



CAMDEN COUNTY

NORTH CAROLINA • USA

Boundless Opportunities.

PLANNING BOARD

October 21, 2020

7:00 PM

Regular Meeting

Historic Courtroom

Courthouse Complex

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Agenda

**Camden County Planning Board
Regular Meeting
October 21, 2020, 7:00 PM
Historic Courtroom, Courthouse Complex**

ITEM I. Call to Order & Welcome

ITEM II. Consideration of Agenda

ITEM III. Consideration of Minutes - September 16, 2020

PB Minutes - 09-16-20

ITEM IV. Old Business

ITEM V. New Business

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

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

Item B. Discussion - Village Residential District

Discussion - Village Residential District

ITEM VI. Info from Board and Staff

ITEM VII. Consider Date of Next Meeting - November 18, 2020

ITEM VIII. Adjourn

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CAMDEN COUNTY

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Camden County Planning Board AGENDA ITEM SUMMARY SHEET

Minutes

Item Number:

Meeting Date:

October 21, 2020

Submitted By:

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

Item Title

PB Minutes - 09-16-20

Attachments:

pbminutes_09162020 (PDF)

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CAMDEN COUNTY PLANNING BOARD

Regular Meeting – September 16, 2020

Camden County Planning Board**Regular Meeting****September 16, 2020 7:00 PM****Historic Courtroom, Courthouse Complex****Camden, North Carolina****MINUTES**

The regular meeting of the Camden County Planning Board was held on September 16, 2020 in the Historic Courtroom, Camden, North Carolina. The following members were present:

CALL TO ORDER & WELCOME

Planning Board Members, Staff, & Others Present:

Attendee Name	Title	Status	Arrived
Calvin Leary	Chairman	Present	6:50 PM
Fletcher Harris	Board Member	Present	6:50 PM
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	Absent	
Dan Porter	Staff: Planning Director	Present	6:45 PM
Amber Curling	Staff: Zoning Officer	Present	6:45 PM
Amy Barnett	Staff: Planning Clerk	Present	6:35 PM
Richard Krainiak	Applicant for Rezoning	Present	6:45 PM

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

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

CONSIDERATION OF MINUTES - JULY 15, 2020**Motion to Approve Minutes as Written**

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

OLD BUSINESS – None

Attachment: pbminutes_09162020 (2820 : PB Minutes - 09-16-20)

CAMDEN COUNTY PLANNING BOARD

Regular Meeting – September 16, 2020

NEW BUSINESS***UDO 2020-09-14 Rezoning Request - Richard Krainiak***

Amber Curling, Camden County Zoning Officer, noted a correction on the first page of the Staff Report. The first page of the Staff Report listed the request as “Rezoning approximately 3 acres from Village Residential (VR) to Neighborhood Residential (NR) on Parcel 03-8953-04-80-2636 located at 913 Hwy 343 South in the Shiloh Township.” The current zoning on the property is actually Village Commercial, not Village Residential. The rest of the board packet lists it correctly as commercial.

Ms. Curling went over the Staff Report as incorporated herein at the end of these minutes as Attachment A, and noted the following items:

- Request is rezone approximately 3 acres, Village Commercial (VC) to Neighborhood Residential (NR) at 913 NC Hwy 343 South {See Attachment A for definitions of both zoning designations}
- Richard Krainiak is applicant / property owner
- Neighborhood meeting was held, no public showed up, but there were a few emailed comments from public
- Current use is farmland, and there is a vacant house on property
- Maps show:
 - Vicinity: Located at 913 NC Hwy 343 South, outside of the 1 Mile Buffer which surrounds the Shiloh Core Village
 - Zoning Map: Property is zoned Village Commercial (VC). There is property zoned Neighborhood Residential and Rural Residential across the road to the west, with Village Commercial and Working Lands to the North, and Neighborhood Residential and Rural Residential to the East, and Rural Residential to the South.
 - Cama Land Use Suitability: Very High
 - Wetlands/Floodplain/Watershed Map: No Wetlands, not in floodplain or watershed.
 - Drainage Map: Drains to southeast, then southwest, then southeast, then southwest along adjacent drainage ditches located on other parcels to the south of the property. {See Attachment A: Drainage map}
 - Comprehensive Plan Future Land Use Map: Shows request to be inconsistent with the 2035 Comprehensive Plan which shows the property to be Village Center with Rural Preservation to the North and Rural Residential to the South.
 - CAMA Future Land Use Map: Shows request to be inconsistent with the CAMA Future Land Use Plan as the property is designated as Community Core with Medium Density Residential to the East and West and Low Density Residential to the South.
 - Water Availability: Water Lines run along Hwy 343 and on Milltown Road in the vicinity of the property.
 - No Sewer Connectivity, will be septic systems
 - Located in Shiloh Fire District
 - Minimal impact on schools and traffic

Attachment: pbminutes_09162020 (2820 : PB Minutes - 09-16-20)

CAMDEN COUNTY PLANNING BOARD

Regular Meeting – September 16, 2020

73 At this time, Ms. Curling introduced Richard Krainiak, the applicant who spoke briefly
74 regarding his request.
75

Richard Krainiak, Camellia Drive, Camden, NC - Applicant for Rezoning

- 77 • Has met with area property owners / residents who have indicated to him they are ok
78 with his request and would love to see the house renovated back to living condition
- 79 • Mr. Forehand, historian for the museum, also expressed desire for restoration of the
80 house
- 81 • Mentioned emails of support for his request
- 82 • Indicated house located on property is historical and wants to renovate to restore its
83 historical splendor
- 84 • Although the 2035 Comprehensive Plan calls for the property and surrounding land to
85 be commercial, with the exception of 910 & 917 NC 343 South, all the surrounding
86 properties are residential and have houses on them. Doesn't see how the land can be
87 commercial with so much residential.
- 88 • Doesn't seem like the 2035 plan will be in effect for this area come 2035, so rezoning
89 the property back to residential makes sense.
90

91 At this time, Ms. Amber Curling continued with the rest of the staff report:

- 92 • Rezoning request for 913 NC 343 S is inconsistent with the 2005 CAMA Land Use
93 Plan which has the property identified as Community Core
- 94 • Also inconsistent with the 2035 Comprehensive Plan as the aforesaid plan shows the
95 property to be Village Center
- 96 • Planning Staff recommends denial of this zoning map amendment application to rezone
97 the 3 acres from Village Commercial (VC) to Neighborhood Residential (NR)
98

99 Vice Chairman Steven Bradshaw commented that looking at the aerial photos of the property,
100 most of the properties in the area are residential in nature if not in zoning. Amber Curling
101 acknowledged this saying that there are 2 or 3 commercial but the majority is single family
102 dwellings.
103

104 Dan Porter commented that he was new to the position when the 2005 CAMA Plan was under
105 development, so he didn't have much to do with the way those decisions were made, but when
106 the 2035 Comprehensive Plan was developed, the plan was for there to be 3 core villages,
107 Shiloh, Courthouse (which is central Camden), and South Mills. Shiloh is the smallest core
108 village as far as commercial zoning is concerned.
109

110 Mr. Porter added that a consistency statement is required for this rezoning one way or the other,
111 but that the consistency statement does not dictate whether or not the board can approve it or
112 not. Mr. Porter further added that if the board votes to approve the rezoning, then the 2005
113 CAMA Land Use Plan and the 2035 Comprehensive Plan will be deemed, by state law, to be
114 modified for this parcel.
115

116 Rick McCall asked about the location of the Dollar General in the area as it didn't show on the
117 zoning map which was shown. Ms. Curling pointed out the locations of the commercial
118 businesses and went over the zoning districts in the area as depicted on the zoning map.

CAMDEN COUNTY PLANNING BOARD

Regular Meeting – September 16, 2020

119 Mr. Krainiak commented that the Shiloh Store (across the street) and the Dollar General (next
120 door) are the only commercial businesses in the area, the rest are houses.

121
122 Rick McCall asked if this is approved by the board, will it set a precedent for future rezonings
123 in the area. Mr. Porter replied that the decision on this rezoning does not dictate what the
124 decision on future applications has to be. Mr. Porter reminded the board that there will need
125 to be 2 motions, one for consistency, the other for approval or denial.

126
127 Vice Chairman Steven Bradshaw expressed concerns about rezoning this piece of property.
128 He stated that he understands there are houses all around it, and that the plans call for it to be
129 commercial. He added that his initial thought is to make it residential so that it can be
130 developed like all the surrounding properties, but the plans call for it to be commercial. He
131 indicated he understands the desire for it to be residential, even though the plans call for it to
132 be commercial, he has issues with making a motion on this for that reason. Fletcher Harris
133 agreed with Mr. Bradshaw that this is indeed a quandry.

134
135 Mr. Krainiak stated that when the 2005 CAMA Land Use Plan designated it commercial,
136 property owners were not even notified of the zoning change at that time.

137
138 Mr. Bradshaw added that even though what is being asked for is inconsistent with the plans,
139 the request is more consistent with the reality of what's on the ground. Mr. Porter stated that
140 this is why the decision to approve or deny is not dictated by the consistency statement, but
141 that the board does need to indicate why a decision is being made which is inconsistent with
142 plans.

143
144 At this time, the following motion was made:
145

146 **Motion to Approve Consistency Statement: "Rezoning of 913 NC 343 S from VC to**
147 **NR is inconsistent with CAMA Land Use Plan and the 2035 Comprehensive Plan"**

148	RESULT:	PASSED [UNANIMOUS]
149	MOVER:	Steven Bradshaw, Board Member
150	SECONDER:	Cathleen M. Saunders, Board Member
151	AYES:	Leary, Harris, McCall, Bradshaw, Saunders
152	ABSENT:	Albertson, Lilley

153
154 Vice Chairman Steven Bradshaw asked Mr. Krainiak if he's tried to sell it as commercial property.
155 Mr. Krainiak responded saying that he had thought about it, but that his neighbors would not like
156 it and he doesn't want to upset his neighbors. He recalled that some neighbors were against Dollar
157 General. He added that all he really wants is to rezone the acre with the house on it, the other two
158 acres could stay commercial if they had to. He indicated the location of the house as being in
159 between two rows of trees right next to the Dollar General, and that the other 2 acres are empty
160 land.

161

CAMDEN COUNTY PLANNING BOARDRegular Meeting – September 16, 2020

162 Mr. Bradshaw asked the other board members if it were a possibility to divide the land and
163 rezone only the portion with the house on it.

164
165 Ms. Curling responded that Mr. Krainiak had thought about that, but that it would require a
166 survey and subdivision, and considering the time it would take he chose to just try to rezone
167 the whole parcel.

168
169 Rick McCall asked for clarification on the historical nature of the house. Mr. Krainiak
170 responded saying the house was built in the 1800's, and that Mr. Forehand had given him some
171 information relating to the history of the house.

172
173 Mr. Porter stated that he didn't know the history of the house other than that it was built in the
174 1800's. There was a house there that was burned down during the Civil War, then rebuilt, and
175 that is what the current house is. However, it isn't on the national registry of historical places.

176
177 Mr. McCall added that if the 1 acre the house is on could be subdivided out and rezoned and
178 leave the other 2 acres commercial, that it made more sense to do it that way, especially given
179 the historical nature of the house.

180
181 Cathleen Saunders asked what the process would be to subdivide out the acre with the house
182 and then rezone only that acre. Ms. Curling responded saying that Mr. Krainiak would have
183 to subdivide the land and then go through the application process to rezone the one acre.

184
185 Mr. Krainiak expressed a concern that if the rezoning for the 3 acres were approved by the
186 board, that the County could come back at some future time and rezone it all back to
187 commercial like they did when the CAMA Land Use Plan was done, without the knowledge
188 of the property owner. Mr. Porter replied saying that was a county-wide rezoning which
189 occurred in 2002 before he was here.

190
191 Rick McCall asked if deed restrictions could be placed on the property for the other 2 acres
192 were it to be subdivided out such that the house were to be made separate. Mr. Porter replied
193 that since it is private property, the county can't put deed restrictions on it (except in certain
194 circumstances).

195
196 Mr. McCall added that if the property were subdivided and only the one acre with house were
197 rezoned, then at some point later in time there could be a commercial business on both sides
198 of the house which would not be ideal.

199
200 Chairman Calvin Leary concurred that subdividing it would put the house in a bad position,
201 and his opinion was that the board either approve it or not approve it as the entire 3 acres.

202

Attachment: pbminutes_09162020 (2820 : PB Minutes - 09-16-20)

CAMDEN COUNTY PLANNING BOARD

Regular Meeting – September 16, 2020

203 Mr. Bradshaw commented that since all the surrounding properties had houses on them, he
 204 would make a motion to approve the rezoning. Mr. Porter asked Mr. Bradshaw to include a
 205 statement reflecting his earlier opinion regarding the reality of what is on the ground vice
 206 what's in the plans. Mr. Bradshaw made the following motion:
 207

208 **Motion to Approve Rezoning 913 NC 343 S from VC to NR because it is more**
 209 **consistent with the "reality of what's on the ground".**

210	RESULT:	PASSED [UNANIMOUS]
211	MOVER:	Steven Bradshaw, Board Member
212	SECONDER:	Fletcher Harris, Board Member
213	AYES:	Leary, Harris, McCall, Bradshaw, Saunders
214	ABSENT:	Albertson, Lilley

215
 216 **INFO FROM BOARD AND STAFF** - None

217 **CONSIDER DATE OF NEXT MEETING - OCTOBER 21, 2020**

218 **ADJOURN**

219 **Motion to Adjourn**

220	RESULT:	PASSED [UNANIMOUS]
221	MOVER:	Steven Bradshaw, Board Member
222	SECONDER:	Rick McCall, Board Member
223	AYES:	Leary, Harris, McCall, Bradshaw, Saunders
224	ABSENT:	Albertson, Lilley

225

226

227

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231

232 *ATTEST:*

*Chairman Calvin Leary
 Camden County Planning Board*

233

234

235

*Amy Barnett, Clerk
 Camden County Planning Department*

238

239

240

241 **See Next Page For Beginning of Attachment(s)**

STAFF REPORT

**UDO 2020-09-14
Zoning Map Amendment**

PROJECT INFORMATION

File Reference: UDO 2020-09-14
Project Name: N/A
PIN: 03-8953-04-80-2636

Applicant: Richard Krainiak
Address: 103 Camellia Drive
Camden, NC 27921
Phone: 252-333-0787
Email: rickykrainiak@yahoo.com

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

Current Owner of Record: Applicant

Meeting Dates:
8/31/2020 **Neighborhood Meeting**

Application Received: 9/10/2020
By: Amber Curling, Planning

Application Fee paid: \$650.00 Ck# 2156

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 RR and NR

Attachment: pbminutes_09162020 (2820 : PB Minutes - 09-16-20)

REQUEST: Rezone approximately 3 acres from Village Residential (VR) to Neighborhood Residential (NR) on Parcel 03-8953-04-80-2636 located at 913 Hwy 343 South in the Shiloh Township.

From Village Commercial (VC) Article 151.3.6.3 (Purpose Statement)

The Village Commercial district intended to foster high quality, compact, pedestrian-oriented development on lots within designated village centers. Development in the VC district is human-scaled and designed to promote visual interest for pedestrians. Ground-level retail and personal services that promote pedestrian activity along the street are highly encouraged and large, monolithic, automobile-oriented developments are prohibited. New development in the district is located close to the street, provides passers-by with clear views into the building’s ground floor, and fosters sidewalk dining, outdoor seating, and interaction among pedestrians. The district requires urban-style open space (greens, seating areas, plazas, pocket parks, roof gardens, etc.) to be included as a part of new development. In addition to commercial uses, the district allows a variety of moderate-density residential development. New commercial, mixed-use, and multi-family developments in the district are subject to the design standards in.

To: Neighborhood Residential (NR) – Article 151.3.5.5 (Purpose Statement)

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.

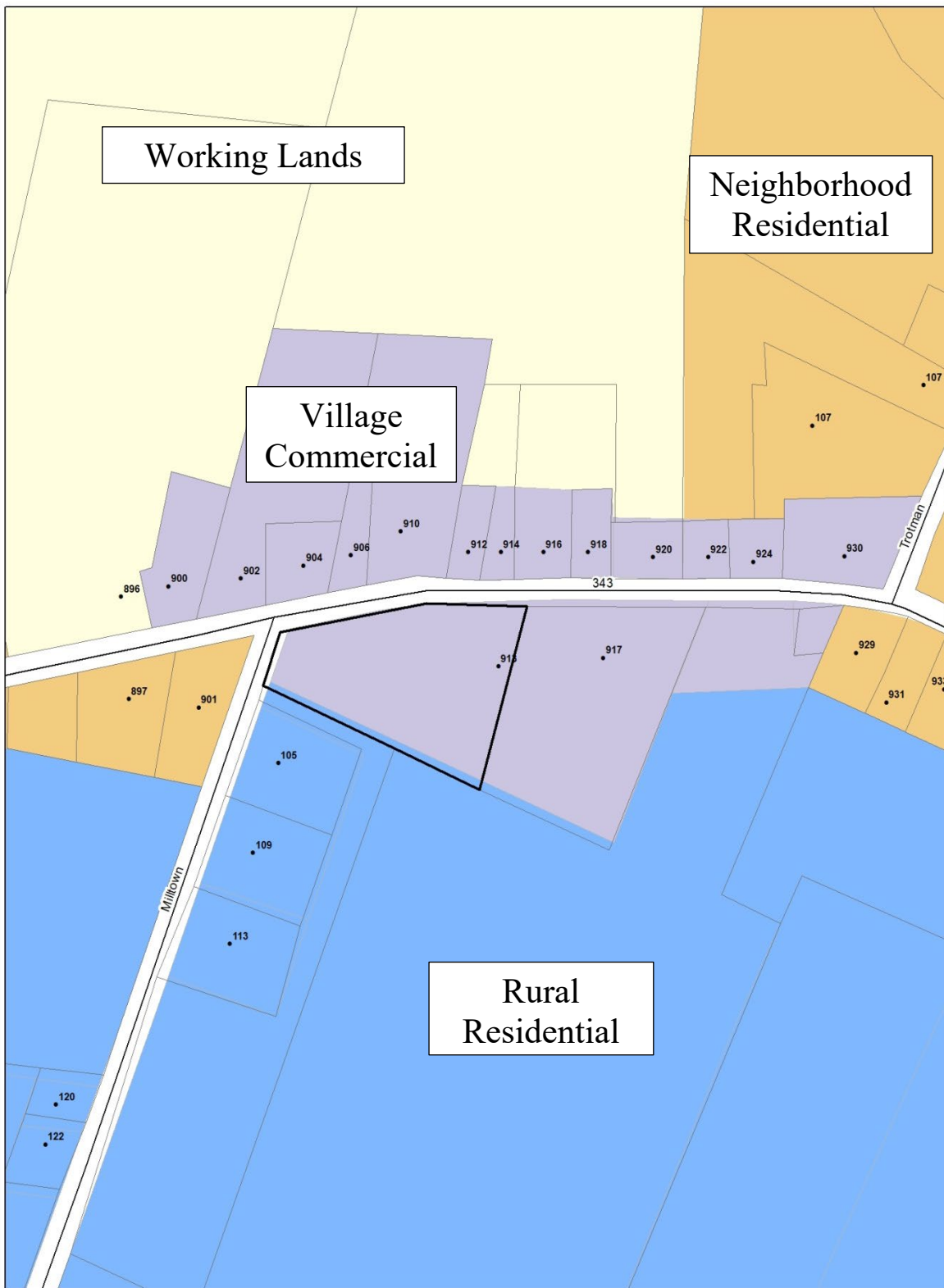
Attachment: pbminutes_09162020 (2820 : PB Minutes - 09-16-20)

PROJECT LOCATION: Vicinity Map: Shiloh Township



Attachment: pbminutes_09162020 (2820 : PB Minutes - 09-16-20)

Zoning Map:



Attachment: pbminutes_09162020 (2820 : PB Minutes - 09-16-20)

CAMA Land Suitability:



Attachment: pbminutes_09162020 (2820 : PB Minutes - 09-16-20)

Wetlands Map

Floodplain Map

Watershed Map



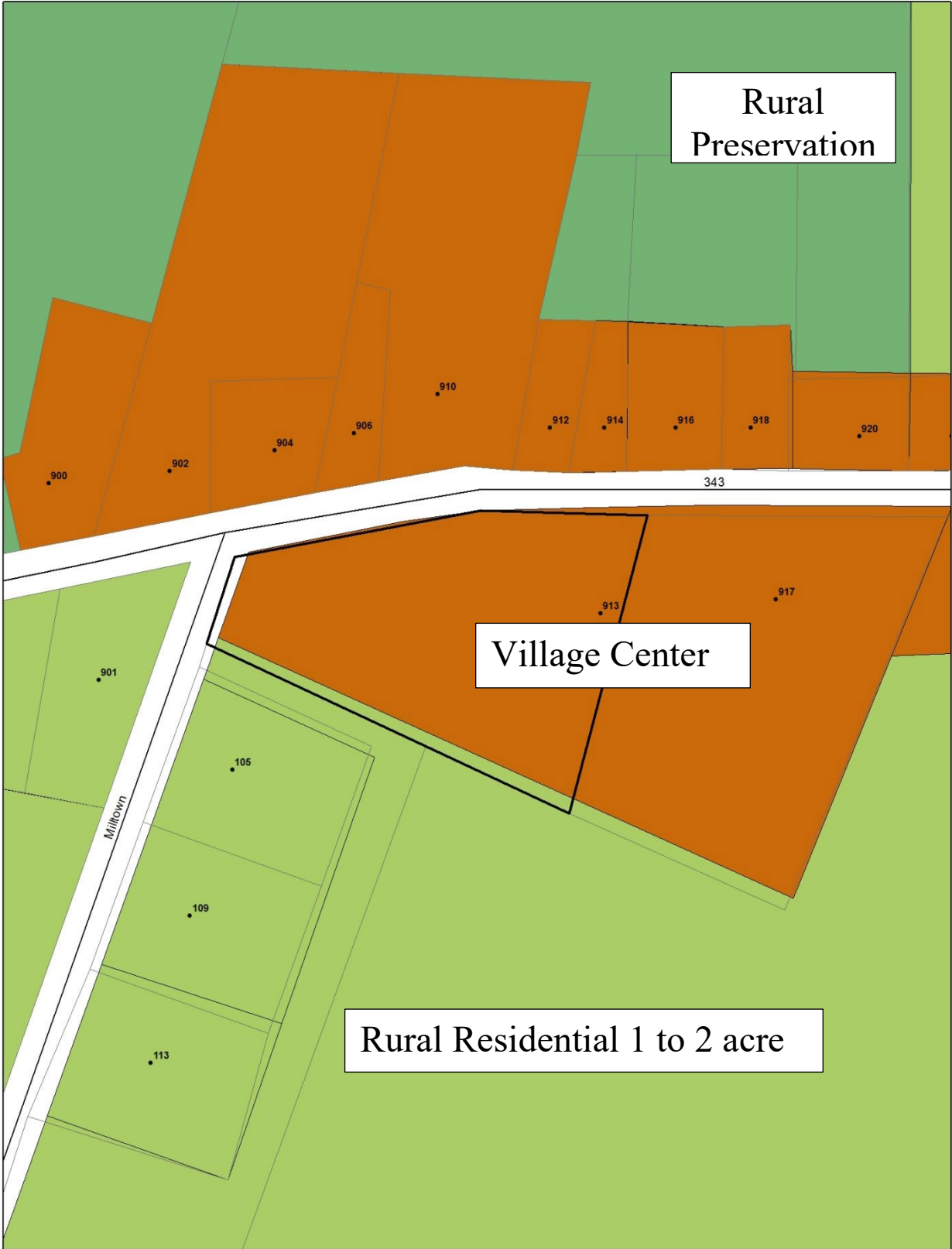
Attachment: pbminutes_09162020 (2820 : PB Minutes - 09-16-20)

