is why this was brought before the board, to find out what is acceptable as urban open space and to gain a little definition thereto. Ms. Curling added that after some research she found that a simple dog park would qualify as urban open space because people gather to play with their doggies. She also added that Camden Station won't support that much hardscape.

Rick McCall expressed his opinion that the sitting spaces would be more of a passive space because there is not really that much activity taking place, sitting and watching a fountain or reading a book is not really an active activity.

Steve Bradshaw commented that it's more of a chicken and egg situation. There is highway commercial property near the residential property, but in order to get those commercial properties to be used as commercial then more residents are needed. Businesses are not going to locate here just for the sake of locating here, there needs to be enough residents to support business enterprises. He added that something like a supermarket would be needed as an anchor for other businesses, but that's not going to happen until there are enough residents to support it.

Dan Porter added that this project is not a mixed village project. Café's and outdoor dining cannot be relied upon for this kind of project. Would not be unusual to have some kind of hardscape feature such as a fountain / plaza area or something like you see during the summer such as a splash pad for kids to play in. Those would be hardscape kinds of things that would also be active areas. That said, 75% of the open space should not be in concreted asphalted spaces because that would drastically increase the amount of stormwater runoff. Mr. Porter added that Open Spaces in the Village Residentail district is on the agenda in case the board wants to recommend changes with regard to the urban open space requirements and definitions thereto, such that when developers ask what these types of spaces are, staff has a clear answer for them.

Nathan Lilley stated that he likes some hardscape items, but feels that 75% is a bit excessive. Mr. Porter agreed and said he could see flipping the 75/25.

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Steve Bradshaw commented that he could see adding something passive. He referred to picnic shelters which are on Camden Stations plans, and added the question of what is the difference between a picnic and a gathering area.

Mr. Porter replied saying that one of the things that can be included in passive open space is the entire surface area of the stormwater ponds. This is something that might be undesirable. Stormwater ponds are by and large a given with large subdivisions, and if that is all the open space that is provided then what has been set out to be accomplished will not be done. He added that wetlands, and stormwater ponds are allowed to be counted as passive open space and in other zoning districts, rural residential / suburban residential and so on. But where higher density zoning districts are concerned, there are no open space requirements because they have to provide buffers, and they have a lot of open space just with their ponds and buffers. The more densely packed a subdivision is, then the stormwater ponds are not allowed to be counted as open space unless passive open space is considered as allowable.

Steve Bradshaw commented that if a developer has 10 acres of pond and if only 10% was allowed to be passive, then the developer would still have to have some kind of open space somewhere else. He stated his opinion that he'd like to see more active, less urban, and a little bit of passive.

Cathleen Saunders suggested switching the requirement to be 25% Urban and 75% active, or leave it the way it is using the interpretation that going forward with this project include the areas around the ponds, trails, and benches, etc, as urban open space.

Nathan Lilley asked if Camden Station has met the 75% Urban space requirement if the areas around the ponds, trails, etc are considered as Urban and can be used as gathering spaces. Amber Curling answered yes, adding that they have met it on the plan.

Steven Bradshaw stated that the picnic shelter is more of a gathering area and should be considered and count as urban, adding that picnic shelters should be moved from the list of passive spaces in the UDO to the list of Urban spaces.

Dan Porter and Amber Curling indicated that staff considers the picnic shelter to be urban open space. The next agenda item will relate to this, and any text amendments that need to be made can be discussed and considered.

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At this time, Chairman Calvin Leary asked if there were any further questions from the board. Hearing none, he entertained motions.

Motion to Approve Camden Station Major Subdivision As Presented

| | |
|------------------|---|
| RESULT: | PASSED [UNANIMOUS] |
| MOVER: | Steven Bradshaw, Board Member |
| SECONDER: | Cathleen M. Saunders, Board Member |
| AYES: | Leary, McCall, Bradshaw, Saunders, Lilley |
| ABSENT: | Harris, Albertson |

Motion to Accept the Offered Donation of Recreational Land for Open Space

| | |
|------------------|---|
| RESULT: | PASSED [UNANIMOUS] |
| MOVER: | Nathan Lilley, Board Member |
| SECONDER: | Steven Bradshaw, Board Member |
| AYES: | Leary, McCall, Bradshaw, Saunders, Lilley |
| ABSENT: | Harris, Albertson |

B. Discussion - Village Residential District

Calvin Leary called for further discussion on the open space requirements within the Village Residential District. UDO Sections 151.7.5.6 (B) and 151.7.5.6 (C) are included herein after as “Attachment B”.