Drainage; Black arrows show apparent water flow



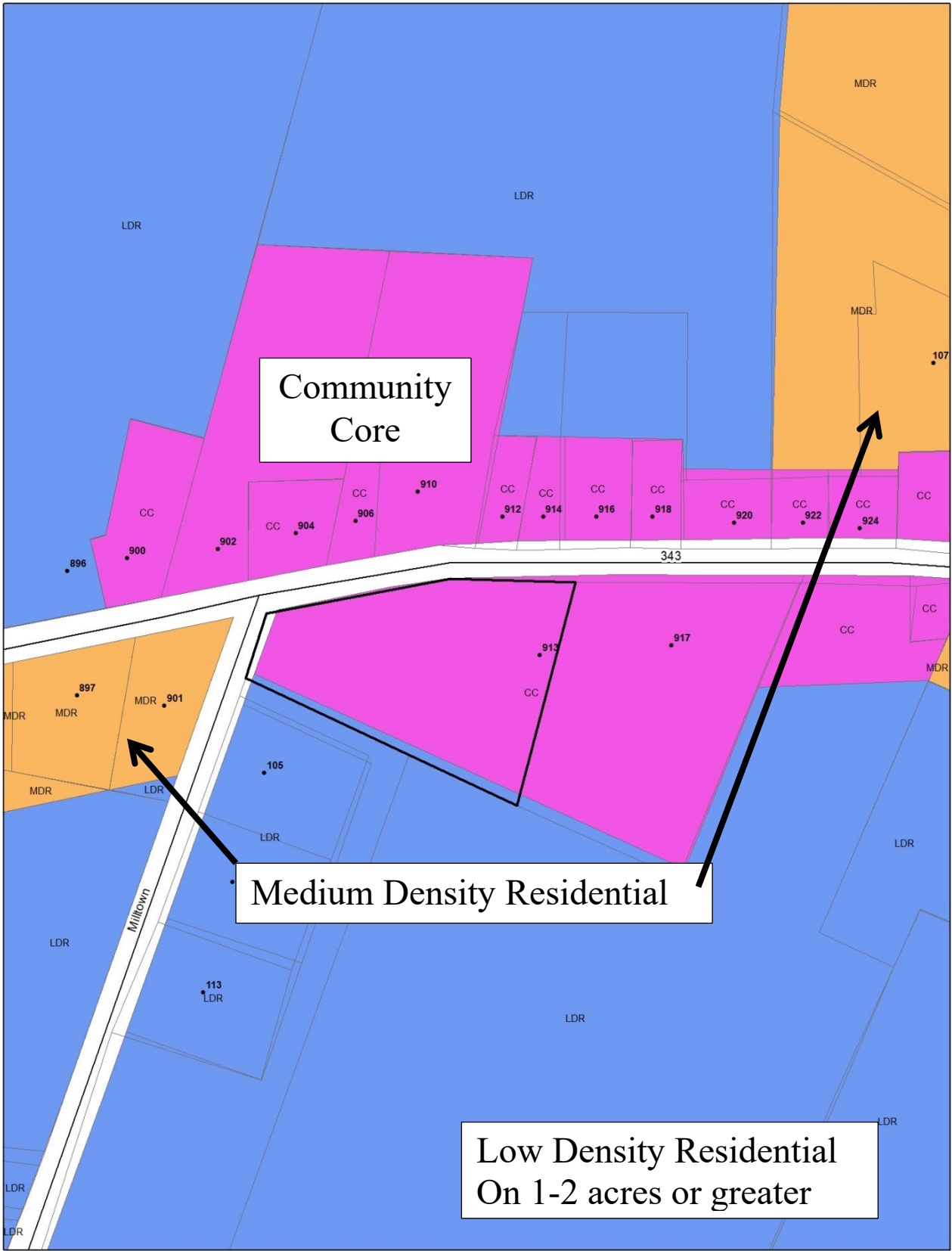
Attachment: pbminutes_09162020 (2820 : PB Minutes - 09-16-20)

Comprehensive Plan Future Land Use Map

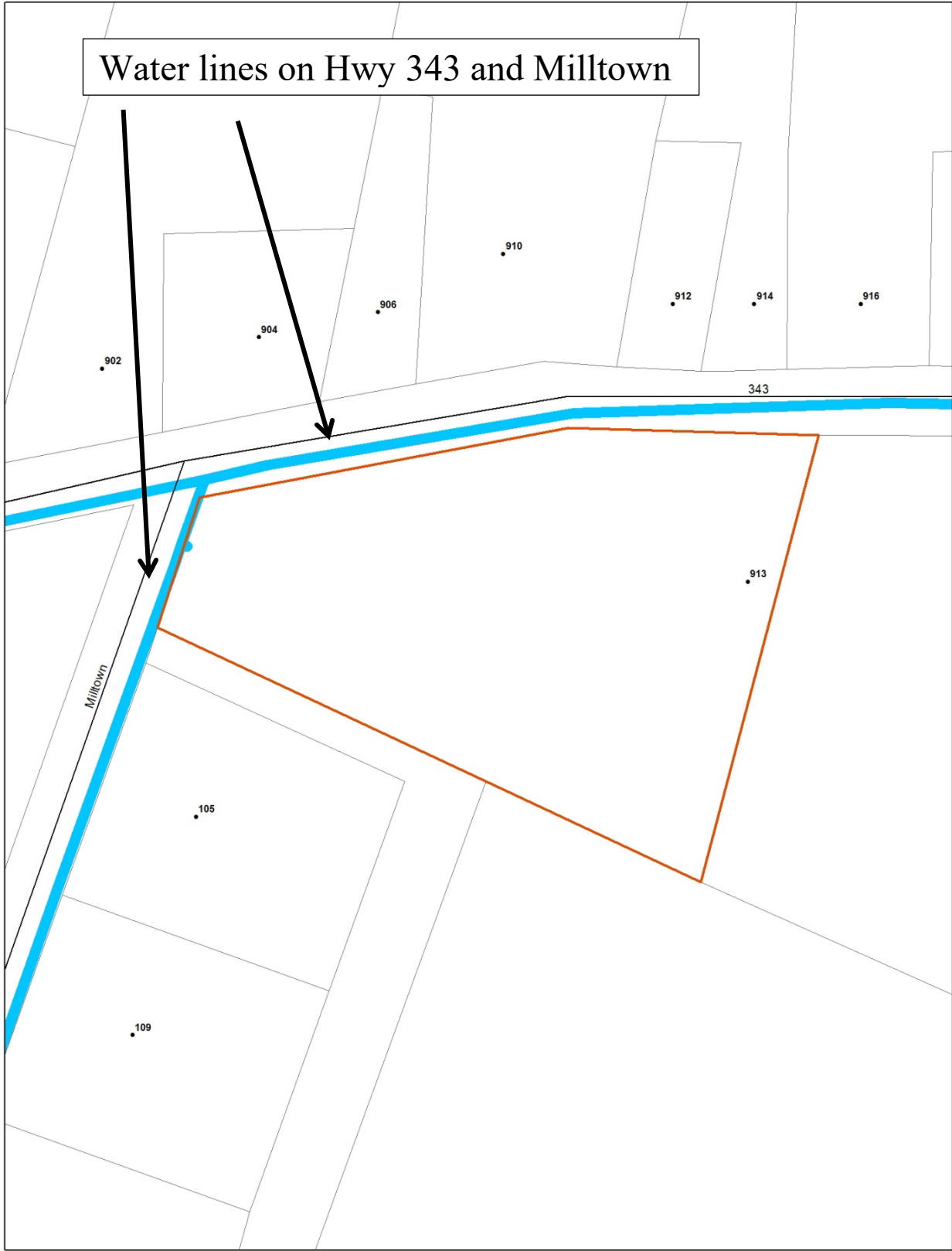


Attachment: pbminutes_09162020 (2820 : PB Minutes - 09-16-20)

CAMA Future Land Use Map



Attachment: pbminutes_09162020 (2820 : PB Minutes - 09-16-20)



Attachment: pbminutes_09162020 (2820 : PB Minutes - 09-16-20)

SITE DATA

Lot size: Approximately 3 acres.
Flood Zone: X
Zoning District(s): Village Commercial (VC)
Existing Land Uses: Vacant- House and Farmland

Adjacent Zoning & Uses:

	North	South	East	West
Zoning	Village Commercial (VC)	Rural Residential (RR)	Village Commercial (VC)	Rural/Neighborhood Residential (RR/NR)
Use & size	Commercial Business/ Residential	Residential Lots	Commercial Business	Residential Lots/Farmland

Proposed Use(s) - Subdivide one acre with the house and continue to farm Residual.

Description/History of property: Property is located in Shiloh Core Village on Hwy 343. Property has been farmed and house has been vacant.

ENVIRONMENTAL ASSESSMENT

Streams, Creeks, Major Ditches:

Distance & description of nearest outfall: It appears the property drains to the ditch on the south west side in farm field. The flow continues approximately 3300 feet thru farm field ditches south east, south west, south east again into wetlands. The wetlands flow to Pasquotank River.

INFRASTRUCTURE & COMMUNITY FACILITIES

Water Water lines are located adjacent to property along Highway 343 and Milltown Road.
Sewer Not available.
Fire District Shiloh Fire District.
Schools Proposed zoning will have minimal impact on Schools.
Traffic Proposed zoning will have minimal impact on Traffic

PLANS CONSISTENCY

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 Future Land Use Maps has property identified as. Community Core.

2035 Comprehensive Plan

Consistent Inconsistent

While the current Rural Residential Zoning requires a minimum of two acres, the proposed zoning change is consistent as the County’s Comprehensive Plan (Adopted 2012) as the Future Land Use Map shows the property to be Village Center.

Comprehensive Transportation Plan

Consistent Inconsistent

Property abuts Hwy 343 South and Milltown Road.

Other Plans officially adopted by the Board of Commissioners

N/A

Attachment: pbminutes_09162020 (2820 : PB Minutes - 09-16-20)

FINDINGS REGARDING ADDITIONAL REQUIREMENTS:

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

Reasoning: The Parcel is intended to be part of Village Center

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

Reasoning: The Core Village is intended for Commercial Use

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

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

Reasoning:

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

Reasoning:

Attachment: pbminutes_09162020 (2820 : PB Minutes - 09-16-20)

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

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

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

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

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

Reasoning: In the appropriate location, this would include the 1 mile buffer adjacent to the Shiloh Core Village. This parcel is within the Shiloh Community Core Village Area.

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

Reasoning: Moderate density residential development areas would enhance the area adjacent to the Shiloh Village Center.

Attachment: pbminutes_09162020 (2820 : PB Minutes - 09-16-20)

Yes No **Will exceed the county’s ability to provide public facilities:**

The proposed zoning will have minor impact on all public facilities, it is only 3 acres.

Schools Projected students maximum 1.956 (3 x 0.6521) and minimum student 1.304 (2 x 0.6521)

Fire and Rescue – Minimal impact.

Law Enforcement – Minimal impact.

Parks & Recreation – Minimal impact.

Traffic Circulation or Parking – Minimal impact.

Other County Facilities – Minimal impact.

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

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

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

Attachment: pbminutes_09162020 (2820 : PB Minutes - 09-16-20)

STAFF COMMENTARY:

The applicant seeks to subdivide the three acre parcel and the house becomes a residential home. The property being in the Core Village is Commercial not moderate density residential development area adjacent to. The property is located in an area that is not supported by either the CAMA or Comprehensive Plans Future Land Use Maps as residential development.

Consistency statement:

The requested zoning change is not consistent with either the CAMA or the Comprehensive Future Land Use Maps that reflect a Village Center and Community Core area.

Recommendation:

Planning Staff recommends denial the Rezoning Application (UDO 2020- 09-03) of 913 Hwy 343 South from Village Commercial (VC) to Neighborhood Residential (NR).



CAMDEN COUNTY

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Camden County Planning Board AGENDA ITEM SUMMARY SHEET

New Business

Item Number:

Meeting Date: October 21, 2020

Submitted By: Amber Curling,
Planning & Zoning
Prepared by: Amy Barnett

Item Title UDO 2020-06-43 Preliminary Plan - Camden Station Major
Subdivision

Attachments: 20201021StaffReport (PDF)
Application (PDF)
10-9-20-4735-Camden Station Preliminary Plans(PDF)
RKRAINLLCDEEDS (PDF)
NeighborhoodMeetingNotes (PDF)
TRCcomments (PDF)
20200919PreliminaryDrainageApproval (PDF)

SUMMARY:

RKrain LLC is requesting Preliminary Plan approval for Camden Station Major Subdivision. The following items have been submitted with the package: Land Use Application/Preliminary Plan/Staff Findings/TRC inputs/Deed/Drainage Approval/Neighborhood Meeting Results. The Subdivision consists of 39 single family lots located on Tark Drive and Contractors Way in the Camden Business Park off Hwy 158.

RECOMMENDATION:

Consider application for Camden Station Major Subdivision with the recommendation as stated in staff's findings.

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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.**

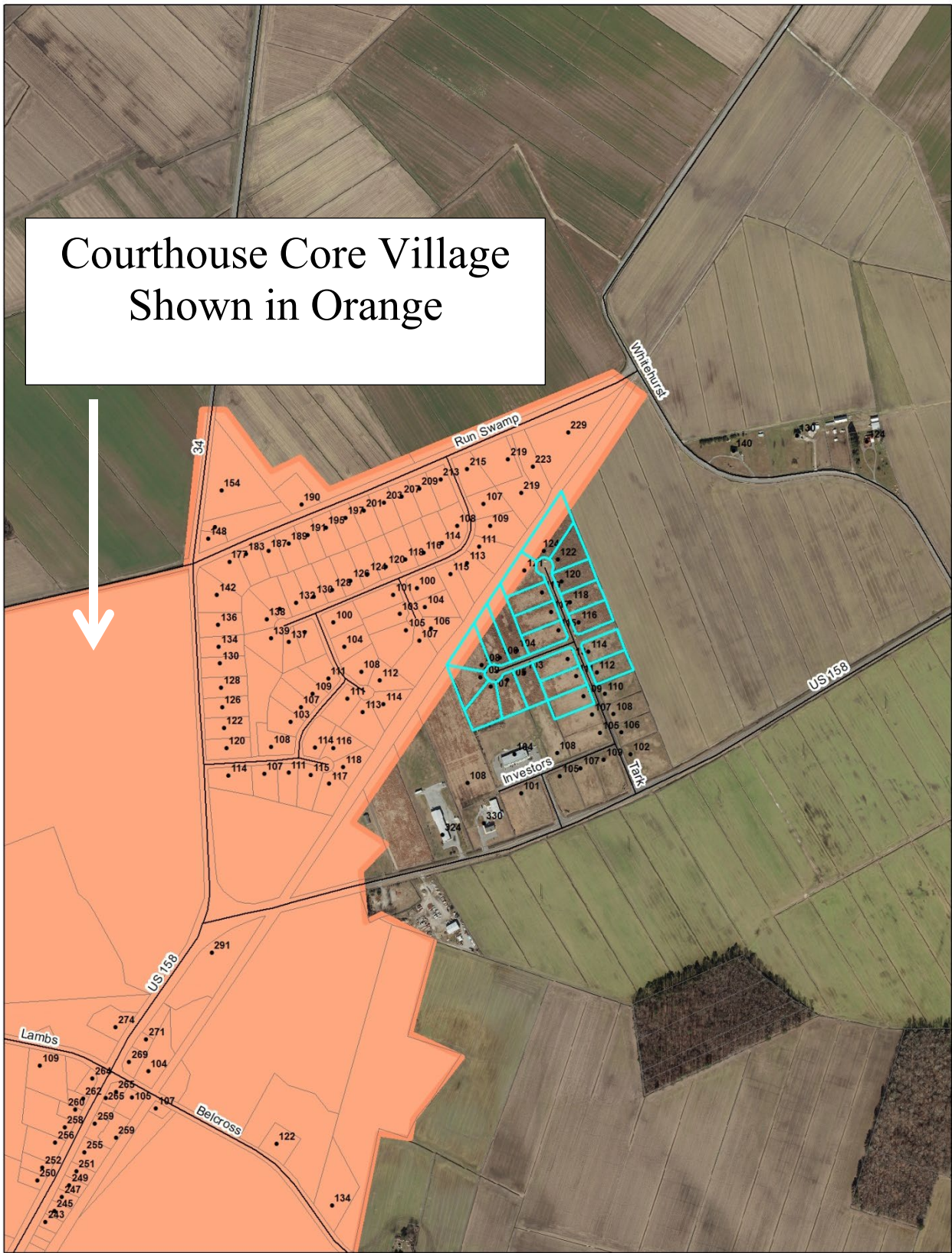
Attachment: 20201021StaffReport (2821 : UDO 2020-06-43 Preliminary Plan - Camden Station Major Subdivision)

Vicinity Map



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

Camden Station Subdivision located within the 1 mile Buffer



Courthouse Core Village
Shown in Orange

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



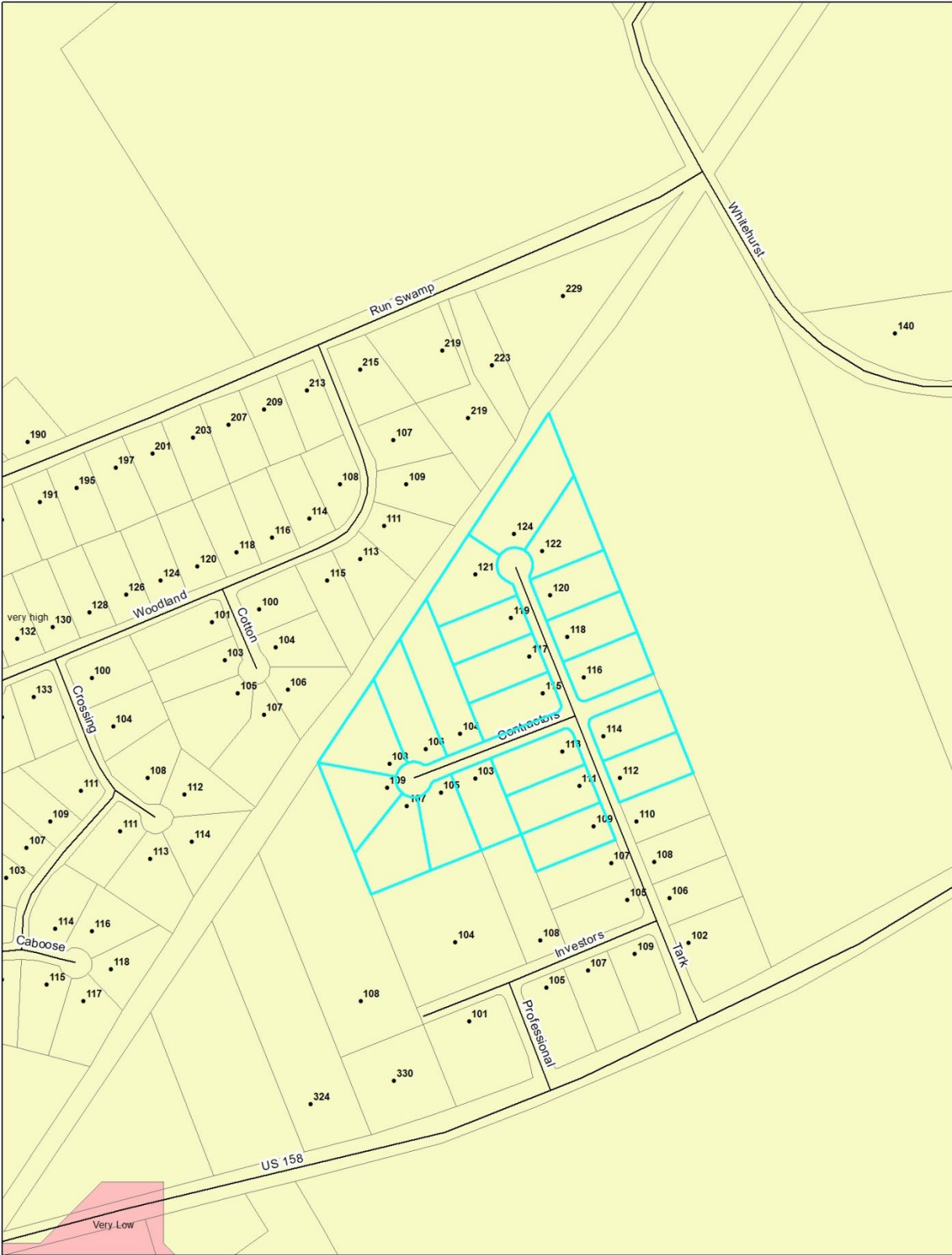
Attachment: 20201021StaffReport (2821 : UDO 2020-06-43 Preliminary Plan - Camden Station Major Subdivision)

Not Located within WETLANDS



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

Suitability Map - Very High



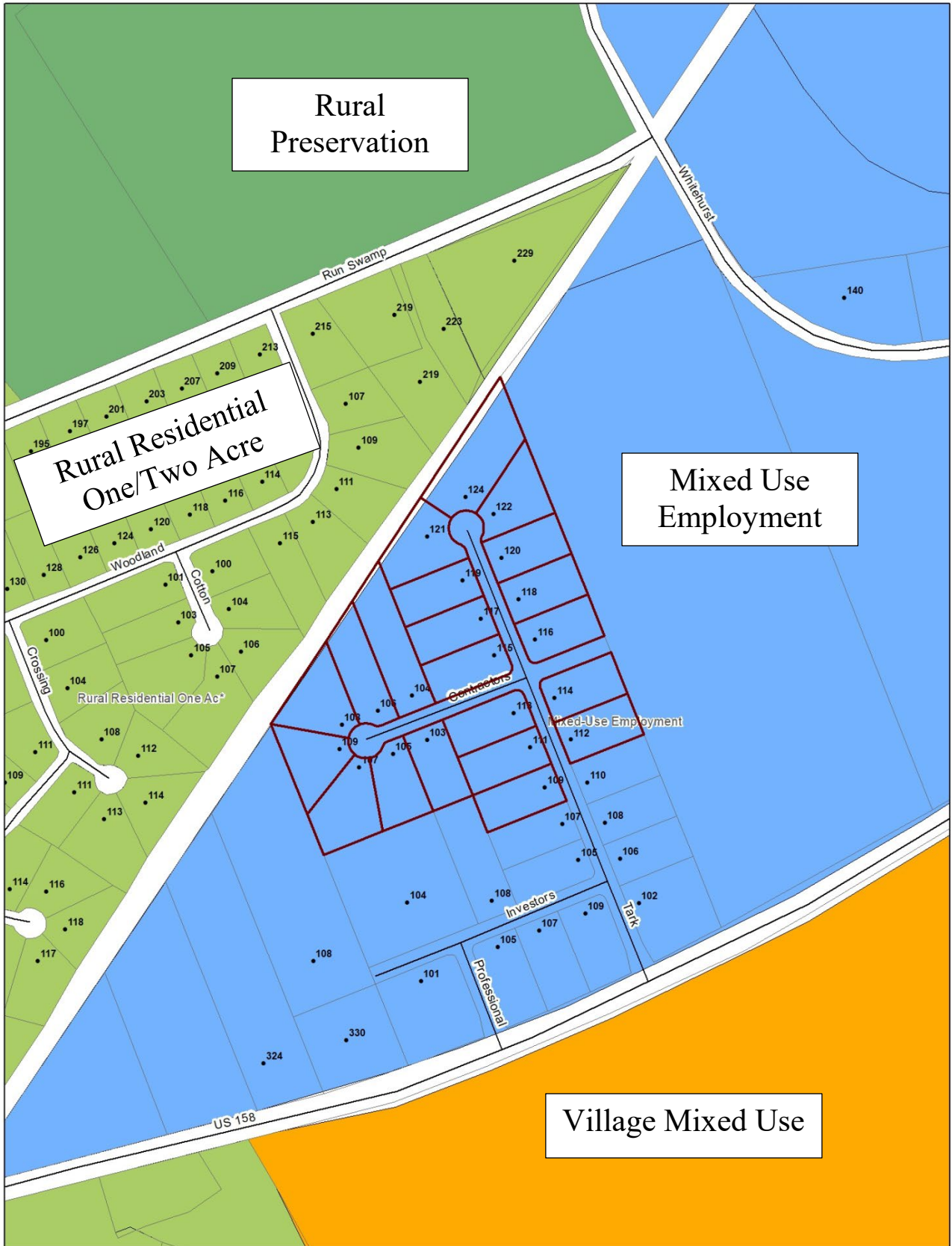
Attachment: 20201021StaffReport (2821 : UDO 2020-06-43 Preliminary Plan - Camden Station Major Subdivision)

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

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

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.

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

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.

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

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.



**Land Use /
Development
Application**
(Zoning / Special Use)

OFFICIAL USE ONLY:

UDO Number: 2020-06-43 Zoning Dist.: VR
 Date Filed: 6/23/2020 Flood Zone: X
 Amount Paid: \$1950.00 Watershed (Y/N): N
 Received By: DP/Owjc Taxes Pd(Y/N): Y

\$6000 Stormwater Fee

Contact Information

APPLICANT		PROPERTY OWNER	
Name:	<u>RKrain, LLC</u>	Name:	<u>Same</u>
Address:	<u>105 Havenwood Drive</u> <u>Camden, NC 27921</u>	Address:	<u></u>
Telephone:	<u>252-599-7185</u>	Telephone:	<u></u>
Email:	<u></u>	Email:	<u></u>

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER:

Property Information

Physical Street Address: North side of U.S. Hwy. 158 in Courthouse Township, Camden
 Location: Camden, NC
 Parcel ID Number(s): See attached
 Total Parcel(s) Acreage: 24.1
 Existing Land Use of Property: Undeveloped

Request

Project Name: Camden Station
 Proposed Use of Property: Residential Subdivision/Village Residential
 Deed Book / Page Number and/or Plat Cabinet / Slide Number: See attached
 Total square footage of land disturbance activity: 16 acres +/-
 Total lot coverage: 24% Total vehicular use area: n/a
 Existing gross floor area: n/a Proposed gross floor area: n/a

Community Meeting

Date Meeting Held: July 30th, 2020 @ 6pm Meeting Location: Shiloh Fire Station

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

Purpose of the Special Use Permit and Project Narrative *(attach separate sheet if needed):*

The applicant shall provide a response to each of the following *(attach separate sheet if needed)*. Staff shall prepare specific findings of fact based on the evidence submitted. Said findings shall be submitted to Board of Commissioners for their consideration.

A. The use will not endanger the public health or safety.

B. The use will not injure the value of adjoining or abutting lands and will be in harmony with the area in which it is located.

C. The use will be in conformity with the Land Use Plan or other officially adopted plan(s).

D. The use will not exceed the county's ability to provide adequate public facilities, including, but not limited to: schools, fire and rescue, law enforcement, and other county facilities. Applicable state standards and guidelines shall be followed for determining when public facilities are adequate.

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.

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

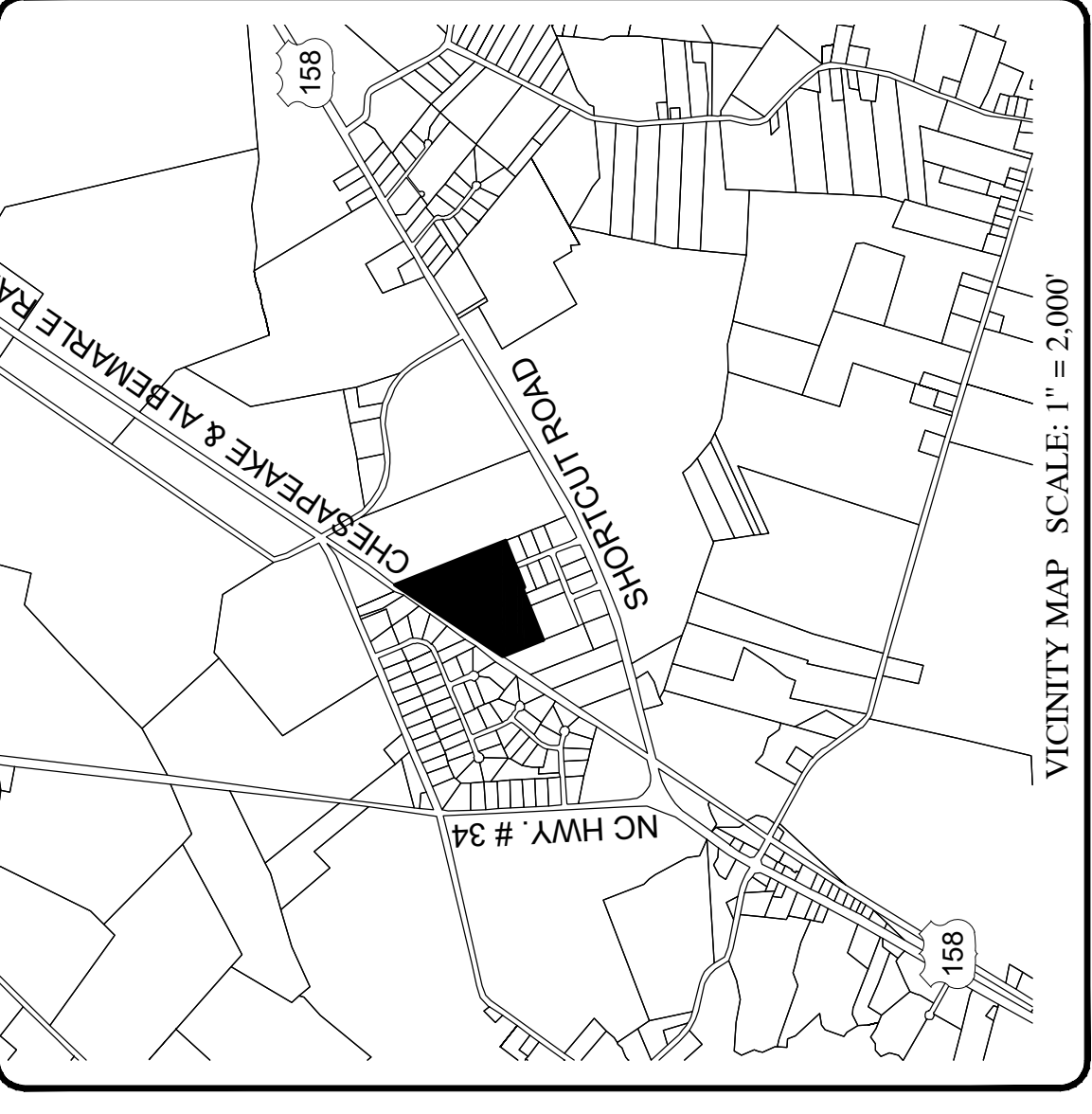
R Krain LLC
by Rosalee Krain - Owner
Property Owner(s)/Applicant*

6/29/2020
Date

***Note: Forms 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.**

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

<u>PIN</u>	<u>DEED BOOK</u>	<u>PAGE NUMBER</u>
28946000071490000	333	838
28946000064810000	333	838
28946000065320000	333	838
28946000057500000	333	838
28946000079220000	333	838
28946000088590000	333	838
28946001012200000	265	703
28946001020950000	265	703
28945000969230000	333	838
28946000080190000	333	838
28945000989670000	333	838
28945000998530000	333	838
28945000938300000	333	838
28945000948980000	333	838
28946000096580000	333	838
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28946001004500000	333	838
28945000929260000	333	838
28946000021440000	333	838
28946000032660000	333	838
28946000042740000	333	838



- GENERAL DEVELOPMENT NOTES:**
- PROJECT NAME: CAMDEN STATION
RRRAIN, LLC
105 HAVENWOOD DR.
CAMDEN, NC 27921
 - APPLICANT: RRRAIN, LLC
 - PROPERTY DATA:
PARCEL ID#: 028946001020950000, 028946001012200000, 028946001004500000, 028946001005340000, 028946000096580000, 028946000088590000, 028946000086590000, 028946000084590000, 028946000082590000, 028946000080590000, 028946000078590000, 028946000076590000, 028946000074590000, 028946000072590000, 028946000070590000, 028946000068590000, 028946000066590000, 028946000064590000, 028946000062590000, 028946000060590000, 028946000058590000, 028946000056590000, 028946000054590000, 028946000052590000, 028946000050590000, 028946000048590000, 028946000046590000, 028946000044590000, 028946000042590000, 028946000040590000, 028946000038590000, 028946000036590000, 028946000034590000, 028946000032590000, 028946000030590000, 028946000028590000, 028946000026590000, 028946000024590000, 028946000022590000, 028946000020590000, 028946000018590000, 028946000016590000, 028946000014590000, 028946000012590000, 028946000010590000, 028946000008590000, 028946000006590000, 028946000004590000, 028946000002590000, 028946000000590000
 - PRIMARY ADDRESSES: 111-124 TARK DR. & 103-109 CONTRACTORS WAY
RECORDED REFERENCES: D.B. 333, PG. 838, D.B. 265, PG. 703, P.C. 6, PG. 101, P.C. 6, PG. 45
PROPERTY ZONING: VR (VILLAGE RESIDENTIAL)
 - F.I.R.M. DATA: PROPERTY IS ZONED "X", MINIMAL FLOOD RISK.
 - THIS PROPERTY CONTAINS NO ACE "404" JURISDICTIONAL WETLANDS.
 - OVERALL DENSITY = 1.63 LOTS/ACRE
 - AN EASEMENT FOR UTILITIES AND DRAINAGE ALONG REAR AND SIDE PROPERTY LINES AND A 15' EASEMENT FOR PEDESTRIAN ACCESS AND STREET TREE EASEMENTS ARE HEREBY PROVIDED PER DETAILS SHOWN ON SHEET 6.
 - A BLANKET DRAINAGE, UTILITY, AND PEDESTRIAN ACCESS EASEMENT IS HEREBY ESTABLISHED ACROSS ALL OPEN SPACE AREAS.
 - EXISTING CONDITION INFORMATION BASED ON A COMBINATION OF THE FOLLOWING:
BASED ON DATA PROVIDED TO BISSELL PROFESSIONAL GROUP BY THE OWNER WHICH WAS
SPOT FIELD VERIFIED BY BISSELL PROFESSIONAL GROUP.
 - ALL UTILITIES ARE TO BE UNDERGROUND.
 - THERE IS A 50' BUFFER IN ALL AREAS ADJOINING AGRICULTURAL LANDS.
 - SETBACKS:
FRONT 20'
SIDE 10'
CORNER (SIDE) 20'
 - THE DEVELOPER IS REQUIRED TO INSTALL ALL WATER LINES AND SEWER LINES AND RELATED IMPROVEMENTS.
 - THIS IS A RECOMBINATION SUBDIVISION. A RECOMBINATION PLAN COMBINING 31 LOTS INTO 1 WILL BE RECORDED PRIOR TO A FINAL PLAN OF THE PROPOSED 39 LOTS BEING RECORDED.

DEVELOPMENT NOTES:

TRACT SUMMARY:
TOTAL SUBDIVISION DEVELOPMENT AREA: 24.84 AC.
DEVELOPMENT AREA SUMMARY:
PROPOSED LOT AREA: 13.94 AC.
PROPOSED EASEMENT AREA: 2.89 AC.
PROPOSED OPEN SPACE AREA: 8.01 AC. (32.4% OF DEVELOPMENT AREA)
OF PROPOSED LOTS: 39 (137 LOTS/ACRE)

PROPOSED RIGHT-OF-WAY WIDTHS (FT.): 60
PROPOSED PAVED ROADWAY WIDTHS: 27'
LINEAR FEET OF ON-SITE ROADWAY: 1,768 L.F.±

CERTIFICATE OF SURVEY AND ACCURACY

I, MICHAEL D. BARR, CERTIFY THAT THIS PLAN WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE PROPERTY DESCRIBED HEREON. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NORTH CAROLINA SURVEYING ACT AND THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).

THIS IS TO CERTIFY THAT THIS SURVEY PREPARES A SUBDIVISION OF LANDS WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS _____ DAY OF _____ A.D., 20____

SIGNATURE L-1756

PRELIMINARY PLAT

CAMDEN STATION SUBDIVISION

39 LOT PROPOSED RESIDENTIAL DEVELOPMENT

COURTHOUSE TOWNSHIP CAMDEN COUNTY NORTH CAROLINA

Sheet Number	Sheet Title
1	TITLE SHEET, DEVELOPMENT NOTES & SITE LOCATION
2	PROJECT OVERVIEW
3	EXISTING FEATURES & LOT RECOMBINATION PLAN
4	PLAN OF SUBDIVISION
5	PRELIMINARY DRAINAGE PLAN
6	WATER DISTRIBUTION & WASTEWATER COLLECTION PLAN
7	LANDSCAPING, BUFFERING, SIGNAGE & LIGHTING PLAN
8	TYPICAL CONSTRUCTION DETAILS

APPROVAL CERTIFICATE

I HEREBY CERTIFY THAT ALL STREETS SHOWN ON THIS PLAT ARE WITHIN CAMDEN COUNTY, ALL STREETS IS LOCATED WITHIN THE SUBDIVISION JURISDICTION OF CAMDEN COUNTY, THAT I HEREBY GUARANTEE TO ACCORDING TO UDO 151.7.5 AND THAT THE SUBDIVISION SHOWN ON THIS PLAT IS IN ALL RESPECTS IN COMPLIANCE WITH THE CAMDEN COUNTY UNIFIED DEVELOPMENT ORDINANCE, AND THEREFORE, THIS PLAT HAS BEEN APPROVED BY THE CAMDEN COUNTY PLANNING BOARD AND SIGNED BY THE CHAIRPERSON, BOARD OF COMMISSIONERS, SUBJECT TO ITS BEING RECORDED IN THE CAMDEN COUNTY REGISTRY WITHIN NINETY (90) DAYS OF THE DATE BELOW.

DATE _____ CHAIRPERSON, BOARD OF COMMISSIONERS.

OWNERSHIP AND DEDICATION CERTIFICATE

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION JURISDICTION OF CAMDEN COUNTY, THAT I HEREBY GUARANTEE TO ACCORDING TO UDO 151.7.5 AND THAT THE SUBDIVISION SHOWN ON THIS PLAT IS IN ALL RESPECTS IN COMPLIANCE WITH THE CAMDEN COUNTY UNIFIED DEVELOPMENT ORDINANCE, AND THEREFORE, THIS PLAT HAS BEEN APPROVED BY THE CAMDEN COUNTY PLANNING BOARD AND SIGNED BY THE CHAIRPERSON, BOARD OF COMMISSIONERS, SUBJECT TO ITS BEING RECORDED IN THE CAMDEN COUNTY REGISTRY WITHIN NINETY (90) DAYS OF THE DATE BELOW.

DATE _____ OWNER

I, _____ A NOTARY PUBLIC

OF _____ COUNTY, NORTH CAROLINA, DO HEREBY CERTIFY THAT

ME THIS DATE AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING CERTIFICATE.

PERSONALLY APPEARED BEFORE _____

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20____

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

APPROVAL CERTIFICATE

I HEREBY CERTIFY THAT ALL STREETS SHOWN ON THIS PLAT ARE WITHIN CAMDEN COUNTY, ALL STREETS IS LOCATED WITHIN THE SUBDIVISION JURISDICTION OF CAMDEN COUNTY, THAT I HEREBY GUARANTEE TO ACCORDING TO UDO 151.7.5 AND THAT THE SUBDIVISION SHOWN ON THIS PLAT IS IN ALL RESPECTS IN COMPLIANCE WITH THE CAMDEN COUNTY UNIFIED DEVELOPMENT ORDINANCE, AND THEREFORE, THIS PLAT HAS BEEN APPROVED BY THE CAMDEN COUNTY PLANNING BOARD AND SIGNED BY THE CHAIRPERSON, BOARD OF COMMISSIONERS, SUBJECT TO ITS BEING RECORDED IN THE CAMDEN COUNTY REGISTRY WITHIN NINETY (90) DAYS OF THE DATE BELOW.

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DATE _____ OWNER

I, _____ A NOTARY PUBLIC

OF _____ COUNTY, NORTH CAROLINA, DO HEREBY CERTIFY THAT

ME THIS DATE AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING CERTIFICATE.

PERSONALLY APPEARED BEFORE _____

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20____

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

<p>BISSELL PROFESSIONAL GROUP Engineers, Planners, Surveyors and Environmental Specialists P.O. Box 1028 3512 North Carolina Highway # C-506 Kitty Hawk, North Carolina 27949 FAX (252) 261-2268 FAX (252) 251-1760</p>	<p>TITLE SHEET, DEVELOPMENT NOTES & SITE LOCATION</p>	<p>CAMDEN COUNTY NORTH CAROLINA</p>	<p>COURTHOUSE TOWNSHIP NORTH CAROLINA</p>	<p>PRELIMINARY SUBDIVISION PLANS</p>
	<p>THIS DOCUMENT IS THE SOLE PROPERTY OF BRG, INC. OF KITTY HAWK, NORTH CAROLINA. THE REPRODUCTION, IN WHOLE OR PART, OR THE MODIFICATION OF ANY DETAIL OR PERSON IS NOT TO BE MADE WITHOUT THE EXPRESS WRITTEN CONSENT OF BRG, INC. OR BRG, INC. OF KITTY HAWK, NORTH CAROLINA. COPYRIGHT 2005.</p>			

<p>NO. DATE DESCRIPTION BY</p> <p>1 10/28/2010 OPEN SPACE UPDATE KRM</p> <p>2 9/28/2010 CLIENT COMMENTS KRM</p> <p>3 10/28/2010 OPEN SPACE UPDATE KRM</p>	<p>SCALE: N/A</p> <p>DATE: 07/17/20</p> <p>PREPARED: MSH</p> <p>ISSUED: BHP</p> <p>DATE: 07/17/20</p> <p>SCALE: N/A</p>	<p>SHEET: 1 OF 8</p> <p>CAD FILE: 473500PP1</p> <p>PROJECT NO: 4735</p>
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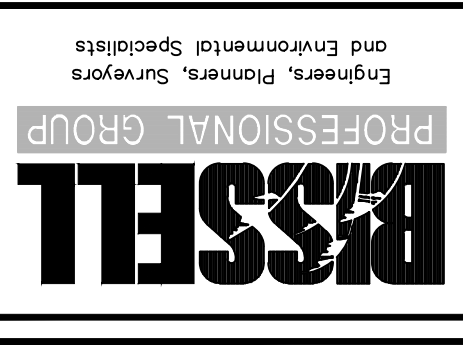
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SCALE	1" = 100'
DESIGNED	MSH
CHECKED	MSH
PROJECT NO.	473500PPI
SHEET	2 OF 8