Steve Bradshaw commented that the definition of Urban Open Space needed to be clearer as to what types of things are included as Urban spaces. The question comes down to should the mix of types of things under active, passive, and urban be changed or should the definitions of each of these be changed, or both. Mr. Bradshaw stated an opinion that picnic type spaces should definitely be moved out of passive and be put under urban.

Nathan Lilly stated he likes the idea of having some passive if it can be done where retention ponds and wetlands are not counted as open spaces.

Cathleen Saunders asked if there was any way that the developer could count water surfaces as passive. Dan Porter replied that they are not counted as passive in the Village Residential district. He added that no matter what happens, ponds are going to be part of plans for subdivisions in Camden County in order to meet the stormwater requirements. To say that the surfaces of ponds meet the requirements for open space is contrary to the idea of open space, plus it would be a hazard for children.

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At the conclusion of the discussion, the following are motions were made:

Motion to Move 151.7.5.6 (B) (5) from Paragraph (B) Passive Open Space Set-Aside to Paragraph (C) Urban Open Space Set-Aside

| | |
|------------------|---|
| RESULT: | PASSED [UNANIMOUS] |
| MOVER: | Steven Bradshaw, Board Member |
| SECONDER: | Nathan Lilley, Board Member |
| AYES: | Leary, McCall, Bradshaw, Saunders, Lilley |
| ABSENT: | Harris, Albertson |

Cathleen Saunders pointed out an error in the UDO in 151.7.5.6 (C) first sentence which reads “The following types of features are allowable in active open space set-asides:”. This sentence is under the section for Urban Open Space Set-Aside. It should read “The following types of features are allowable in urban open space set-asides:”

Motion to Correct Description of 151.7.5.6 (C) from "... allowable in active open space..." to "...allowable in urban open space..."

| | |
|------------------|---|
| RESULT: | PASSED [UNANIMOUS] |
| MOVER: | Cathleen M. Saunders, Board Member |
| SECONDER: | Nathan Lilley, Board Member |
| AYES: | Leary, McCall, Bradshaw, Saunders, Lilley |
| ABSENT: | Harris, Albertson |

After a brief discussion regarding 151.7.5.6 (B)(1) through (5), the previous motion to move 151.7.5.6 (B) (5) from Paragraph (B) Passive Open Space Set-Aside to Paragraph (C) Urban Open Space Set-Aside was amended to the following:

Motion to Add Items 151.7.5.6 (B) (1) through (5) to 151.7.5.6 (C) such that they are left included in Passive Open Space Set-Asides and added to Urban Open Space Set-Asides so that they are included in both (B) and (C).

| | |
|------------------|---|
| RESULT: | PASSED [UNANIMOUS] |
| MOVER: | Steven Bradshaw, Board Member |
| SECONDER: | Nathan Lilley, Board Member |
| AYES: | Leary, McCall, Bradshaw, Saunders, Lilley |
| ABSENT: | Harris, Albertson |

Steven Bradshaw observed that since the above motion was made, seconded, and approved by the Planning Board, the question of the 25% Active / 75% Urban ratio with regard to the 15% total open space requirement is ok.

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INFO FROM BOARD AND STAFF - None.

CONSIDER DATE OF NEXT MEETING - NOVEMBER 18, 2020

ADJOURN

Motion to Adjourn

| | |
|------------------|---|
| RESULT: | PASSED [UNANIMOUS] |
| MOVER: | Rick McCall, Board Member |
| SECONDER: | Steven Bradshaw, Board Member |
| AYES: | Leary, McCall, Bradshaw, Saunders, Lilley |
| ABSENT: | Harris, Albertson |

*Chairman Calvin Leary
Camden County Planning Board*

ATTEST:

*Amy Barnett, Clerk
Camden County Planning Department*

See Next Page For Beginning of Attachment(s)

STAFF REPORT

**UDO 2020-06-43
Preliminary Plan
Camden Station Major Subdivision**

PROJECT INFORMATION

File Reference: UDO 2020-06-43
Project Name: Camden Station
PIN: Multiple Contiguous

Applicant: RKrain LLC
Address: 105 Havenwood Dr
Camden, NC 27921
Phone: (252) 599-7185
Email:

Agent for Applicant: Bissell Professional Group
Address: 3512 N. Croatan Hwy
Kitty Hawk, NC
Phone: 252-261-3266
Email: mark@bissellprofessionalgroup.com

Current Owner of Record: RKrain LLC

Meeting Dates:

7/30/2020 Neighborhood Meeting
9/8/2020 Technical Review Meeting
10/21/2020 Planning Board

Application Received: 6/23/2020
By: Amber Curling, Planner

Application Fee paid: \$1950 Check #1029

Stormwater Escrow paid: \$6000 Check #1028

Completeness of Application: Application is generally complete

Documents received upon filing of application or otherwise included:

- A.** Land Use Application
- B.** Preliminary Plan
- C.** Deed
- D.** Affidavit from owner
- E.** Neighborhood Meeting Results
- F.** TRC Inputs
- G.** Drainage Approval Memo – Greg Johnson

PROJECT LOCATION:

Street Address: Contractors Way and Tark Drive in Camden Business Park,
Location Description: North Side of US HWY 158 in Courthouse Township

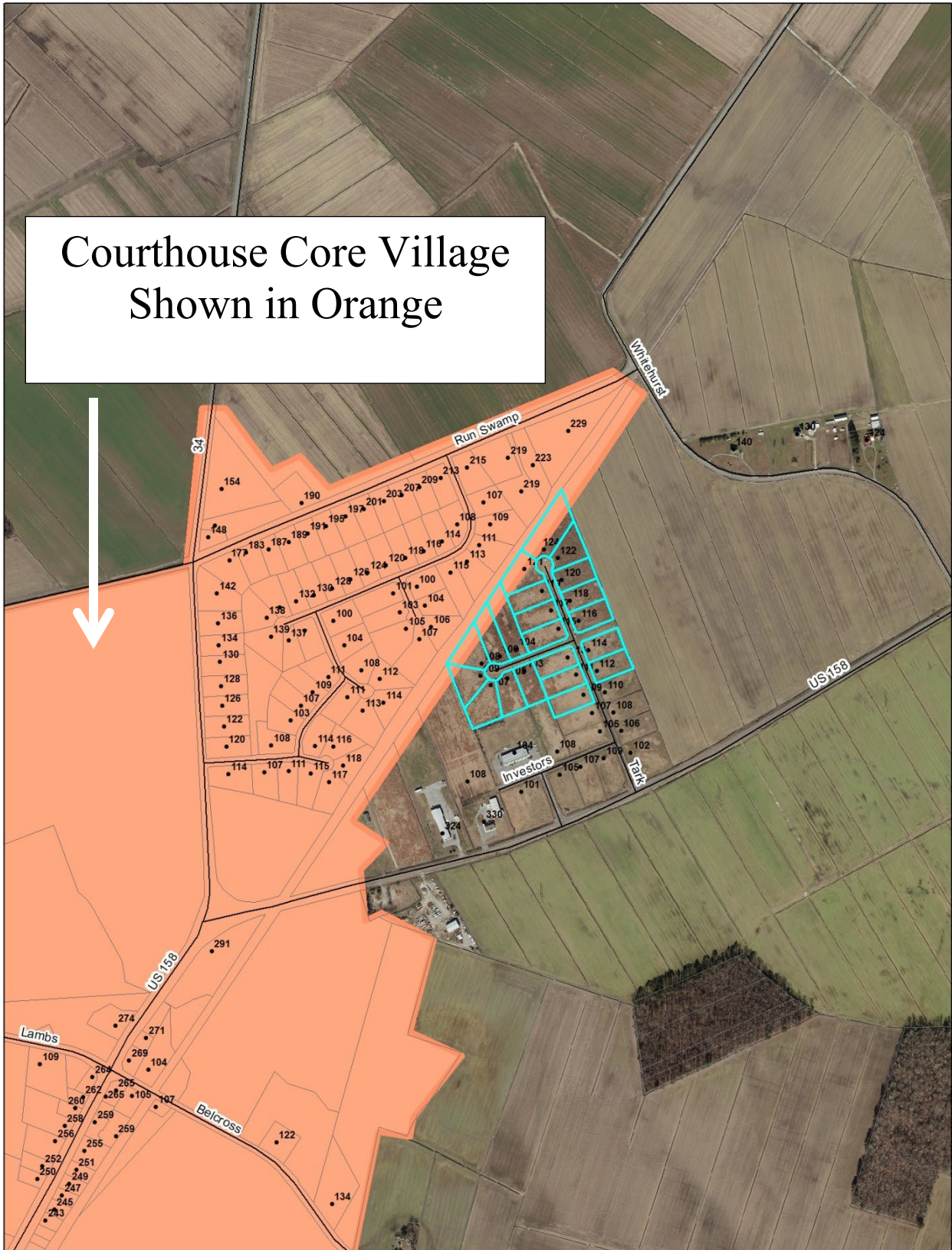
REQUEST: Preliminary Plan for Camden Station Major Subdivision – 39 lots - **Article 2.3.16 of the Unified Development Ordinance.**