**PRELIMINARY
DO NOT USE FOR
CONSTRUCTION**

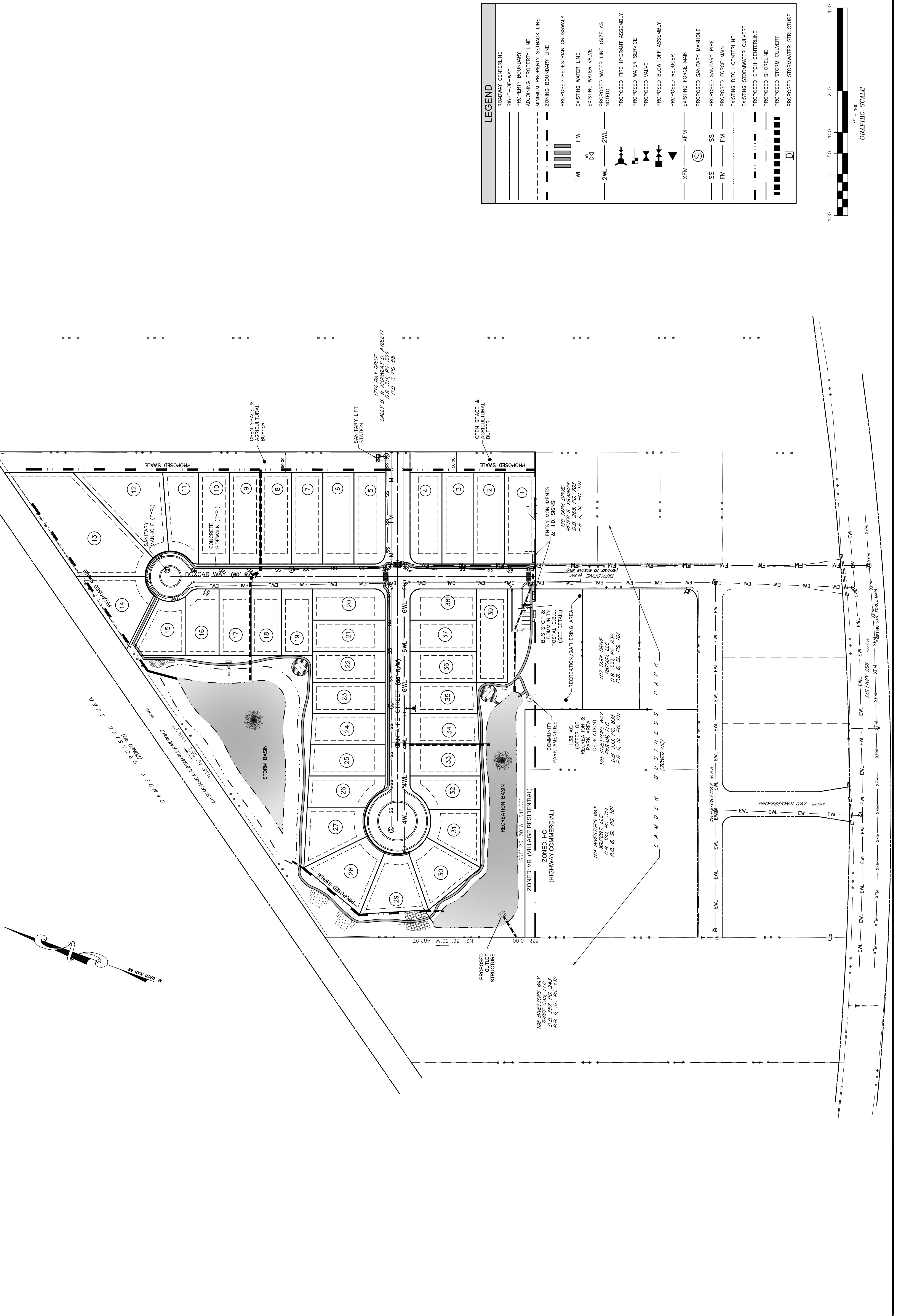
NO.	DATE	DESCRIPTION
1	6/28/20	TRC COMMENTS
2	6/28/20	CLIENT COMMENTS
BY		
CHK		
APP		

CAMDEN STATION
COURTHOUSE TOWNSHIP
CAMDEN COUNTY
NORTH CAROLINA

PROJECT OVERVIEW



RUSSELL
PROFESSIONAL GROUP
Engineers, Planners, Surveyors
and Environmental Specialists
1317 North Camden Highway
Firm License # C-456
Kitty Hawk, North Carolina 27849
P.O. Box 1068
(252) 261-5268
Fax (252) 261-1760



DATE	07/17/20	SCALE	1" = 100'
DESIGNED BY	MSH	CHECKED BY	
DRAWN BY	MSH	DATE	
PROJECT NO.	473500PP1	SHEET	8
CAD FILE	473500PP1	OF	8
PROJECT NO.	4735		

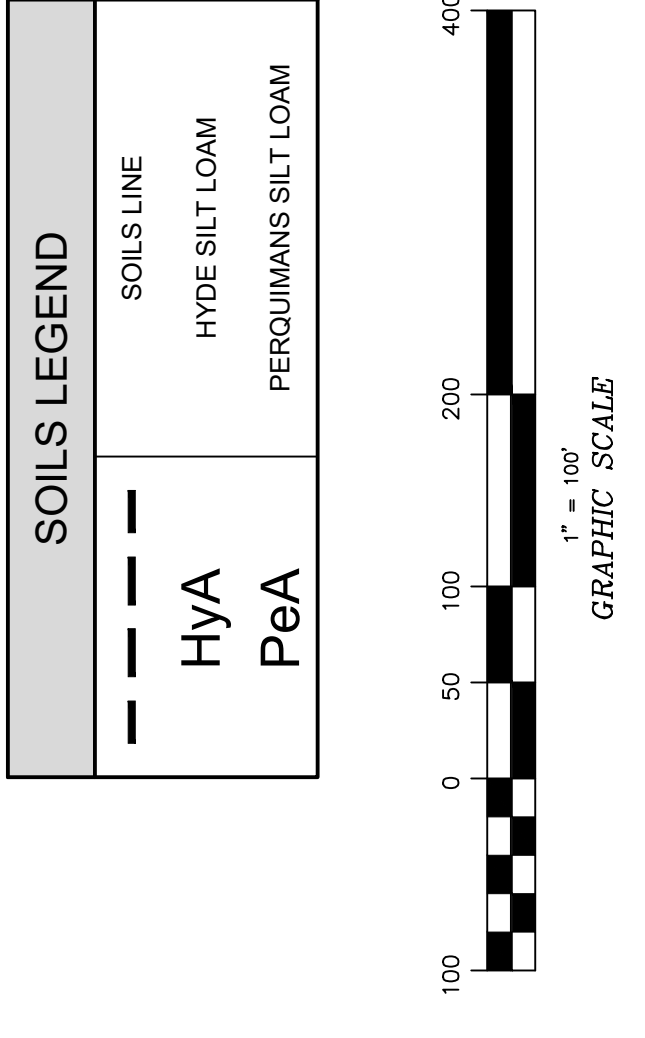
**PRELIMINARY
DO NOT USE FOR
CONSTRUCTION**

NO.	DATE	DESCRIPTION	BY	CHK
1	9/20/20	TBC COMMENTS		

CAMDEN STATION
COURTHOUSE TOWNSHIP
CAMDEN COUNTY
NORTH CAROLINA

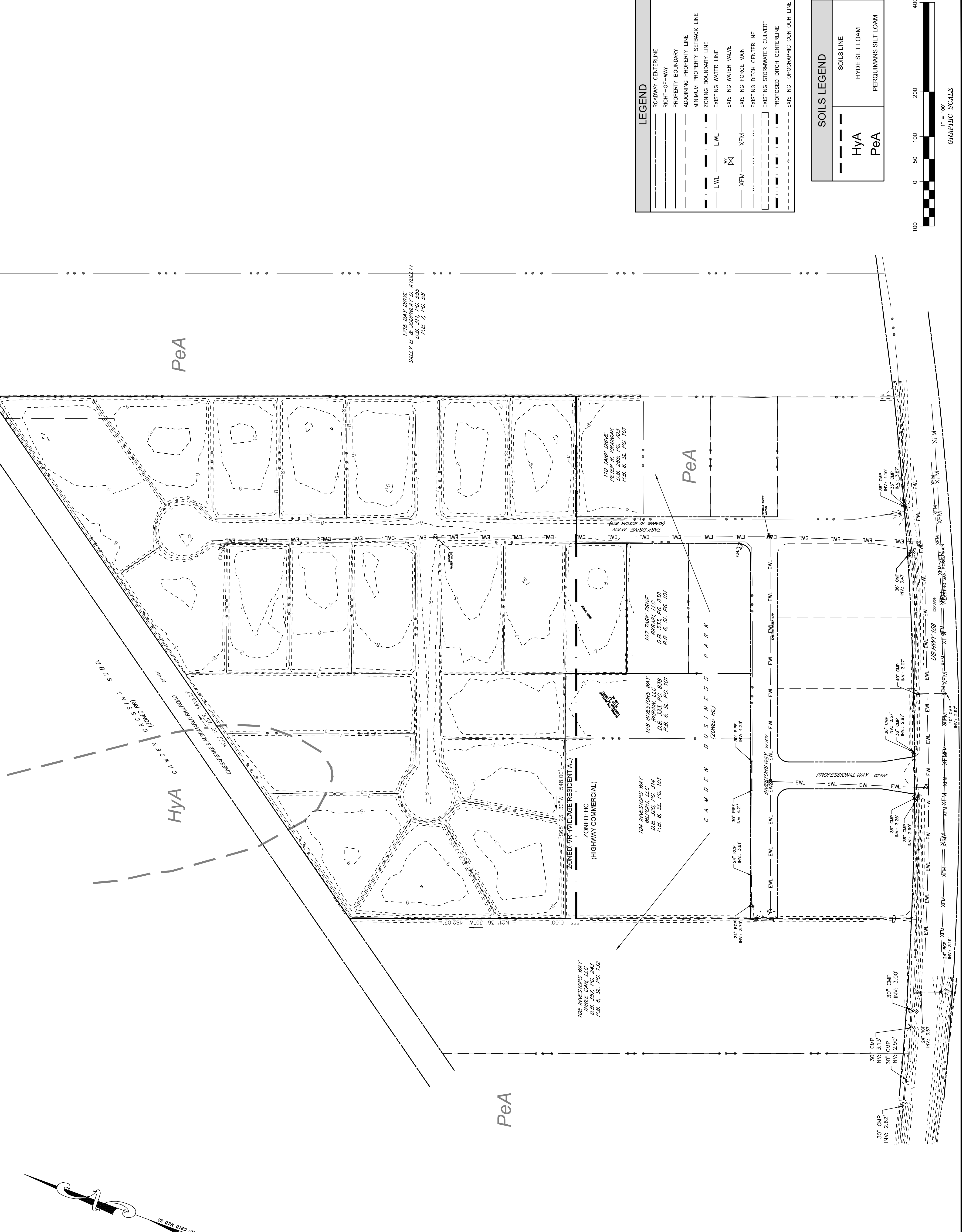
**EXISTING SITE FEATURES &
LOT RECOMBINATION PLAN**

RISSELL
PROFESSIONAL GROUP
Engineers, Planners, Surveyors
and Environmental Specialists
1716 DAN DRIVE
KITTLY HOOK, NORTH CAROLINA 27849
Phone: (252) 261-2268
Fax: (252) 261-1760



LEGEND	
---	ROADWAY CENTERLINE
---	RIGHT-OF-WAY
---	PROPERTY BOUNDARY
---	ADJOINING PROPERTY LINE
---	MINIMUM PROPERTY SETBACK LINE
---	ZONING BOUNDARY LINE
---	EXISTING WATER LINE
---	EXISTING WATER VALVE
---	EXISTING FORCE MAIN
---	EXISTING DITCH CENTERLINE
---	EXISTING STORMWATER CULVERT
---	PROPOSED DITCH CENTERLINE
---	EXISTING TOPOGRAPHIC CONTOUR LINE

SOILS LEGEND	
---	SOILS LINE
---	HYA HYDE SILT LOAM
---	PeA PERQUIMANS SILT LOAM



LINE TABLE		
LINE	LENGTH	BEARING
L1	330.00'	S88° 23' 30"W

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1716 DAN DRIVE
KITTLY HOOK, NC 27849
P.B. 7, PG. 58

107 PARK DRIVE
KITTLY HOOK, NC 27849
P.B. 6, SL. PG. 101

108 INVESTORS WAY
KITTLY HOOK, NC 27849
P.B. 6, SL. PG. 101

104 INVESTORS WAY
KITTLY HOOK, NC 27849
P.B. 6, SL. PG. 101

107 PARK DRIVE
KITTLY HOOK, NC 27849
P.B. 6, SL. PG. 101

108 INVESTORS WAY
KITTLY HOOK, NC 27849
P.B. 6, SL. PG. 101

104 INVESTORS WAY
KITTLY HOOK, NC 27849
P.B. 6, SL. PG. 101

107 PARK DRIVE
KITTLY HOOK, NC 27849
P.B. 6, SL. PG. 101

108 INVESTORS WAY
KITTLY HOOK, NC 27849
P.B. 6, SL. PG. 101

104 INVESTORS WAY
KITTLY HOOK, NC 27849
P.B. 6, SL. PG. 101

107 PARK DRIVE
KITTLY HOOK, NC 27849
P.B. 6, SL. PG. 101

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104 INVESTORS WAY
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P.B. 6, SL. PG. 101

107 PARK DRIVE
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108 INVESTORS WAY
KITTLY HOOK, NC 27849
P.B. 6, SL. PG. 101

104 INVESTORS WAY
KITTLY HOOK, NC 27849
P.B. 6, SL. PG. 101

107 PARK DRIVE
KITTLY HOOK, NC 27849
P.B. 6, SL. PG. 101

108 INVESTORS WAY
KITTLY HOOK, NC 27849
P.B. 6, SL. PG. 101

104 INVESTORS WAY
KITTLY HOOK, NC 27849
P.B. 6, SL. PG. 101

107 PARK DRIVE
KITTLY HOOK, NC 27849
P.B. 6, SL. PG. 101

108 INVESTORS WAY
KITTLY HOOK, NC 27849
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104 INVESTORS WAY
KITTLY HOOK, NC 27849
P.B. 6, SL. PG. 101

107 PARK DRIVE
KITTLY HOOK, NC 27849
P.B. 6, SL. PG. 101

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KITTLY HOOK, NC 27849
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KITTLY HOOK, NC 27849
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107 PARK DRIVE
KITTLY HOOK, NC 27849
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107 PARK DRIVE
KITTLY HOOK, NC 27849
P.B. 6, SL. PG. 101

S:\Projects\10-9-20-4735-Camden Station Preliminary Plans (2821 - UDO 2020-06-43 Preliminary Plan - Camden Station Major Subdivision) 10/9/2020 11:51 AM HP D:\p\h\12900 PS HP2.2x3

NO.	DATE	DESCRIPTION
1	9/28/20	TRC COMMENTS
2	9/28/20	CLIENT COMMENTS
3		
4		
5		
6		
7		
8		
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10		

PRELIMINARY
DO NOT USE FOR
CONSTRUCTION

DATE	07/17/20
SCALE	1" = 60'
DESIGNED BY	MSH
CHECKED BY	MSH
DRAWN BY	MSH
DATE	07/17/20
SCALE	1" = 60'
DESIGNED BY	MSH
CHECKED BY	MSH
DRAWN BY	MSH
SHEET	4
OF	8
CAD FILE	473500PP1
PROJECT NO.	4735

CAMDEN STATION
CAMDEN COUNTY
NORTH CAROLINA

PLAN OF SUBDIVISION

RISSELL
PROFESSIONAL GROUP
Engineers, Planners, Surveyors
and Environmental Specialists
7101 Lenoir # C-206
1212 North Coxdon Highway
Farm Lenoir # C-206
FAX (252) 281-1760
P.O. Box 1068
Lenoir, North Carolina 27549
(252) 281-3265

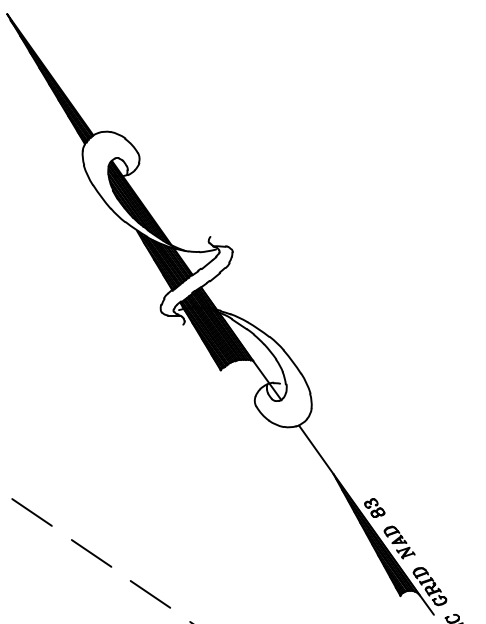
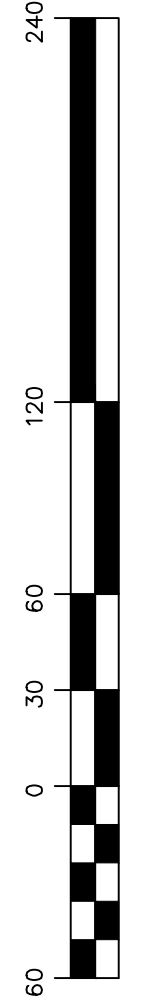


CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	39.27'	25.00'	35.36'	S23° 23' 30"W	90°00'00"
C2	39.27'	25.00'	35.36'	S66° 36' 30"E	90°00'00"
C3	23.68'	25.00'	22.81'	S07° 55' 47"W	54°17'00"
C4	56.49'	60.00'	54.43'	S1° 05' 51"W	53°58'51"
C5	40.78'	60.00'	40.00'	S45° 20' 52"E	38°56'35"
C6	49.00'	60.00'	47.65'	S88° 12' 51"E	46°47'24"
C7	50.94'	60.00'	49.42'	N44° 04' 08"E	48°38'38"
C8	67.78'	60.00'	64.23'	N27° 05' 31"W	64°43'21"
C9	12.39'	60.00'	12.37'	N65° 22' 14"W	11°50'06"
C10	21.68'	25.00'	21.00'	N46° 26' 54"W	48°40'47"
C11	39.27'	25.00'	35.36'	N23° 23' 30"E	90°00'00"
C12	25.49'	25.00'	24.40'	S92° 24' 09"E	58°24'43"
C13	46.66'	80.00'	46.00'	S69° 54' 22"E	33°25'09"
C14	71.72'	80.00'	69.35'	N67° 42' 01"E	51°22'05"
C15	57.87'	80.00'	56.62'	N21° 17' 37"E	41°26'44"
C16	57.87'	80.00'	56.62'	N20° 09' 07"W	41°26'44"
C17	57.87'	80.00'	56.62'	N61° 35' 51"W	41°26'44"
C18	70.36'	80.00'	68.11'	S72° 29' 07"W	50°23'21"
C19	52.10'	80.00'	51.18'	S28° 38' 06"W	37°18'39"
C20	25.49'	25.00'	24.40'	S39° 11' 08"W	58°24'43"
C21	39.27'	25.00'	35.36'	N66° 36' 30"W	90°00'00"
C22	15.16'	60.00'	15.12'	S12° 30' 29"W	14°28'39"

LEGEND

- ROADWAY CENTERLINE
- RIGHT-OF-WAY
- PROPERTY BOUNDARY
- ADJOINING PROPERTY LINE



PRELIMINARY
DO NOT USE FOR
CONSTRUCTION

DATE	07/1/20	SCALE	1" = 100'
DESIGNED BY	MSH	CHECKED BY	MSH
DRAWN BY	MSH	APPROVED BY	MSH
PROJECT NO.	473500PP1	SHEET	5 OF 8
CAD FILE	473500PP1		
PROJECT NO.	4735		

NO.	DATE	DESCRIPTION
1	9/9/20	TBC COMMENTS
BY		
CHK		

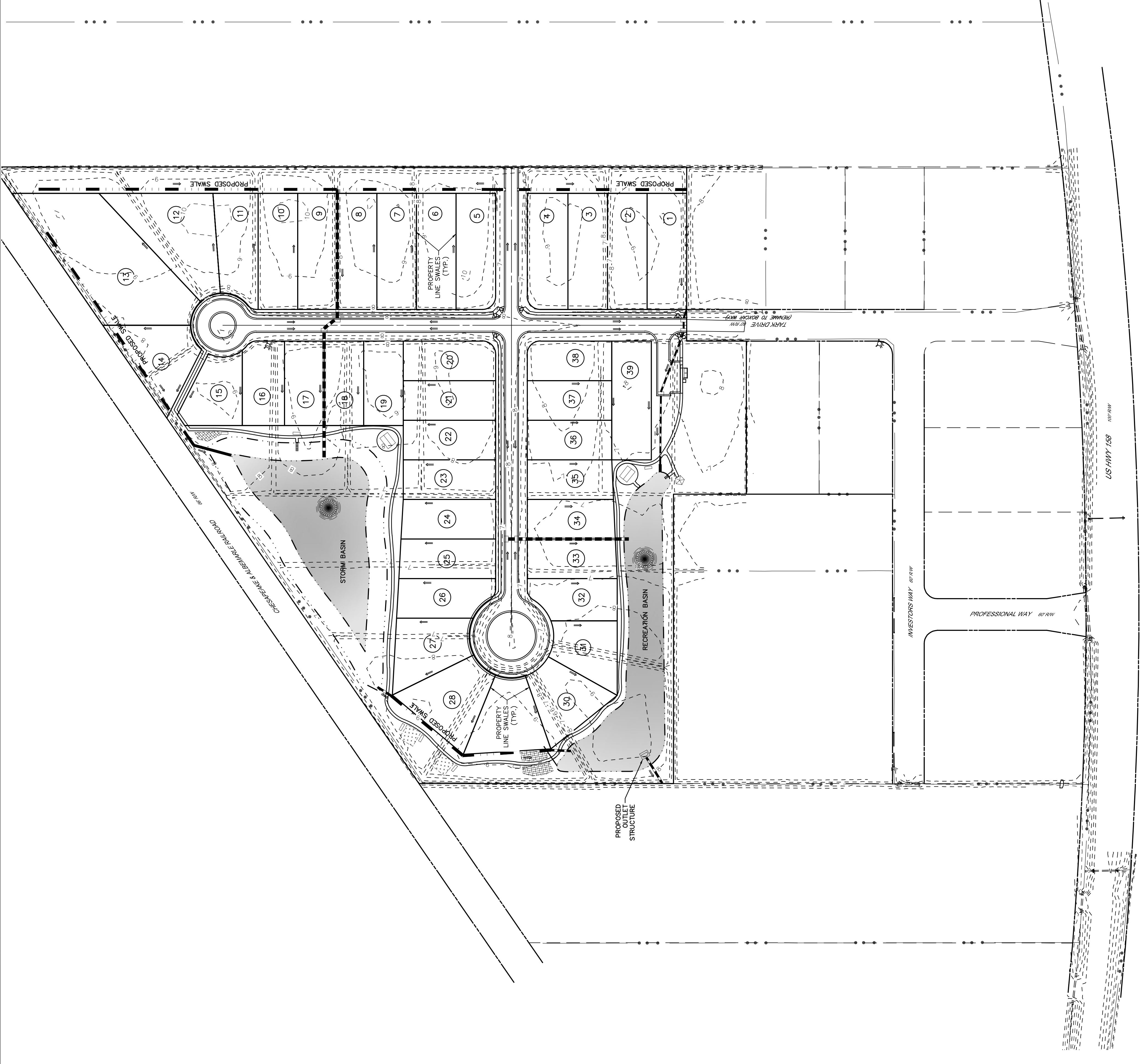
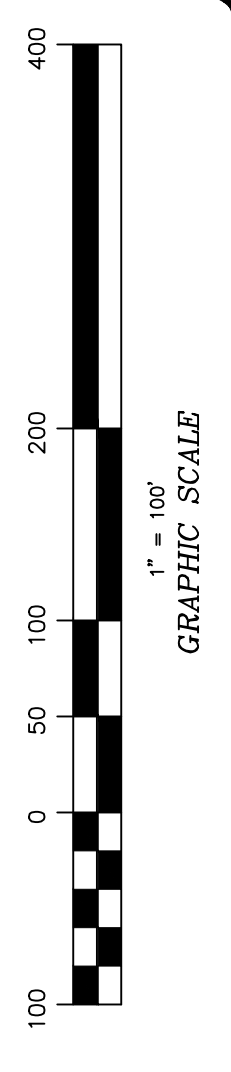
PROJECT: CAMDEN STATION
 CAMDEN COUNTY
 COURTHOUSE TOWNSHIP
 NORTH CAROLINA