Vicinity Map



Attachment: 20201021StaffReport (2821 : UDO 2020-06-43 Preliminary Plan - Camden Station Major Subdivision)

Camden Station Subdivision located within the 1 mile Buffer



Attachment: 20201021StaffReport (2821 : UDO 2020-06-43 Preliminary Plan - Camden Station Major Subdivision)

Zoning Map



Attachment: 20201021StaffReport (2821 : UDO 2020-06-43 Preliminary Plan - Camden Station Major Subdivision)

Not Located in WATERSHED



Attachment: 20201021StaffReport (2821 : UDO 2020-06-43 Preliminary Plan - Camden Station Major Subdivision)

Not Located within FLOODPLAIN



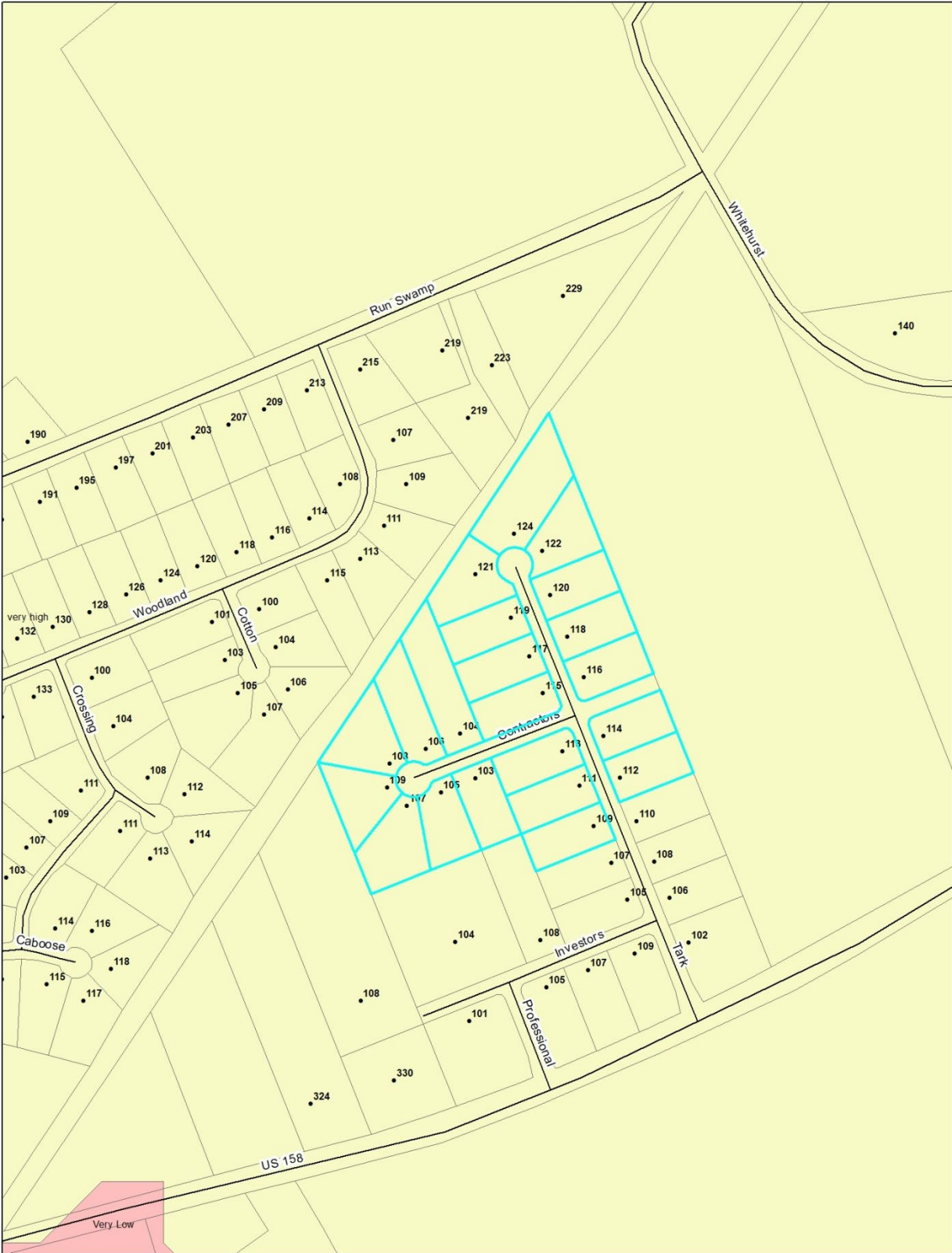
Attachment: 20201021StaffReport (2821 : UDO 2020-06-43 Preliminary Plan - Camden Station Major Subdivision)

Not Located within WETLANDS



Attachment: 20201021StaffReport (2821 : UDO 2020-06-43 Preliminary Plan - Camden Station Major Subdivision)

Suitability Map - Very High



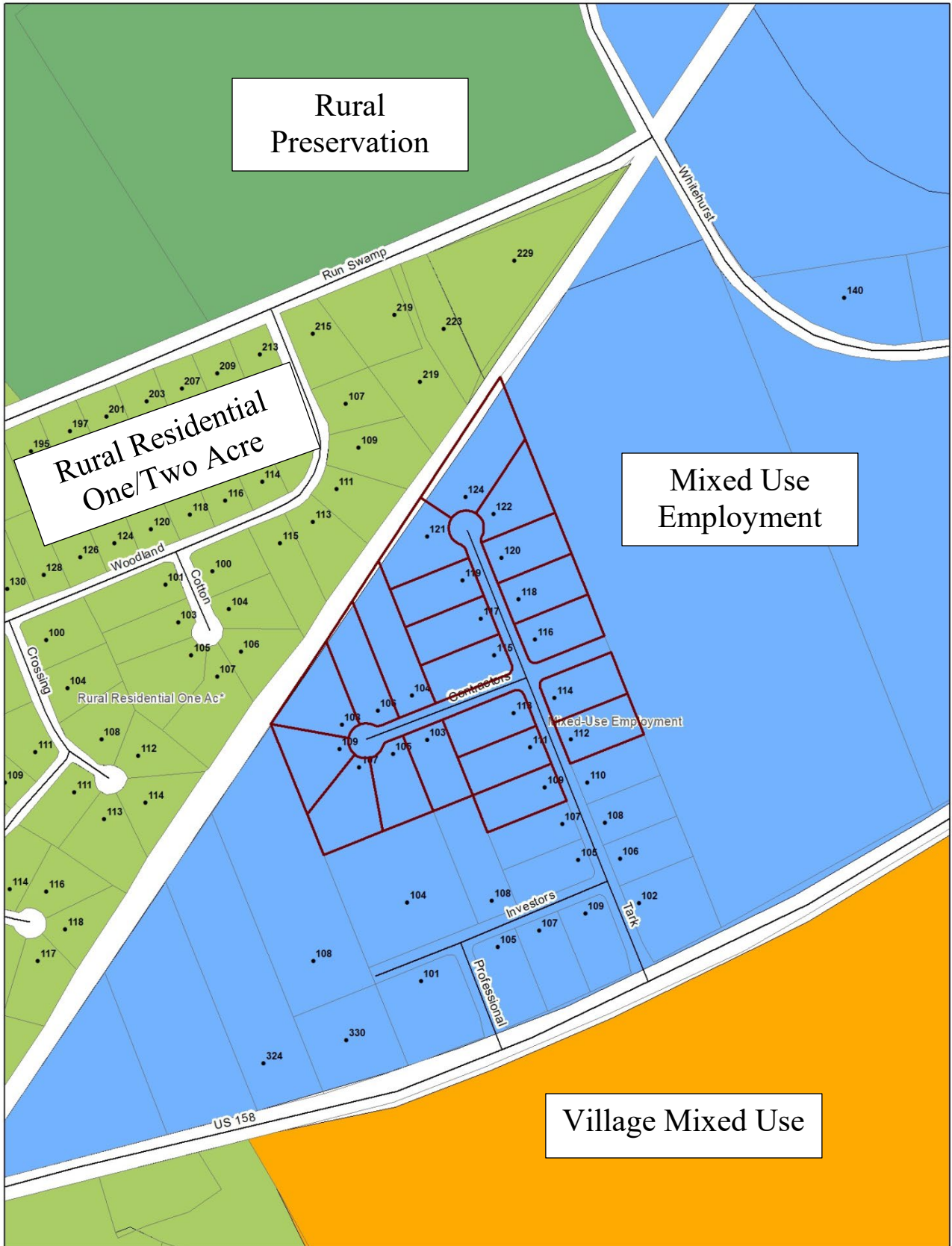
Attachment: 20201021StaffReport (2821 : UDO 2020-06-43 Preliminary Plan - Camden Station Major Subdivision)