PRELIMINARY
 DRAINAGE PLAN

BISSELL
PROFESSIONAL GROUP
 Engineers, Planners, Surveyors
 and Environmental Specialists
 3011 North Carolina Highway 27949
 Raleigh, North Carolina 27609
 Phone: (919) 871-1700
 Fax: (919) 871-1700

LEGEND

- ROADWAY CENTERLINE
- RIGHT-OF-WAY
- PROPERTY BOUNDARY
- ADJOINING PROPERTY LINE
- EXISTING TOPOGRAPHIC CONTOUR LINE
- EXISTING DITCH CENTERLINE
- EXISTING STORMWATER CULVERT
- PROPOSED DITCH CENTERLINE
- PROPOSED STORMWATER CULVERT
- PROPOSED SHORELINE
- PROPOSED DRAINAGE FLOW ARROW
- PROPOSED STORM CULVERT
- PROPOSED STORMWATER STRUCTURE



DATE:	07/17/20	SCALE:	1" = 60'
DESIGNED:	MSB	CHECKED:	MSB
DRAWN:	BWD	INCHES:	
SHEET:	6	OF:	8
PROJECT NO:		4735	
CAD FILE:		473500PP1	

**PRELIMINARY
DO NOT USE FOR
CONSTRUCTION**

NO.	DATE	DESCRIPTION

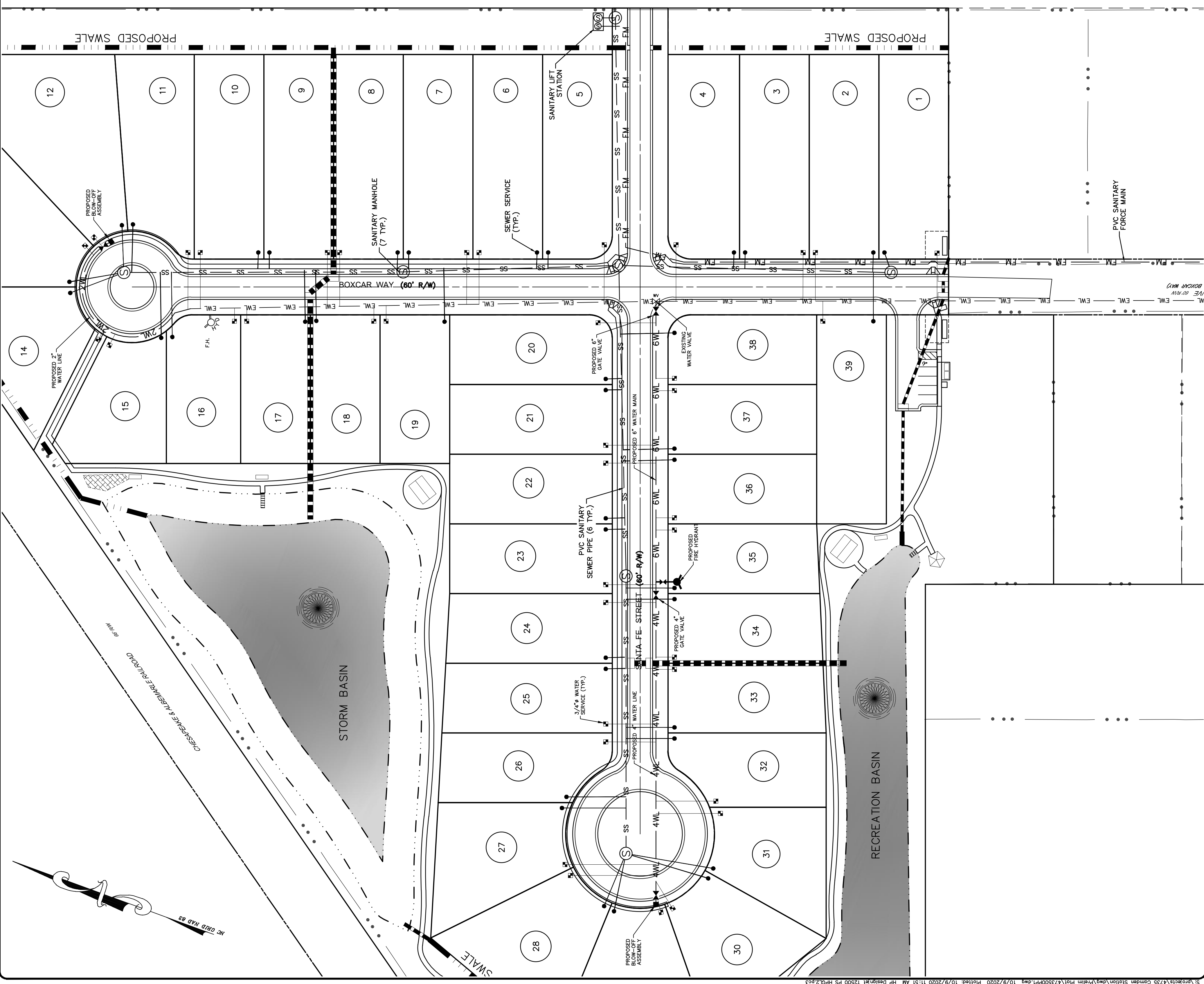
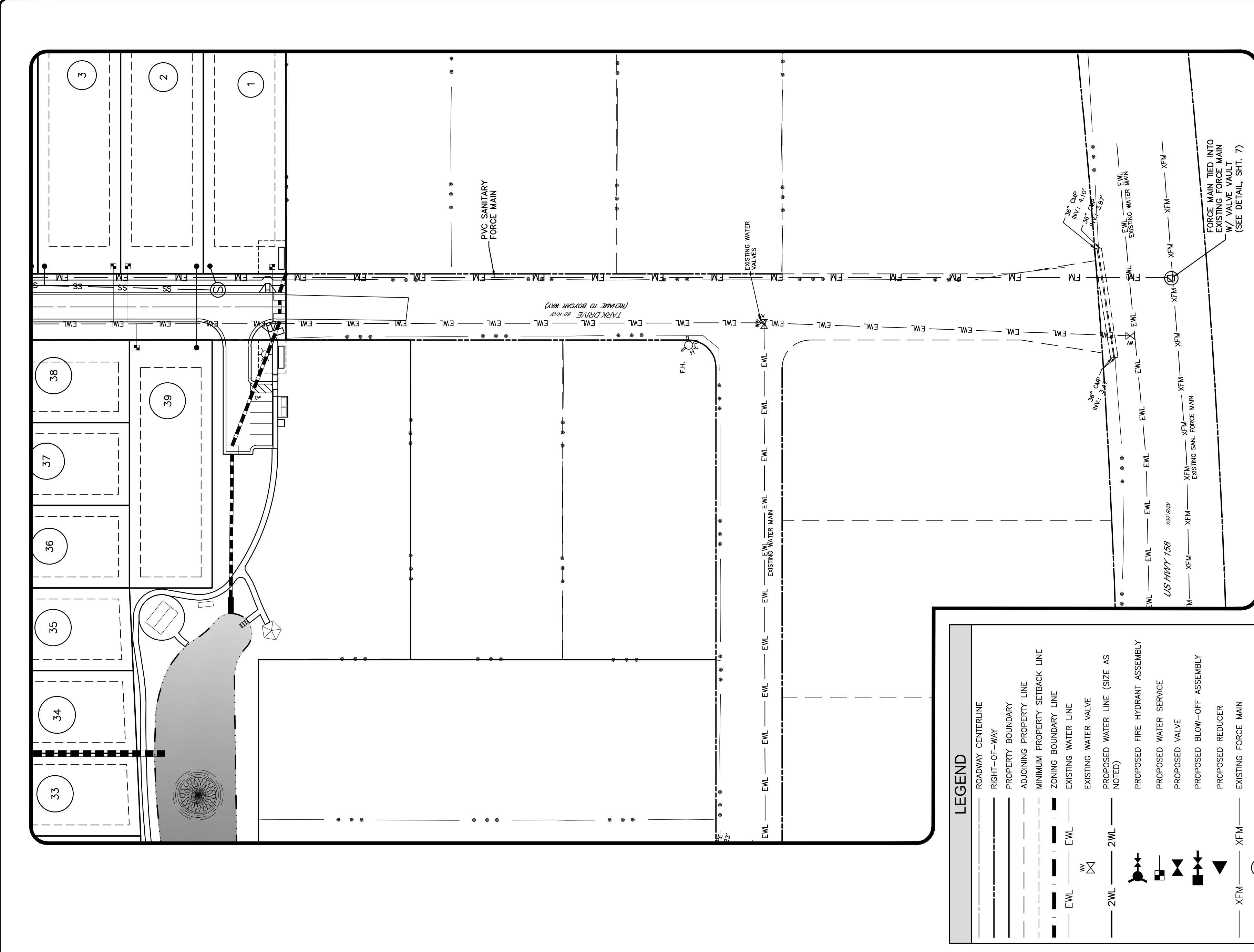
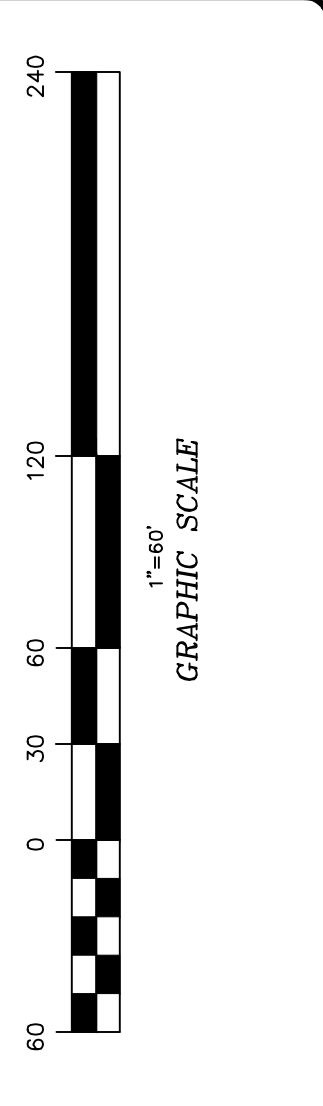
CAMDEN STATION
PRELIMINARY SUBDIVISION PLANS
COURTHOUSE TOWNSHIP
CAMDEN COUNTY
NORTH CAROLINA

**WATER DISTRIBUTION &
WASTEWATER COLLECTION PLAN**
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Engineers, Planners, Surveyors
and Environmental Specialists
P.O. Box 1028
1512 North Garden Highway
Firm License # C-526
Kitty Hawk, North Carolina 27949
Fax (252) 261-5266
www.brisSELL.com

LEGEND

- ROADWAY CENTERLINE
- RIGHT-OF-WAY
- PROPERTY BOUNDARY
- ADJOINING PROPERTY LINE
- MINIMUM PROPERTY SETBACK LINE
- ZONING BOUNDARY LINE
- EXISTING WATER LINE
- EXISTING WATER VALVE
- PROPOSED WATER LINE (SIZE AS NOTED)
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED WATER SERVICE
- PROPOSED VALVE
- PROPOSED BLOW-OFF ASSEMBLY
- PROPOSED REDUCER
- EXISTING FORCE MAIN
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY PIPE
- PROPOSED FORCE MAIN
- EXISTING DITCH CENTERLINE
- EXISTING STORMWATER CULVERT
- PROPOSED DITCH CENTERLINE
- PROPOSED SHORELINE
- PROPOSED STORMWATER CULVERT
- PROPOSED STORMWATER STRUCTURE



RISSELL PROFESSIONAL GROUP
 Engineers, Planners, Surveyors
 and Environmental Specialists
 7100 Lakeshore # C-256
 3112 North Camden Highway
 Raleigh, North Carolina 27605
 Phone: (919) 878-8888
 Fax: (919) 878-8828
 Email: info@rissellpg.com

CAMDEN STATION
 LANDSCAPING, BUFFERING
 SIGNAGE & LIGHTING PLAN

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CAMDEN COUNTY
 COURTHOUSE TOWNSHIP
 NORTH CAROLINA

REVISIONS

NO.	DATE	DESCRIPTION
1	10/9/20	TRC COMMENTS
2	10/9/20	OPEN SPACE UPGRADE
3	10/9/20	TRC COMMENTS
4	10/9/20	TRC COMMENTS
5	10/9/20	TRC COMMENTS
6	10/9/20	TRC COMMENTS
7	10/9/20	TRC COMMENTS
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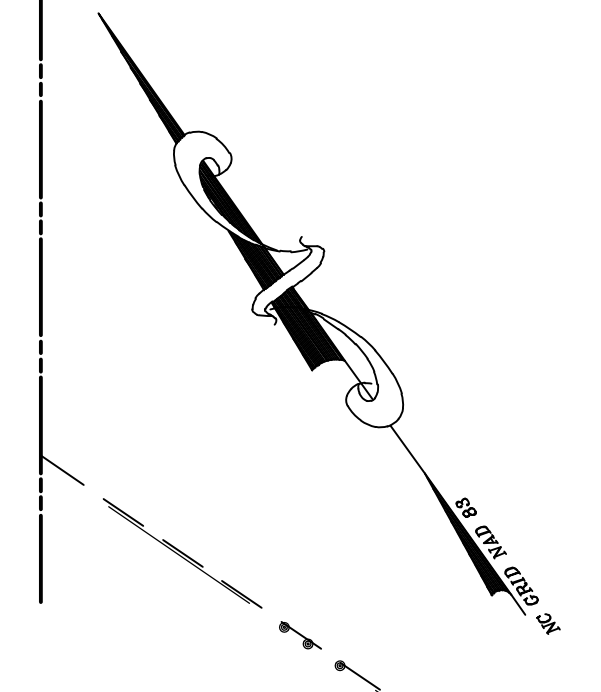
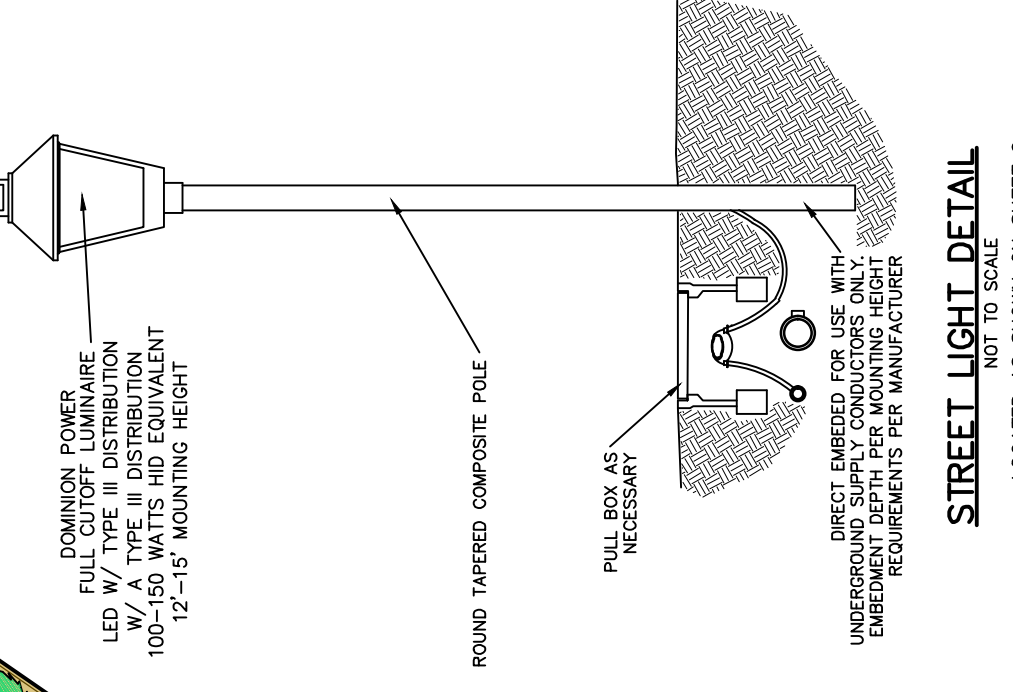
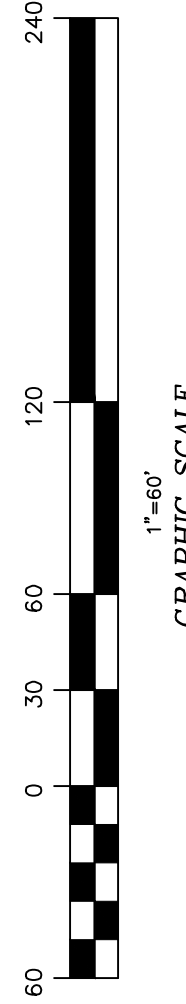
PRELIMINARY
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DATE: 7/17/20
 DRAWN: MSH
 CHECKED: MSH
 PROJECT NO: 473500PPI
 SHEET: 8 OF 8
 CAD FILE: 473500PPI
 PROJECT NO: 4735



OPEN SPACE CALCULATIONS

REQUIREMENTS	PROVIDED
TOTAL SITE AREA	24.89 AC.
RETO. OPEN SPACE	15% (3.73 AC.)
URBAN OPEN SPACE	75% OF RETO. OPEN SPACE (2.8 AC.)
ACTIVE OPEN SPACE	25% OF RETO. OPEN SPACE (0.93 AC.)
TURF GATHERING AREA	0.83 AC.
FISHING, SAILBOAT, WALKWAY AREA	1.295 AC.
URBAN GARDEN AREAS	0.10 AC.
PICNICK, GAZEBO, SHELTER	0.07 AC.
BENCH AREAS	0.06 AC.
WALKWAYS	0.465 AC.
URBAN SUBTOTAL	2.85 AC.
ACTIVE REC. AREA (ADJACENT TO STORMWATER POND)	0.95 AC.
TOTAL ACTIVE + URBAN	3.80 AC.
PASSIVE OPEN SPACE (BUFFERS, STORMWATER, WALK.)	4.16 AC.
TOTAL OPEN SPACE PROVIDED	8.06 AC.
TOTAL REQUIRED	3.73 AC.