CAMA Plan Future Land Use Map



Attachment: 20201021StaffReport (2821 : UDO 2020-06-43 Preliminary Plan - Camden Station Major Subdivision)

COMPREHENSIVE Plan Future Land Use Map



Attachment: 20201021StaffReport (2821 : UDO 2020-06-43 Preliminary Plan - Camden Station Major Subdivision)

SITE DATA

| | |
|--|--|
| Lot size: | Approximately 24 acres |
| Flood Zone: | Zone X |
| Zoning District(s): | Village Residential (VR) (Rezoned with Ordinance 2019-03-01) |
| Adjacent property uses: | Agriculture, Vacant, Residential, Commercial, Railroad |
| Streets: | Shall be dedicated to public under control of NCDOT. |
| Street/Subdivision name: | Subdivision name: Camden Station Street Names: Change Tark Drive to Boxcar Way and Contractors Way to Santé Fe Street |
| Open Space: | Required: Per Article 151.7.5.5 15% of total 24 developed acres = 3.6 acres 25% of 3.6 acres is 0.9 acres which shall be active open space 75% of 3.6 acres is 2.7 acres which shall be urban open space |
| Landscaping: | Landscaping Plan required at Construction Drawing. |
| Farmland Compatibility Standards: | Per Article 151.5.5 A 50' wide vegetative buffer required along all agricultural uses. Indicated on plan. |
| Recreational Land: | Per Article 151.6.1.13 Dedication of Land For Public Parks 1452 square feet per lot -39 lots X 1452 sq ft = 56628 sq. ft or 1.3 acres |

ENVIRONMENTAL ASSESSMENT

Streams, Creeks, Major Ditches: Sawyers Creek

Distance & description of nearest outfall: The property is located in the upper northern limit of the Sawyers Creek drainage shed as mapped on Camden County's GIS System and is a part of a larger 80.7 acre drainage area located on the north side of US 158. The proposed re-subdivision (23.9 acres) was graded with drainage improvements installed when the Camden Business Park was built. The land remains vacant and is maintained with a grass

groundcover. The rest of the drainage area (total of 80.7 acres) consists of a mix of a small amount of commercial, vacant lots, and agricultural uses. A network of swales / ditches drain the area from north to south where runoff is collected in a substantial roadside ditch along US 158 which generally flows from east to west (although there is interconnectivity with the adjacent drainage shed to the east). Runoff is then conveyed to an outfall on the south side of US 158 via three culverts spaced along the frontage of the drainage area, with the westernmost culvert conveying the bulk of the flow.

TECHNICAL REVIEW STAFF COMMENTS

1. **Camden County Water.** Water Available
2. **Camden County Sewer.** Sewer Available
3. **South Camden Fire Department.** Reviewed with no comments.
4. **Pasquotank EMS (Central Communications).** Subdivision/road names approved as is.
5. **Sheriff's Office.** Disapproved with comments.
6. **Postmaster Elizabeth City.** No response. Did not attend TRC meeting.
7. **Superintendent of Schools.** No response. Did not attend TRC meeting.
8. **Transportation Director of Schools.** Approved with comments (see attached).
9. **Camden Soil & Water Conservationist.** Approved.
10. **NCDOT.** No response.
11. **Mediacom.** No response.
12. **Century Link.** Requested Developer be given contact information
13. **Dominion Energy.** Reviewed. Sent comments to Engineer.

PLANS CONSISTENCY

CAMA Land Use Plan Policies & Objectives:

Consistent Inconsistent

CAMA Future Land Use Maps has land designated as Industrial.

2035 Comprehensive Plan

Consistent Inconsistent

Comprehensive Plan Future Land Use Maps has area designated as Mixed Use Employment.