NO.	DATE	DESCRIPTION
1	9/27/20	TRC COMMENTS
BY		
CHK		

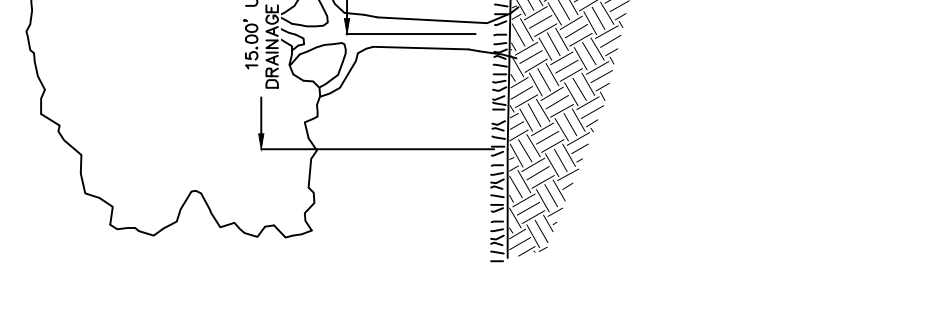
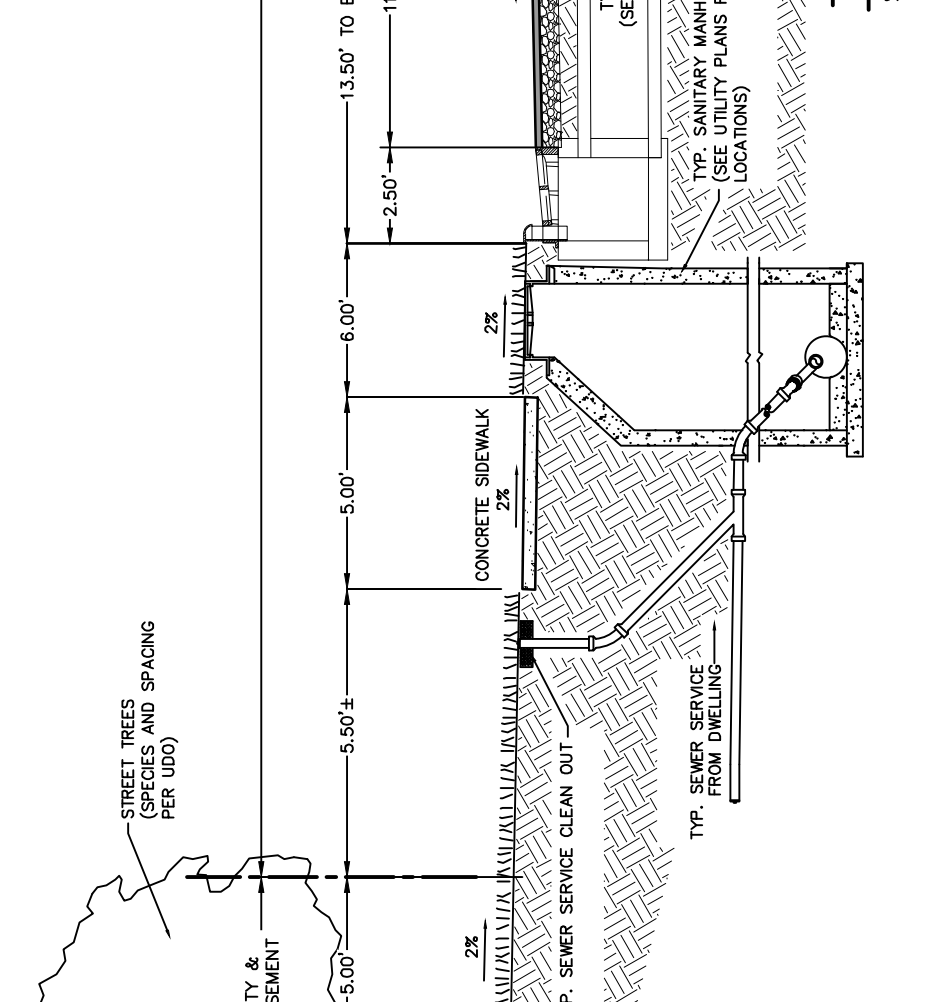
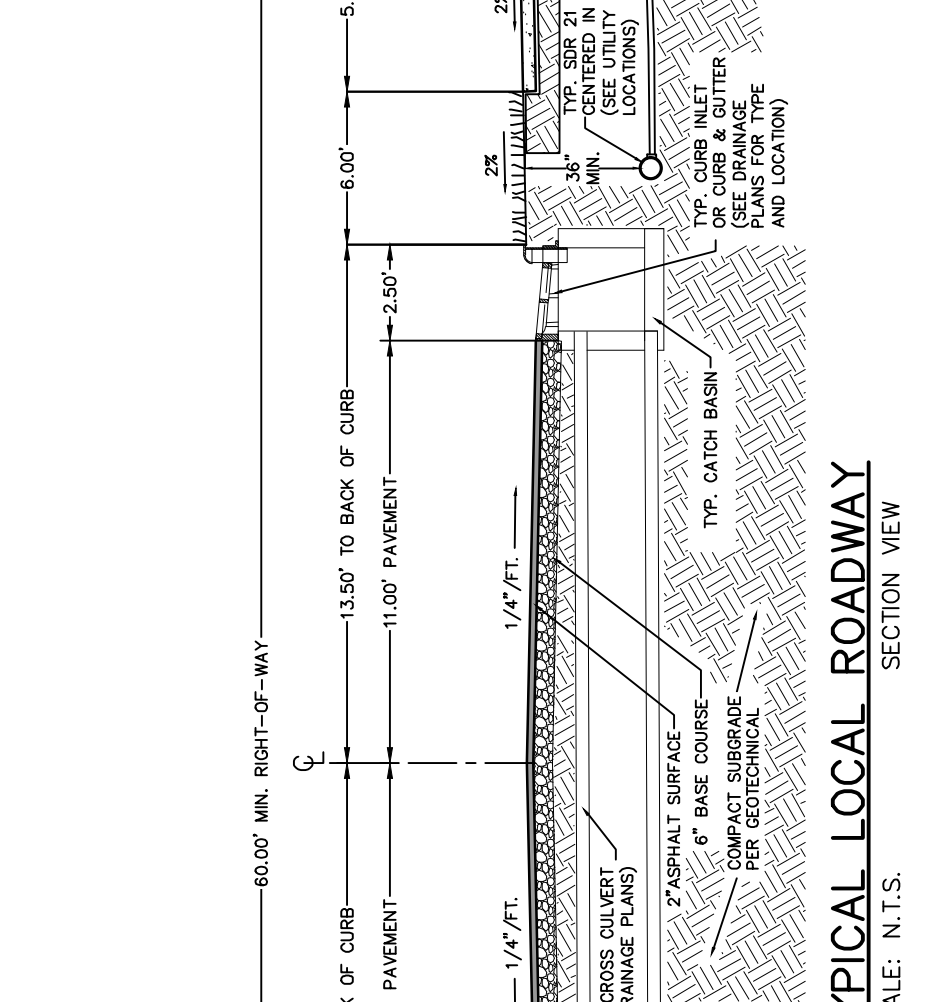
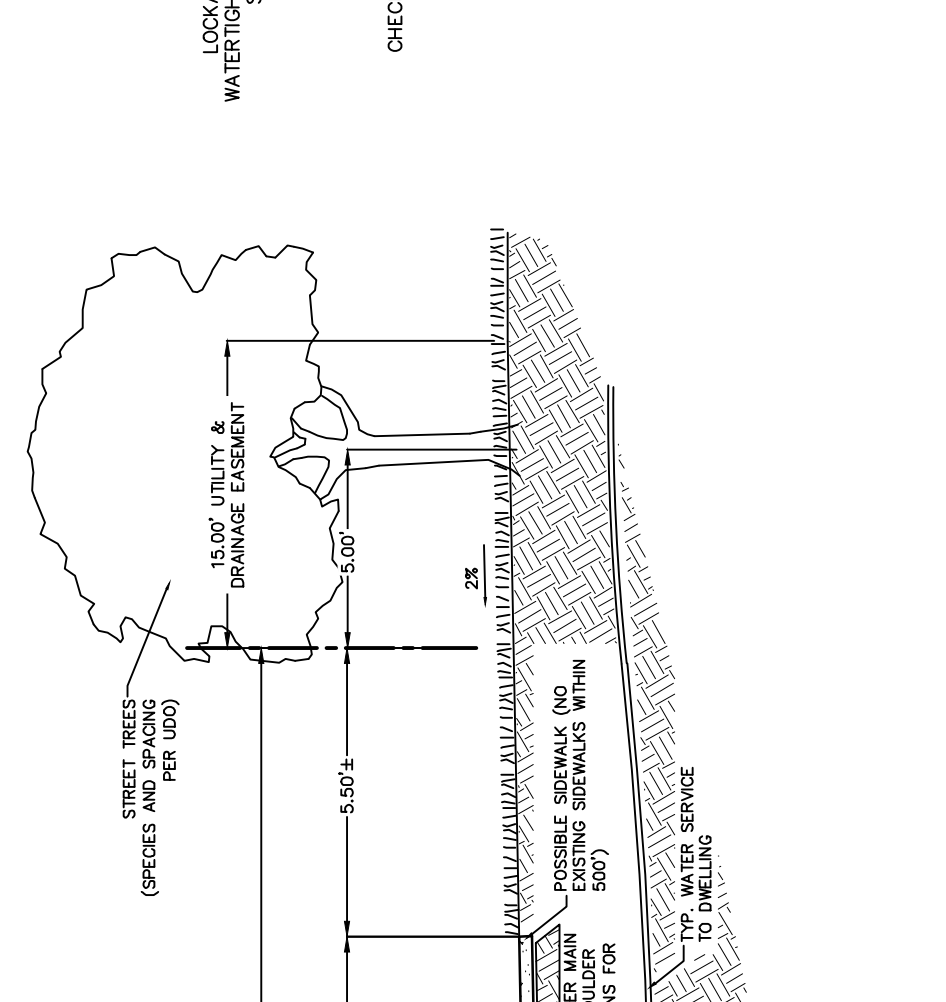
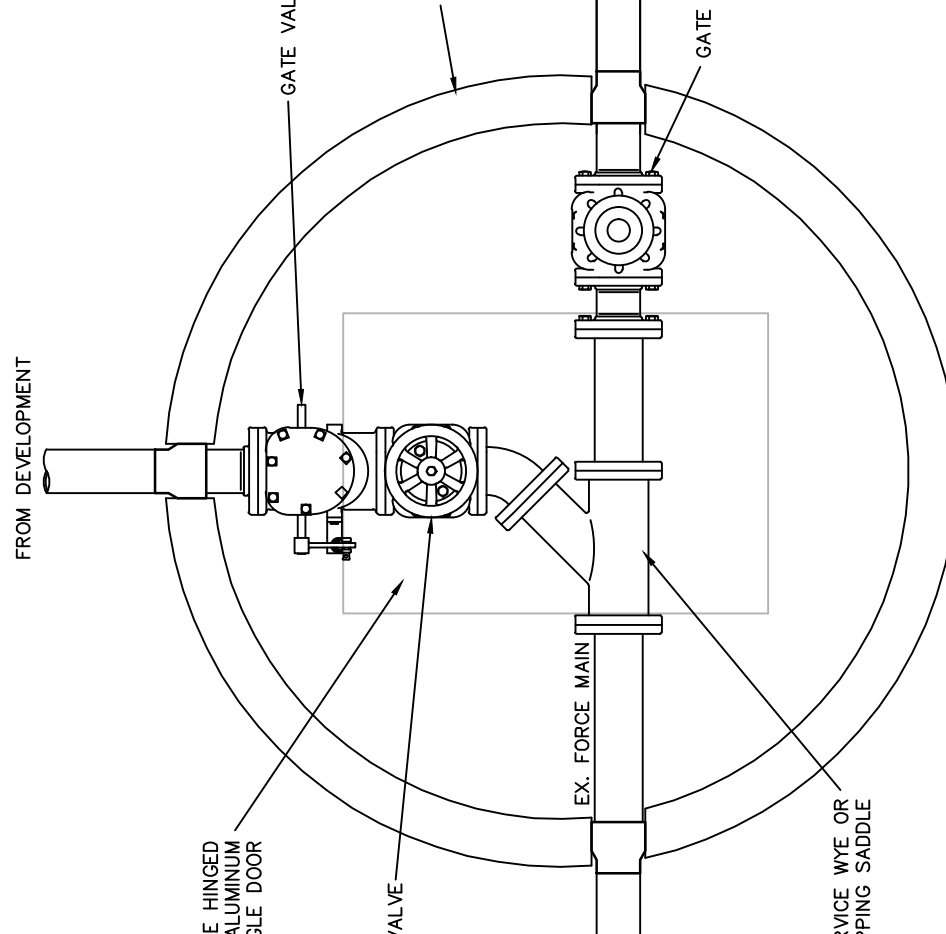
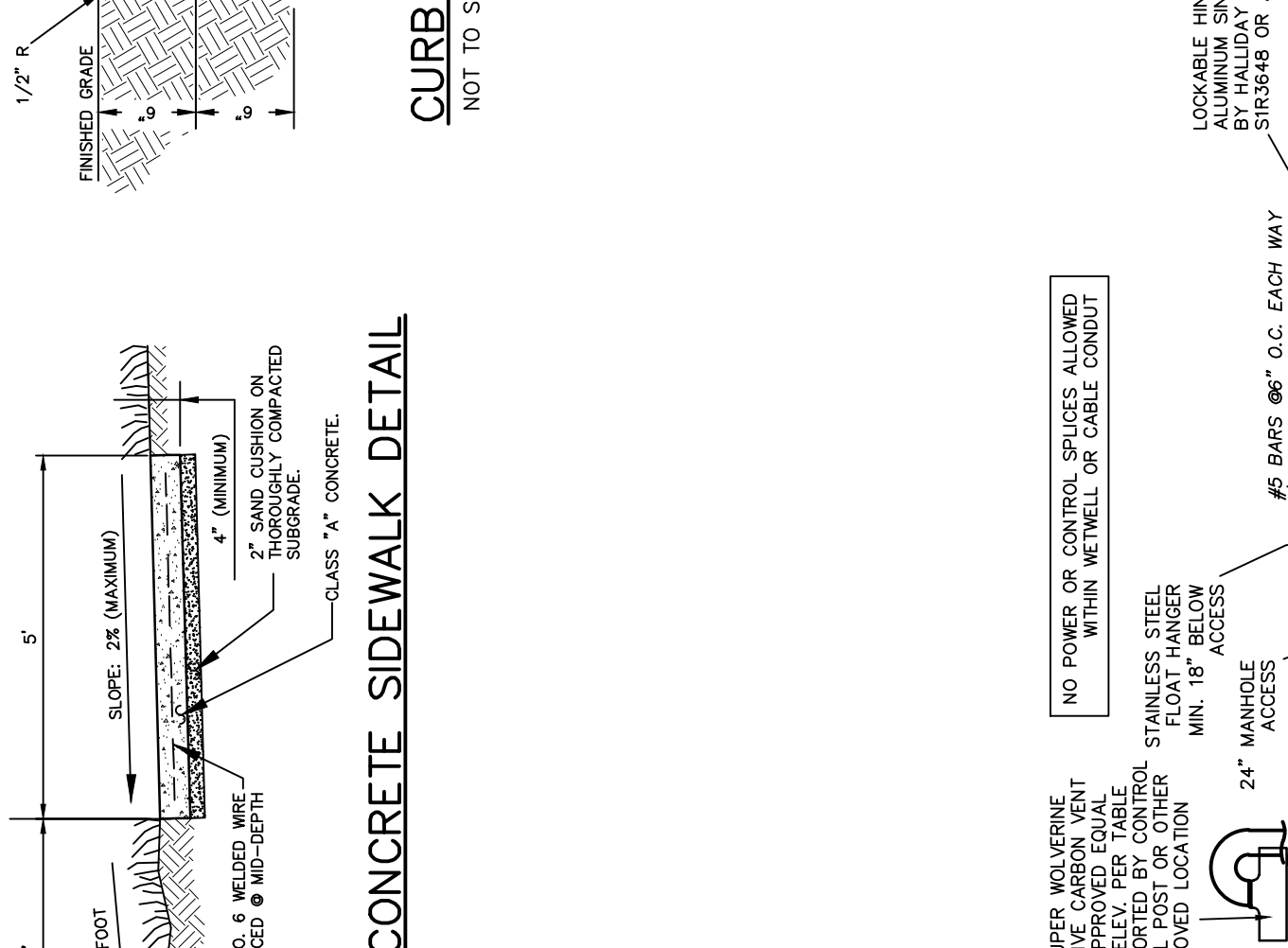
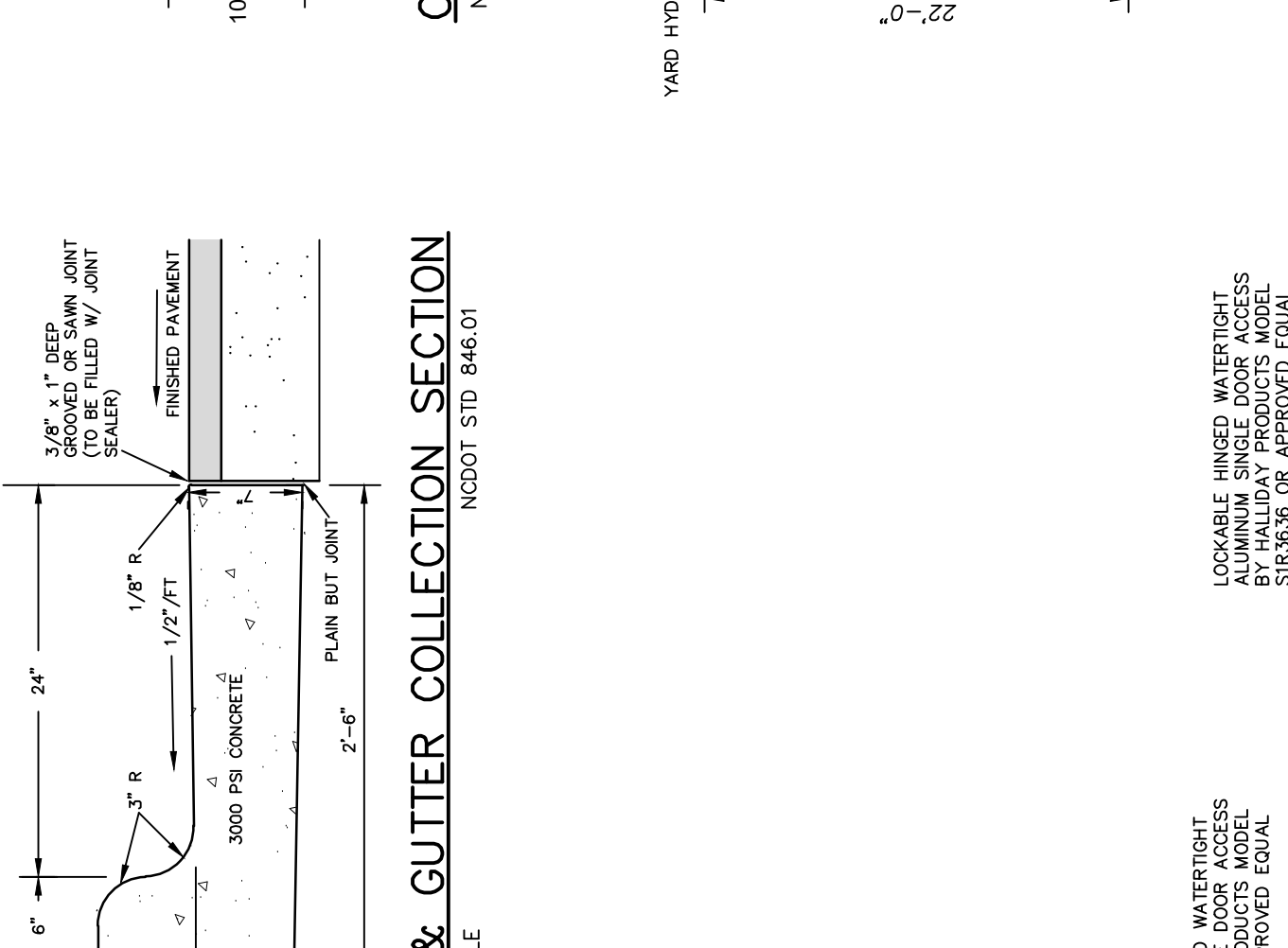
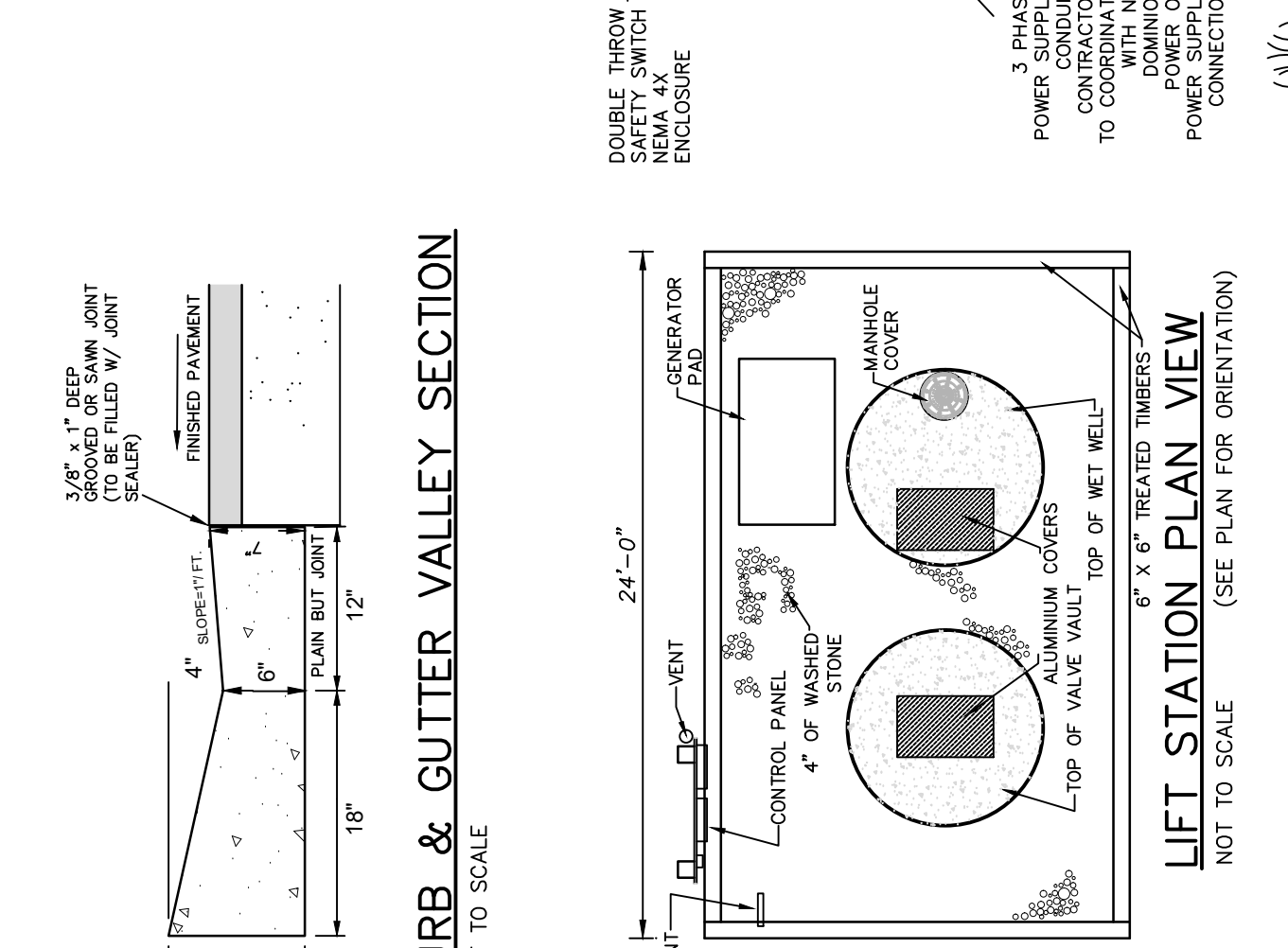
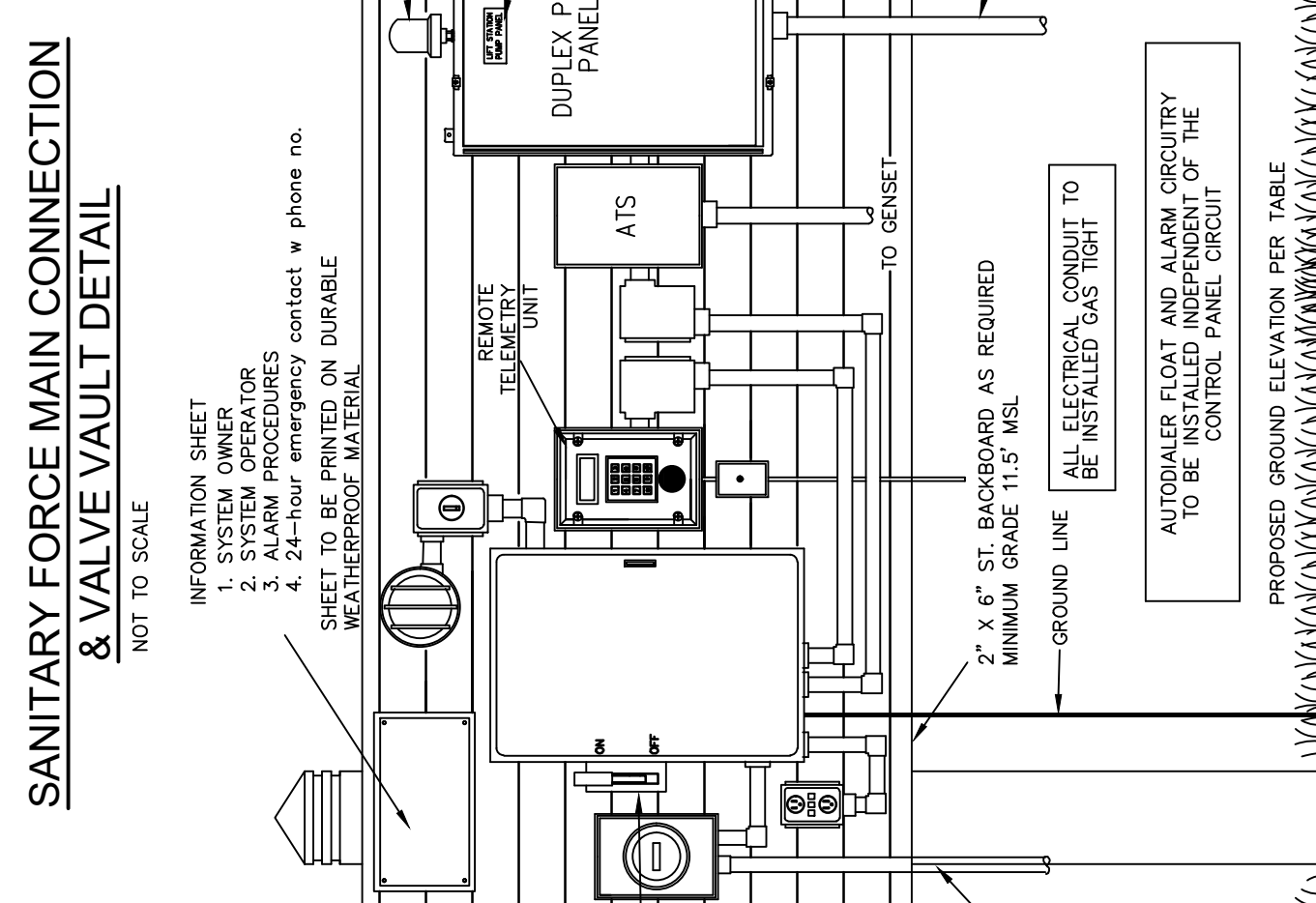
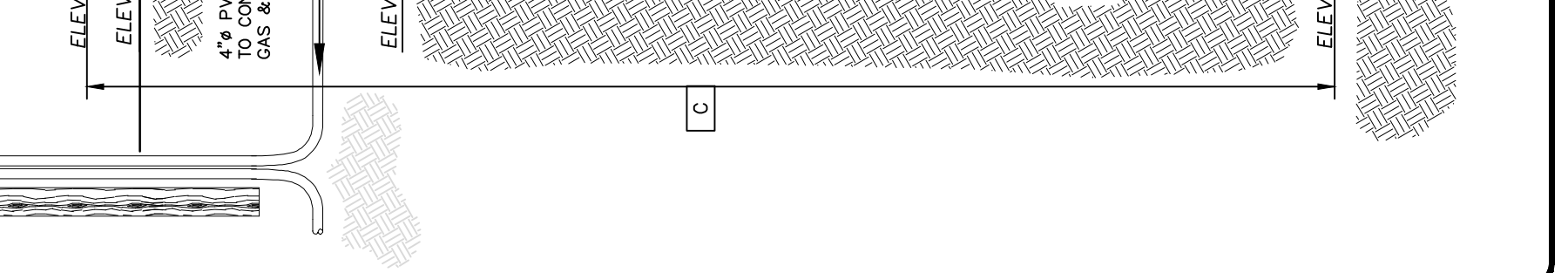
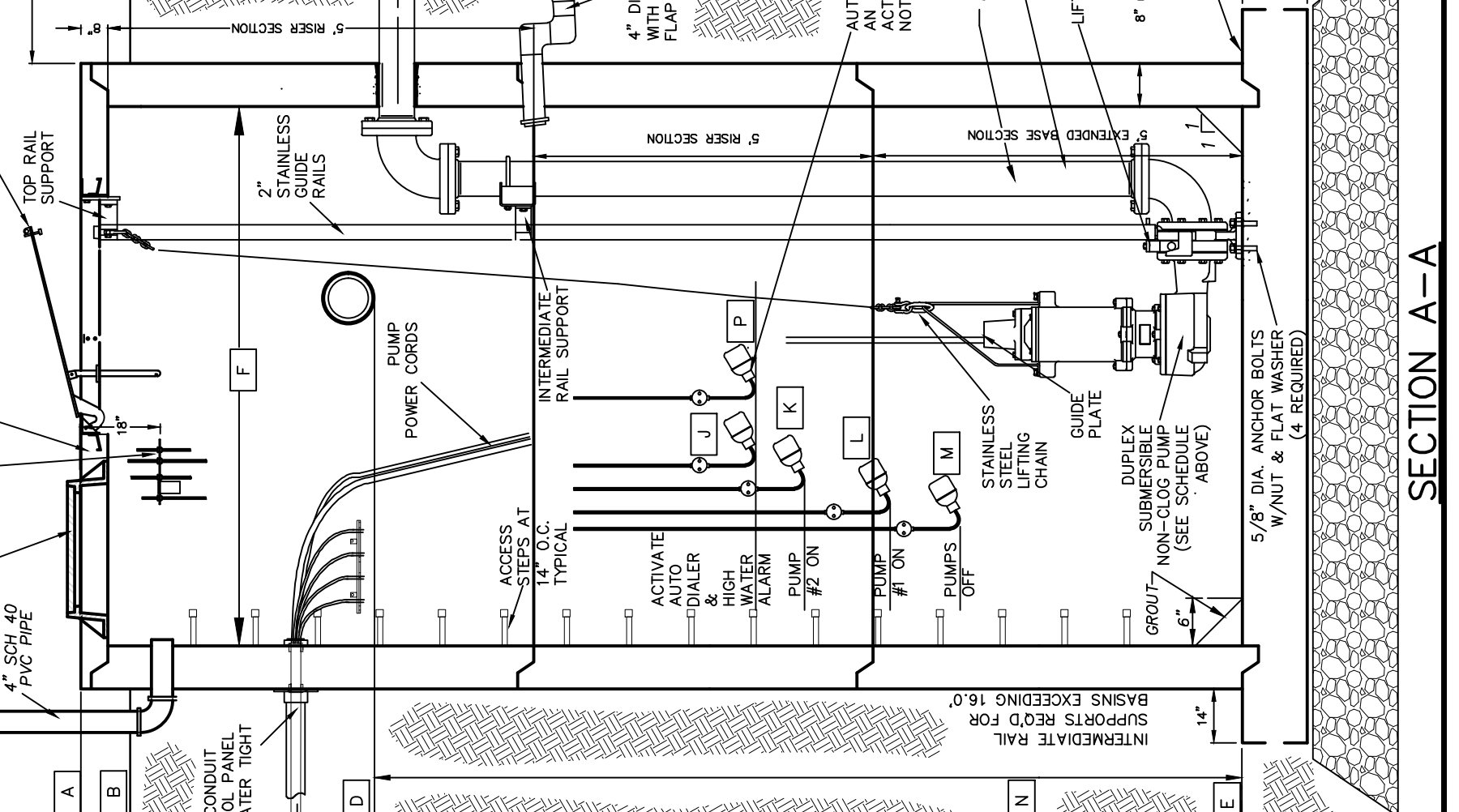
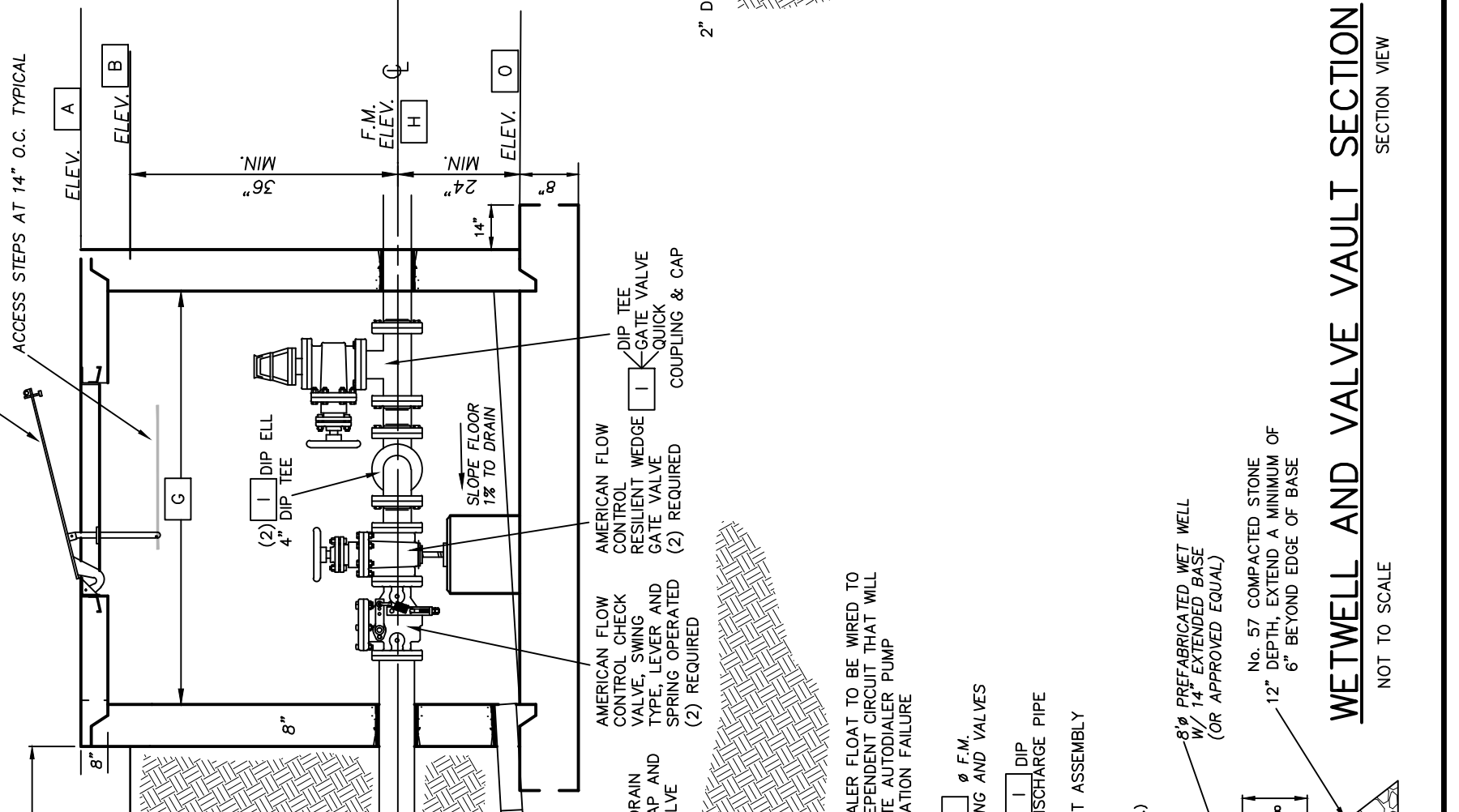
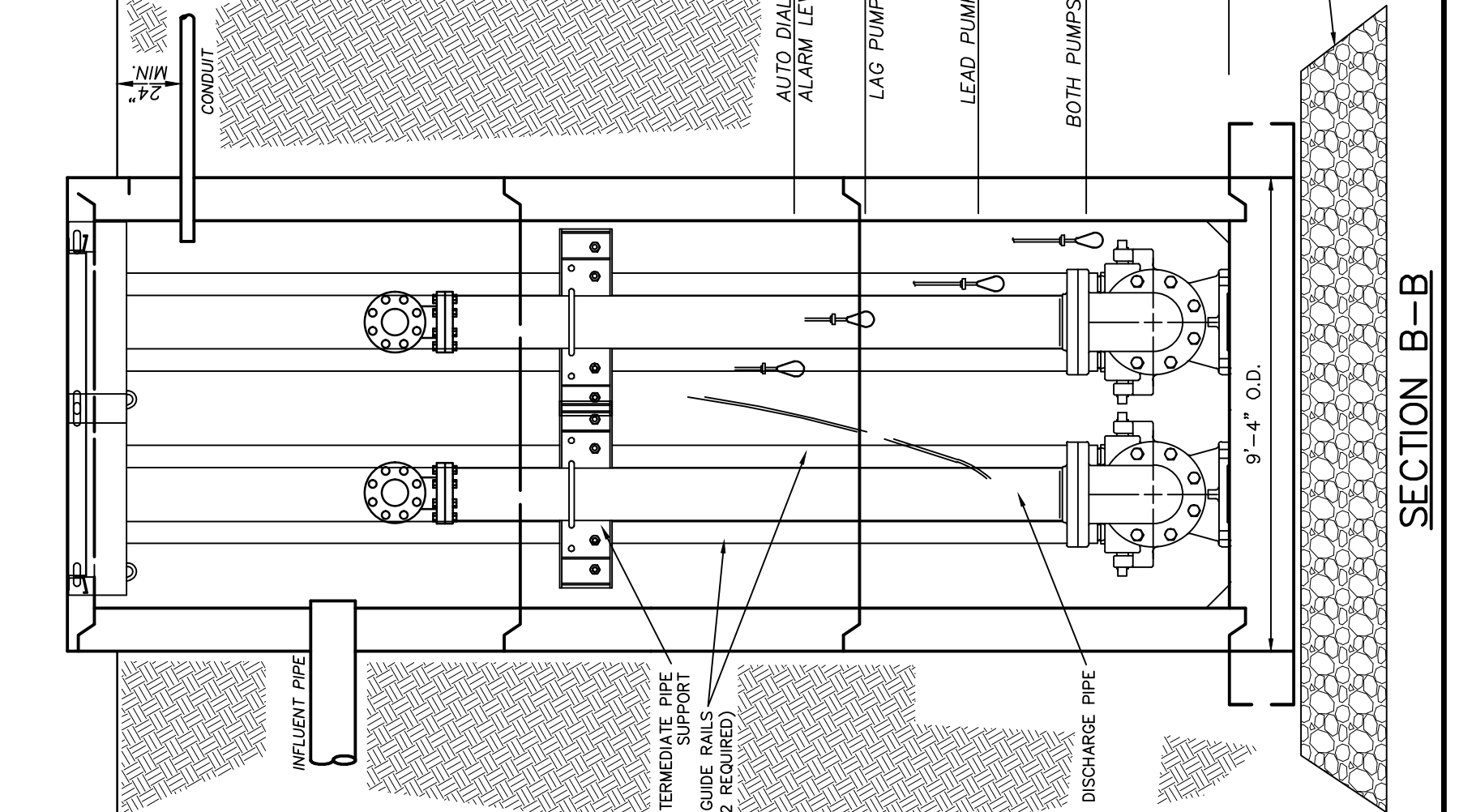
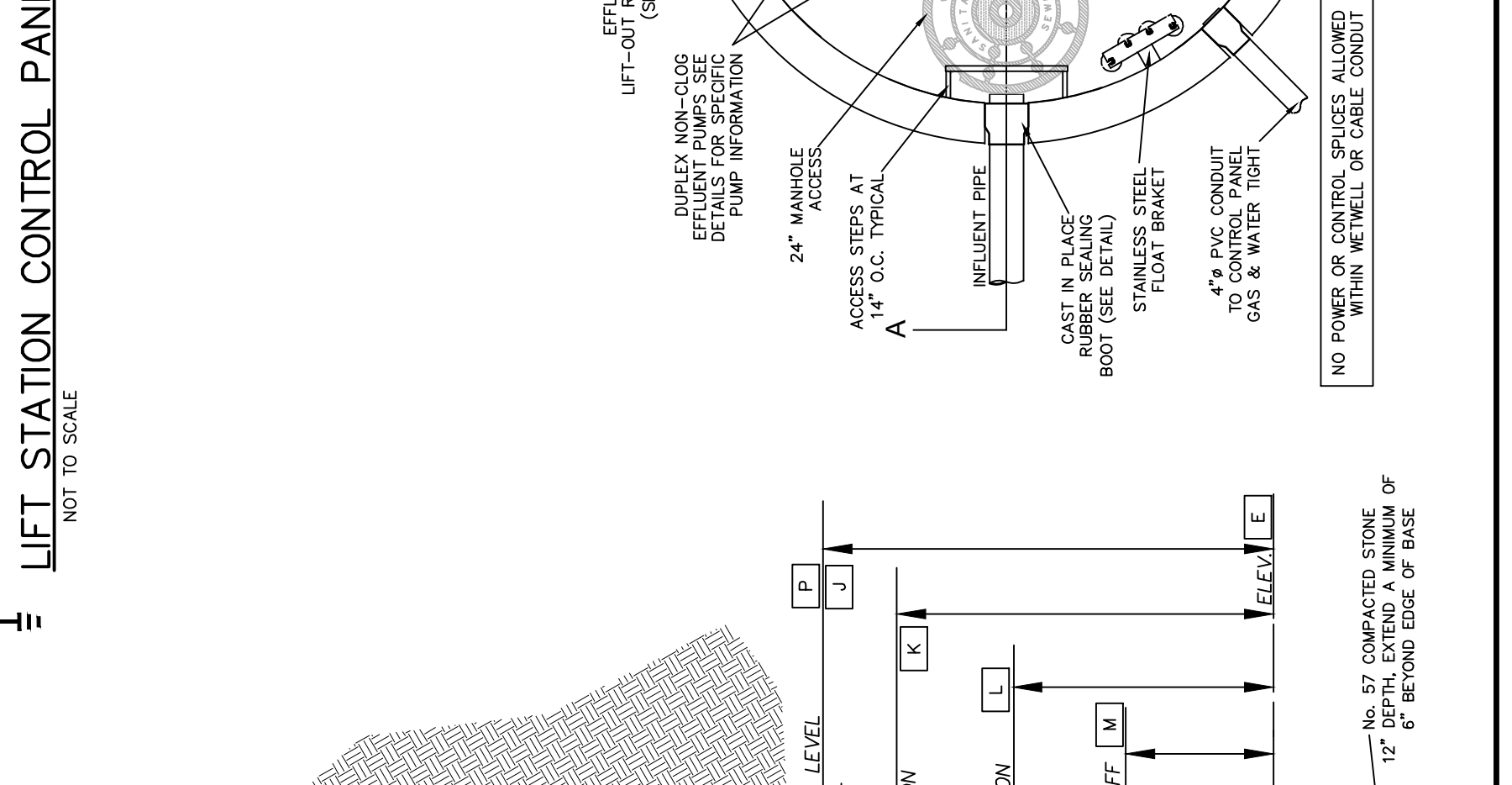
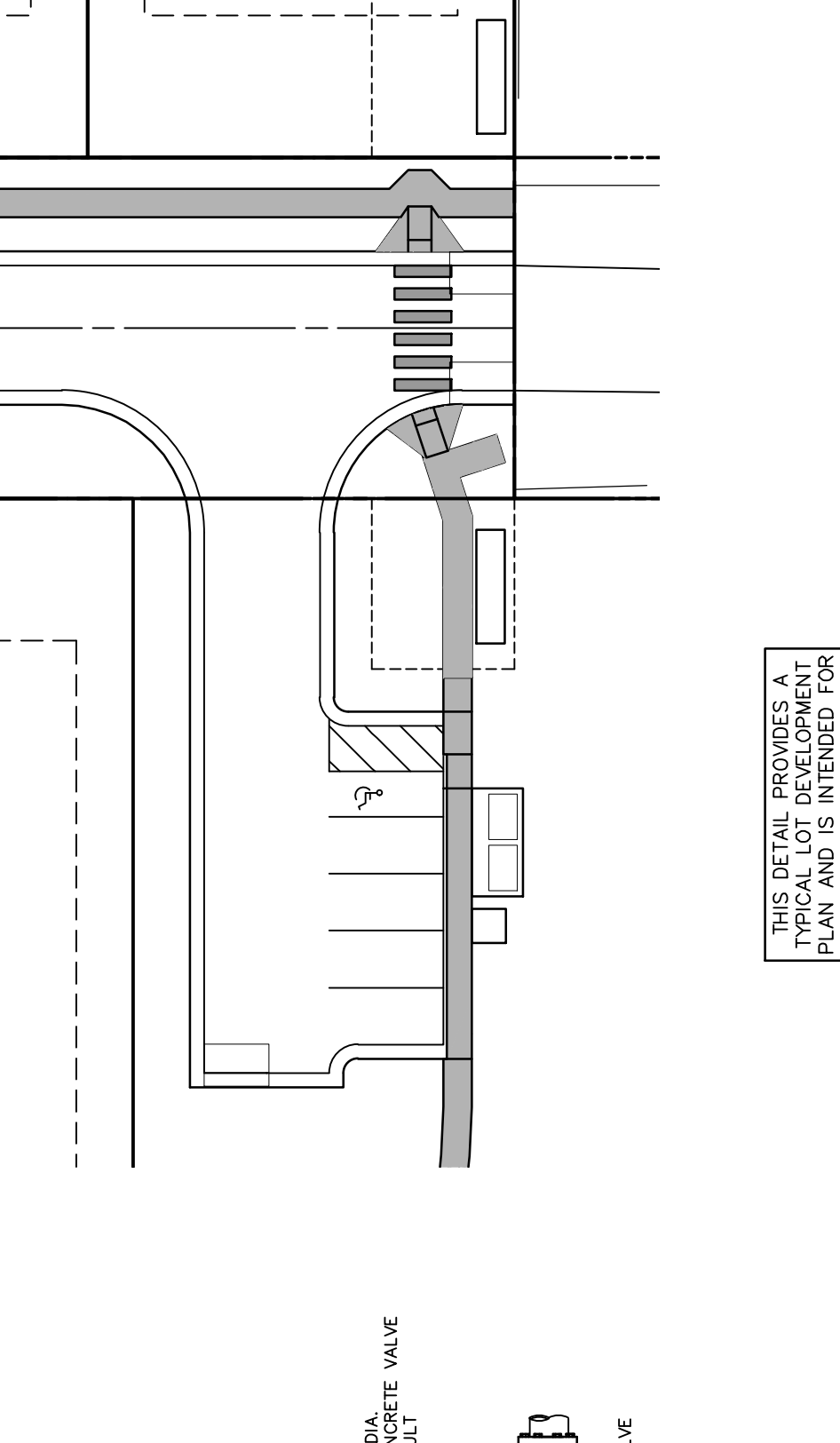
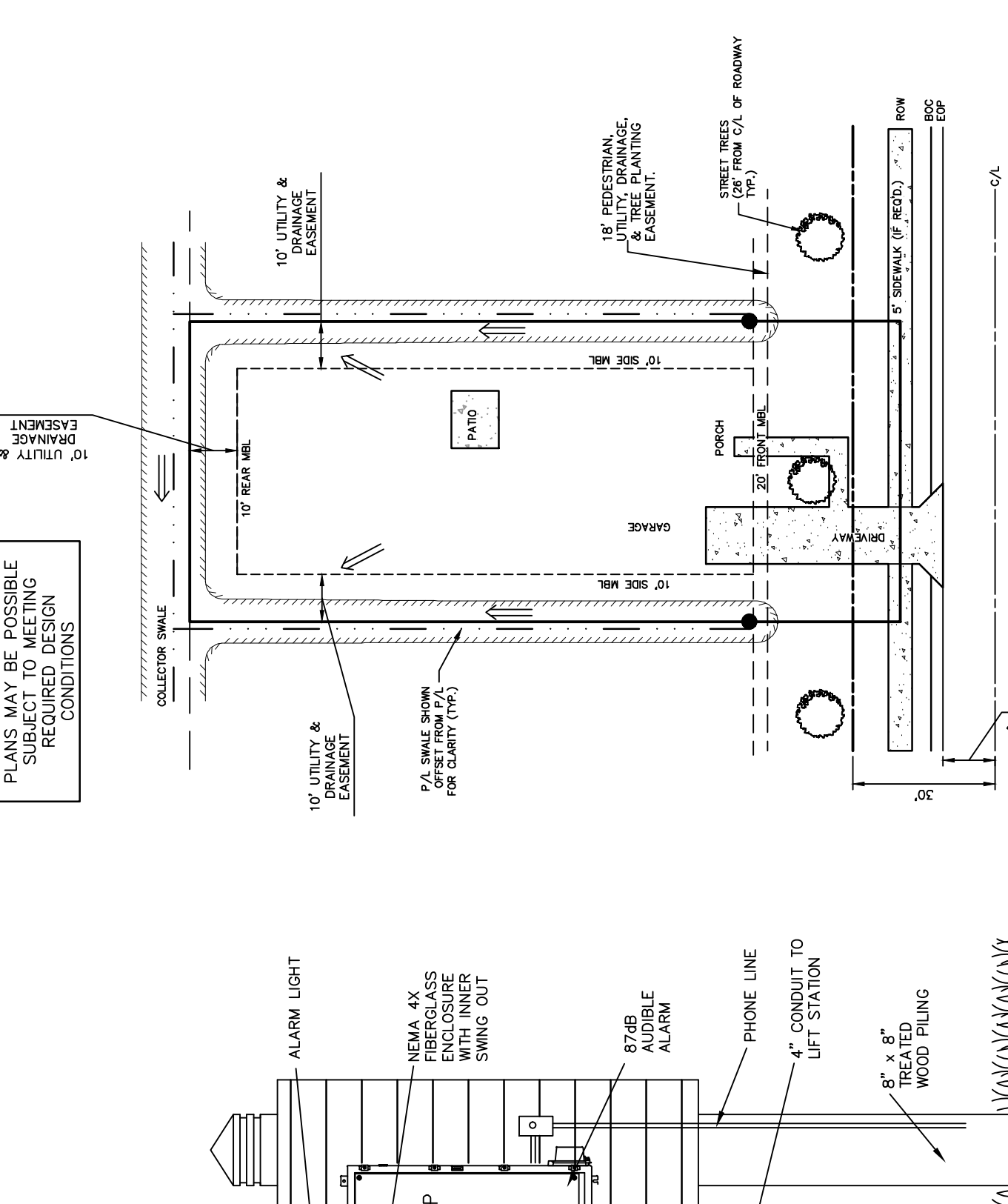
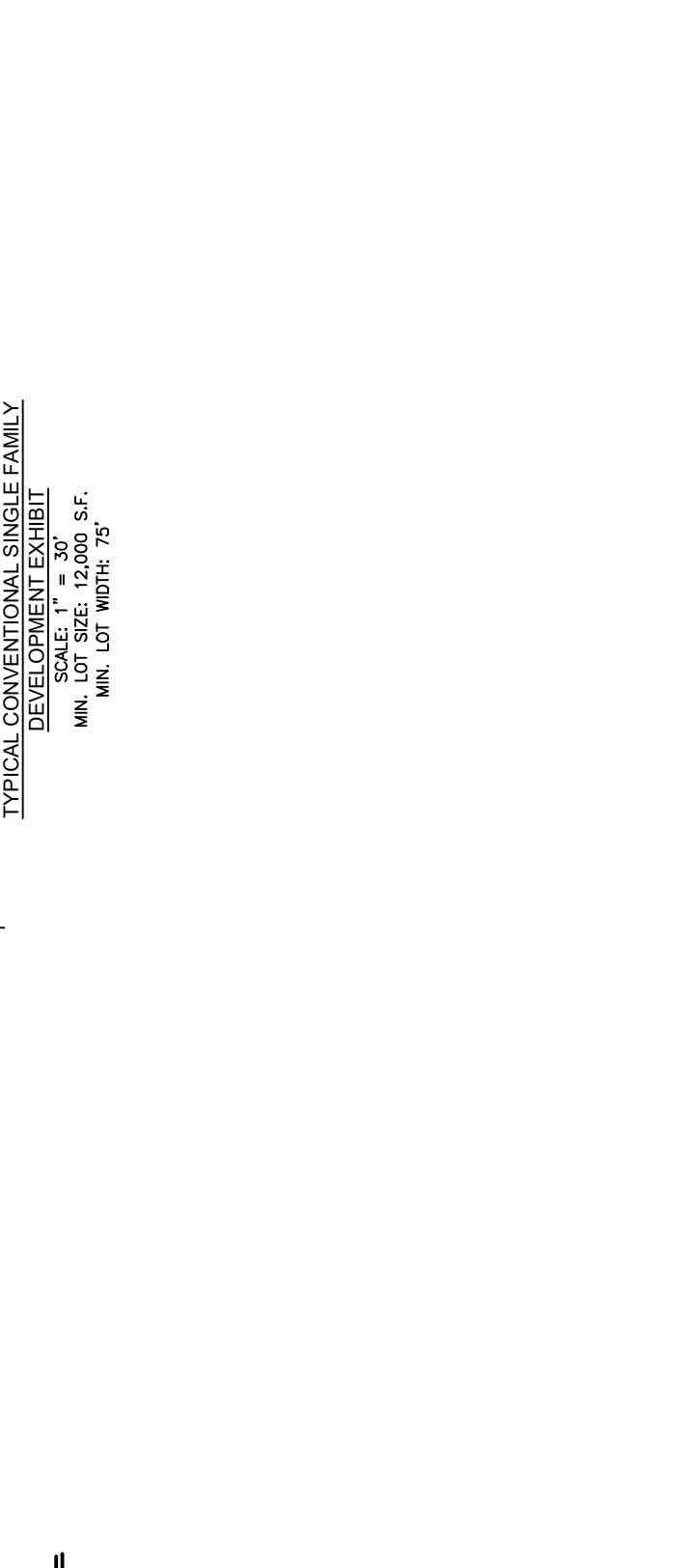
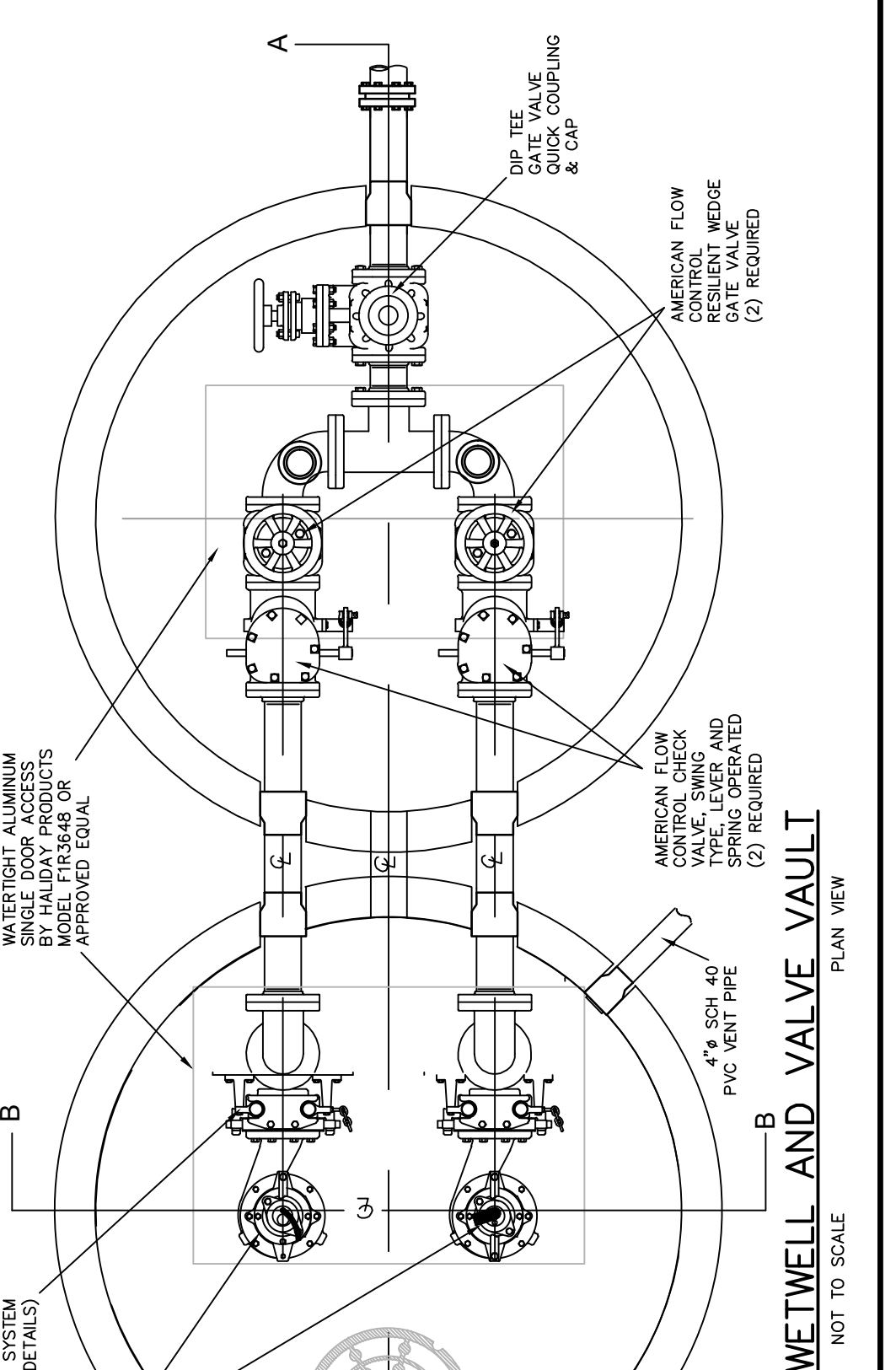
CAMDEN STATION
 COURTHOUSE TOWNSHIP
 CAMDEN COUNTY
 NORTH CAROLINA