Comprehensive Transportation Plan

Consistent Inconsistent

Property in Camden Business Park which abuts HWY 158 and internal road will be dedicated to public.

FINDINGS REGARDING ADDITIONAL REQUIREMENTS:Yes No **Endangering the public health and safety?**

In staff's opinion, application does not appear to endanger public health and safety.

Yes No **Injure the value of adjoining or abutting property.**

In staff's opinion, application does not appear to injure the value of adjoining or abutting property.

EXCEED PUBLIC FACILITIES:Yes No

Schools: Proposed development will generate 26 students (.67 per household X 39 lots). High School over capacity: **2018/2019 capacity: 570 Enrollment: 607 – Capacity does not include modular units for Camden Early College**

Yes No

Fire and rescue: Approved.

Yes No

Law Enforcement: Not Approved

Staff recommends approval of Camden Station Subdivision based on current by right zoning with the following recommendations:

1. The applicant must strictly abide by all requirements of the Unified Development Ordinance of Camden County, North Carolina, and must also strictly comply with all other local, state, and federal ordinances, laws, rules and regulations as one or more ordinances, laws, rules and regulations may apply to this development.
2. The applicant shall complete the development strictly in accordance with the approved Preliminary Plat and specifications submitted to the Planning Office of Camden County, North Carolina, and contained in the file titled (UDO 2020-06-43).
3. All lots shall be crowned to where the dwelling is located to an elevation at or above the 100 year flood as indicated in the Construction drawings listed as Building Pad Elevations. These elevations shall be verified by a Surveyor or Engineer licensed to do business in North Carolina prior to final inspection for the dwelling.
4. No land disturbing activities shall start until the County Planning Department receives approved DENR Stormwater Permit and Erosion & Sediment Control Plan for the Development.

5. Developer shall make reasonable efforts to obtain off site drainage/maintenance easements to the outfall.
6. Developer and or Home Owners Association shall provide Camden County certification by a licensed North Carolina Engineer of compliance with approved Drainage Plan for Sandy Hook Crossing every five years starting from recording of Final Plat in the Camden County Registry of Deeds.
7. Home Owners Restrictive Covenants shall include the following information:
 - a. All requirements (to include Maintenance and allowable built upon area) listed under NCDENR Stormwater Permit.
 - b. Maintenance requirements of the outfall ditch leading.
 - c. The re-certification to the County of the approved drainage plan every five years from date of recording of Final Plat.
 - d. Maintenance of all open space, gardens and improvements throughout the subdivision.
8. If any of the conditions affixed hereto or any part thereof shall be held invalid or void, then this approval in its entirety shall be void and have no effect.
9. Constructions drawings to reflect turning radius of cul-de-sacs be minimum 43.5' as requested by the Transportation Director of Camden County Schools.
10. Construction drawings to reflect bus stop with shelter as requested by the Chief Operations Officer of Camden County Schools.
11. On the North East side of development the Farmland Compatibility Standards (Article 151.5.5 of the UDO) and NC General Statute 153A-340.

7.5 Open Space Set-Aside

7.5.6 Allowable Features in Open Space Set-Asides

| TABLE 7.5.5.B: OPEN SPACE SET-ASIDE CONFIGURATION | | | |
|---|---|--|--|
| ZONING DISTRICT | TYPES OF OPEN SPACE SET-ASIDE [1] | | |
| | ACTIVE OSS (MINIMUM % OF TOTAL OSS PROVIDED) | PASSIVE OSS (MINIMUM % OF TOTAL OSS PROVIDED) | URBAN OSS (MINIMUM % OF TOTAL OSS PROVIDED) |
| RESIDENTIAL DISTRICTS | | | |
| WL | · | 100 | · |
| RR | · | 100 | · |
| SR | · | 100 | · |
| NR | 75 | 25 | · |
| VR | 25 | · | 75 |
| COMMERCIAL DISTRICTS | | | |
| CC | · | 25 | 75 |
| VC | · | · | 100 |
| HC | · | 100 [2] | · |
| MC | · | 100 [2] | · |
| MX | · | · | 100 |
| PLANNED DEVELOPMENT | | | |
| PD | Variable, based on Planned Development Master Plan | | |
| <p>NOTES:</p> <p>[1] The amount of open space set-aside to be provided is established in the zoning district dimensional standards in <u>ARTICLE 151.3, Zoning Districts</u>.</p> <p>[2] Multi-family development in these districts shall configure at least 75 percent of the total OSS provided as active OSS.</p> | | | |

7.5.6.ALLOWABLE FEATURES IN OPEN SPACE SET-ASIDES

A. Active Open Space Set-Aside

The following types of features are allowable in and credited towards active open space set-asides:

1. Swimming pools, splash pads, and areas devoted to water play for children;
2. Athletic fields and courts;
3. Boat launches and swimming platforms;
4. Club houses;
5. Playgrounds and play structures for children; and
6. Obstacle courses and exercise trails.

B. Passive Open Space Set-Aside

The following types of features are allowable in and credited towards passive open space set-asides:

1. Walking, bicycling, and equestrian trails;
2. Boardwalks;
3. Gardens and greenway trails;
4. Benches and seating areas;
5. Tables, shelters, grills, and related picnicking facilities;
6. Lawn areas and community greens;
7. Lakes, ponds, wetlands (including CAMA wetlands), swamps, canals, and streams;
8. Stormwater management facilities, configured as site amenities that include pedestrian access, gentle slopes of three-to-one (3:1) or less, and pedestrian elements such as paths, benches, and similar aspects to and around the facility;
9. Piers and docks for fishing or viewing wildlife; and
10. Undisturbed land.

C. Urban Open Space Set-Aside

The following types of features are allowable in active open space set-asides:

7.5 Open Space Set-Aside

7.5.9 Ownership of Open Space Set-Asides

1. Plazas and courtyards;
2. Roof gardens;
3. Indoor atriums open to the public;
4. Outdoor dining areas;
5. Fountains; and
6. Areas devoted to public gathering.

D. Within Conservation Subdivisions

Open space set-asides within conservation subdivisions may include any of the features allowed in active, passive, or urban open space set-aside areas in addition to farm fields, forestry lands, or lands used for agricultural purposes.

E. Unlisted Features

Unlisted features may be credited towards one or more different types of open space set-aside as determined by the UDO Administrator in accordance with Section 2.3.15, Interpretation.

F. Features Not Credited Towards Open Space Set-Aside

The following areas shall not be included in or credited towards open space set-aside requirements:

1. Private yards not subject to an open space or conservation easement;
2. Public street rights-of-way or private street easements;
3. Open parking areas and driveways for dwellings or other uses;
4. Land covered by structures not designated for active recreational uses;
5. On-site wastewater treatment facilities, including septic tank drain fields; and
6. Designated outdoor storage areas.

7.5.7. FEATURES CREDITED TOWARDS PASSIVE OSS REQUIREMENTS

The following site features shall be credited towards passive open space set-aside requirements:

- A. Required landscaping areas;
- B. Afforestation areas;
- C. Farmland compatibility buffers;
- D. Tree protection areas;
- E. CAMA wetlands and U.S. Army Corps of Engineers designated 404 wetlands;
- F. Riparian buffer areas;
- G. Natural heritage areas;
- H. Active open space set-aside features;
- I. Urban open space set-aside features; and
- J. Land area occupied by stormwater management facilities, including retention ponds, fully vegetated detention basins, and other bio-retention devices, provided these facilities are treated as a site amenity that includes pedestrian access, gentle slopes of three-to-one (3:1) or less, and pedestrian elements such as paths, benches, and similar aspects to and around the facility.

7.5.8. DESIGN STANDARDS FOR ACTIVE OSS AREAS

Active open space set-asides shall meet the following design standards:

- A. Active OSS areas shall be located so as to be readily accessible and useable by residents and users of the development. Where possible, a portion of the open space set-aside should provide focal points for the development.
- B. Where the development site is adjacent to existing or planned trails, parks, or other public open area land, the open space set-aside shall, to the maximum extent practicable, be located to adjoin, extend, and enlarge the trail, park, or other open area.
- C. Lands set aside as active open space set-aside shall be compact and contiguous unless the land is used as a continuation of an existing trail, or specific natural or topographic features require a different configuration.

7.5.9. OWNERSHIP OF OPEN SPACE SET-ASIDES

Open space set-asides are intended to remain under private ownership while being available for use to residents and visitors in the development where located. Ownership of open space set-aside shall remain with the owner of the land, except in the following circumstances.

A. Homeowners or Property Owners Association

All open space set-aside areas may be owned jointly or in common by the owners of the development through a recognized homeowners or property owners association, which shall be established in accordance with Section 6.4, Homeowners' or Property Owners' Association.