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RUSSELL
 PROFESSIONAL GROUP
 Engineers, Planners, Surveyors
 and Environmental Specialists
 3212 North Carolina Highway
 #1111, Box 1068
 Kitley, NC 28754
 Phone: (828) 338-3258
 Fax: (252) 261-5268

PRELIMINARY
 DO NOT USE FOR CONSTRUCTION

DATE:	07/17/20	SCALE:	1" = 100'
DRAWN:	MSH	CHECKED:	
ISSUED:		DATE:	
SHEET:	8	OF:	8
PROJECT NO.:	4735	CAD FILE:	473500PPI



THIS DETAIL PROVIDES A GENERAL GUIDE TO THE CONSTRUCTION OF THE SANITARY FORCE MAIN CONNECTION AND VALVE VAULT. THE USER SHOULD CONSULT THE SPECIFICATIONS AND NOTES FOR A COMPLETE UNDERSTANDING OF THE REQUIREMENTS AND CONDITIONS. THIS DETAIL PROVIDES A GENERAL GUIDE TO THE CONSTRUCTION OF THE SANITARY FORCE MAIN CONNECTION AND VALVE VAULT. THE USER SHOULD CONSULT THE SPECIFICATIONS AND NOTES FOR A COMPLETE UNDERSTANDING OF THE REQUIREMENTS AND CONDITIONS.

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 265, Page 703.

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

A map showing the above described property is recorded in Plat Cabinet 6, Slides 99-101.

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, other than the following exceptions:

Noncompliance with any local, county, state or federal government laws, ordinances, or regulations relative to zoning, subdivision, occupancy, use, construction or the development of the subject property.

Easements and Restrictions of Record and 2020 Ad Valorem Taxes.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

By: _____ PETER R. KRAINIAK (SEAL)
Print/Type Name: PETER R. KRAINIAK

Print/Type Name & Title: _____ Laurie N. Krainiak (SEAL)
Print/Type Name: LAURIE N. KRAINIAK

By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name:

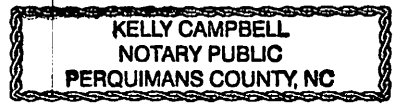
By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name:

STATE OF NORTH CAROLINA
COUNTY OF Camden

I, Kelly Campbell, the undersigned Notary Public of the County of Perquimans and aforesaid State certify that PETER R. KRAINIAK and wife, LAURIE N. KRAINIAK, Affiants, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 10 day of March 2020

Kelly Campbell
Notary Public

My Commission Expires: _____
(Affix Seal)
My Commission Expires March 25, 2024



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



Doc No: 208681
Recorded: 03/10/2020 02:56:34 PM
Fee Amt: \$26.00 Page 1 of 2
Excise Tax: \$0.00
Camden County North Carolina
Tammie Krauss, Register of Deeds
BK 387 PG 90 - 91 (2)

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:

Parcel Identifier No. 02.8946.00.10.1220.0000 Verified by Camden County on the 10th day of March, 2020
02.8946.00.10.2095.0000

By: 102-21 \$B / \$B Kdm pp no selling tax - App - 3-10-20

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

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

Brief description for the Index: LOTS 9 AND 10, CAMDEN BUSINESS PARK

THIS DEED made this 4th day of March 2020, by and between **NO TITLE EXAMINATION PREPARED OR REQUESTED**

GRANTOR

GRANTEE

PETER R. KRAINIAK and wife,
LAURIE N. KRAINIAK

RKRAIN, LLC
A North Carolina Limited Liability Company

173 South Highway 343
Camden, NC 27921

105 Havenwood Drive
Camden, NC 27921

DEED OF GIFT

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

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

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

Being all of Lots 9 and 10 as reflected on those certain plats prepared by Ronnie L. Spivey, P.L.S., under date of April 12, 2007 entitled in part "FINAL SUBDIVISION PLAT FOR CAMDEN BUSINESS PARK", recorded in Plat Cabinet 6, Slides 99, 100 and 101, Camden County Public Registry, as well as all of its rights in the use of those streets and 60' rights of way identifies as PROFESSIONAL WAY, INVESTORS WAY CONTRACTORS WAY AND TARK DRIVE as reflected on said plats, which plats are incorporated herein by reference.

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

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

Proration of 2015 Ad Valorem Taxes
Easements, Restrictions, Covenants, and Rights of Way of record
All Governmental and Zoning Regulations affecting said property

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

BANK OF HAMPTON ROADS, successor to
Gateway Bank & Trust Company

By: *[Signature]*
Print/Type Name & Title: Gregory P. Marshall
Authorized Agent

STATE/Commonwealth of Virginia - COUNTY/CITY OF Charapeake

I, the undersigned Notary Public of the County/ City of Charapeake and State/Commonwealth aforesaid, certify that Gregory P. Marshall personally came before me this day and acknowledged that he is the Gregory P. Marshall of BANK OF HAMPTON ROADS, successor to Gateway Bank & Trust Company, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal, this 24 day of Feb, 2015.

TAMMY B GARNER
(Affix Seal) Notary Public
Commonwealth of Virginia
258572
My Commission Expires Dec 31, 2015
My Commission Expires: 12/31/2015

Tammy B. Garner
Tammy B Garner Notary Public
Notary's Printed or Typed Name

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

EXHIBIT A

Being all of Lots 2, 3, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31 and 32 as reflected on those certain plats prepared by Ronnie L. Spivey, PLS, under date of April 12, 2007 entitled in part "FINAL SUBDIVISION PLAT FOR CAMDEN BUSINESS PARK," recorded in Plat Cabinet 6, Slides 99, 100 and 101, Camden County Public Registry, as well as all of its rights in the use of those streets and 60' rights of way identified as PROFESSIONAL WAY, INVESTORS WAY, CONTRACTORS WAY and TARK DRIVE as reflected on said plats, which plats are incorporated herein by reference.

Being a portion of that property identified as "TRACT 2" on that certain plat prepared by Ronnie L. Spivey, PLS, under date of December 14, 2006 entitled in part "RECOMBINATION PLAT FOR TARK & ASSOCIATES, INC.," recorded in Plat Cabinet 6, Slide 11, Camden County Public Registry, which plat is incorporated herein by reference and further being a portion of that property acquired by the Grantor in those certain deeds recorded in Deed Book 199, Page 759 and Deed Book 217, Page 306, Camden County Public Registry.

Lot 2:	PIN NO:	02-8945-00-09-8240.0000
Lot 3:	PIN NO:	02-8945-00-19-0228.0000
Lot 11:	PIN NO:	02-8946-00-10-0450.0000
Lot 12:	PIN NO:	02-8946-00-10-0534.0000
Lot 13:	PIN NO:	02-8946-00-00-9658.0000
Lot 14:	PIN NO:	02-8946-00-00-8859.0000
Lot 15:	PIN NO:	02-8946-00-00-7922.0000
Lot 16:	PIN NO:	02-8946-00-00-5750.0000
Lot 17:	PIN NO:	02-8946-00-00-6532.0000
Lot 18:	PIN NO:	02-8946-00-00-6481.0000
Lot 19:	PIN NO:	02-8946-00-00-7149.0000
Lot 20:	PIN NO:	02-8946-00-00-4274.0000
Lot 21:	PIN NO:	02-8946-00-00-3266.0000
Lot 22:	PIN NO:	02-8946-00-00-2144.0000
Lot 23:	PIN NO:	02-8945-00-09-2926.0000
Lot 24:	PIN NO:	02-8945-00-09-3830.0000
Lot 25:	PIN NO:	02-8945-00-09-4898.0000
Lot 26:	PIN NO:	02-8945-00-09-6923.0000
Lot 27:	PIN NO:	02-8946-00-00-8019.0000
Lot 28:	PIN NO:	02-8945-00-09-8967.0000
Lot 29:	PIN NO:	02-8945-00-09-9853.0000
Lot 30:	PIN NO:	02-8945-00-09-9770.0000
Lot 31:	PIN NO:	02-8945-00-19-0518.0000
Lot 32:	PIN NO:	02-8945-00-09-7646.0000

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$

Parcel Identifier Nos.: 02.8945.00.09.8240.0000, 02.8945.00.19.0228.0000, 02.8946.00.10.0450.0000, 02.8946.00.10.0534.0000
02.8946.00.00.9658.0000, 02.8946.00.00.8859.0000, 02.8946.00.00.7922.0000, 02.8946.00.00.5750.0000, 02.8946.00.00.6532.0000
02.8946.00.00.6481.0000, 02.8946.00.00.7149.0000, 02.8946.00.00.4274.0000, 02.8946.00.00.3266.0000, 02.8946.00.00.2144.0000
02.8945.00.09.2926.0000, 02.8945.00.09.3830.0000, 02.8945.00.09.4898.0000, 02.8945.00.09.6923.0000, 02.8946.00.00.8019.0000
02.8945.00.09.8967.0000, 02.8945.00.09.9853.0000, 02.8945.00.09.9770.0000, 02.8945.00.19.0518.0000, 02.8945.00.09.7646.0000

Verified by ___ County on the ___ day of _____, 20__ By:

Mail/Box to: WILLIAM H. MORGAN, JR., 410 E. Main Street, Elizabeth City, NC 27909

This instrument was prepared by: THOMPSON & PUREZA, P.A., 101 West Main Street, Elizabeth City, NC 27909

Brief description for the Index: Lots 2, 3, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31 & 32, CAMDEN BUSINESS PARK

THIS DEED made this 27th day of January, 2015, by and between

GRANTOR	GRANTEE
THE BANK OF HAMPTON ROADS, successor to Gateway Bank & Trust Company 999 Waterside Drive, Suite 200 Norfolk, Virginia 23510	RKrain, LLC, A North Carolina limited liability company 105 Havenwood Drive Camden, North Carolina 27921

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 Courthouse Township, Camden County, North Carolina, and more particularly described as follows:

See "EXHIBIT A" attached hereto and made a part hereof.

This document was prepared by David R. Pureza, a licensed North Carolina attorney, without title examination, closing or tax advice. Delinquent taxes, if any, to be paid by the closing attorney to the County Tax Collector upon disbursement of closing proceeds.

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

The property hereinabove described was acquired by Grantor by instrument recorded in Book 304, Page 2, Camden County Public Registry.

A map showing the above described property is recorded in Plat Cabinet 6, Slides 99, 100 and 101, Camden County Public Registry

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

Neighborhood Meeting notes - July 31, 2020

Neighborhood meeting letters were sent out for a meeting at Thursday, July 30 at 6pm at the Camden County Courthouse.

People in attendance: Amber Curling (planning staff), Mr. Krainiak (Developer) and Mr. Bissell (engineer)

No neighbors attended the meeting.

BOARD OF COMMISSIONERS

G. TOM WHITE
Chairman

CLAYTON D. RIGGS
Vice Chairman

GARRY W. MEIGGS
RANDY KRAINIAK
ROSS MUNRO



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KENNETH BOWMAN
County Manager

KAREN M. DAVIS
Clerk to the Board

JOHN S. MORRISON
County Attorney

August 17, 2020

From: Camden County Planning Department
To: Technical Review Staff Pasquotank EMS

RE: Sketch Plan for Camden Station 39 Lot Major Subdivision

Attached is a copy of the Preliminary Plat for Camden Station Subdivision locating in Camden Business Park off Hwy 158 for your review and comments.

After you have reviewed the plans, please complete the section below and provide this memo with your comments at the Technical Review Committee meeting on Tuesday September 8, 2020 at 10:00 AM in the upstairs courtroom of the Historic Camden County Courthouse. If you are unable attend please fill out, sign and fax to the Planning Department by 5:00 PM Friday September 4, 2020 by either email (acurling@camdencountync.gov) or fax (252) 333-1603.

- Approved as is
- Reviewed with no comments.
- Approved with the following comments/recommendations:

Disapproved with the following comments: (Provide factual evidence for denial)

Name: Jerry Newell Signature:

Thank you for your prompt attention to this matter. If you have any questions, please call Amber Curling at (252) 338-1919 ext. 232.

Sincerely,

Dan Porter
Camden County Planning Director

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

Amber Curling

From: randall.wright@dominionenergy.com
Sent: Friday, September 04, 2020 9:47 AM
To: acurling@camdencountync.gov
Subject: [External] TRC Meeting For Camden Station - 9/08/20
Attachments: image001.png

PhishProtection Alerts

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

Amber –

We are attempting to attend the TRC Meeting on Tuesday, September 8. I really want our Subdivision Coordinator Ashley Bonney to be in attendance, but I just found out today that her husband had a severe injury several days ago and she is presently occupied with that. I plan to speak with her on Tuesday morning to find out if she will be free to attend the meeting.

Randall Wright

Coordinator - Electric Distribution Design
 Dominion Energy North Carolina
 Elizabeth City Office
 Office 252-331-6108
 Cell 757-375-6476
 Fax 252-331-6122



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Original links in this email have been replaced by the Link Click Protection service. 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.

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

BOARD OF COMMISSIONERS

G. TOM WHITE
Chairman

CLAYTON D. RIGGS
Vice Chairman

GARRY W. MCGGS
RANDY KRANIAK
ROSS MUIRO



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COUNTY**
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KENNETH BOWMAN
County Manager

KAREN M. DAVIS
Clerk to the Board

JOHN S. MORRISON
County Attorney

August 17, 2020

From: Camden County Planning Department
To: Technical Review Staff Sheriff Office, J. Kevin Jones

RE: Sketch Plan for Camden Station 39 Lot Major Subdivision

Attached is a copy of the Preliminary Plat for Camden Station Subdivision locating in Camden Business Park off Hwy 158 for your review and comments.

After you have reviewed the plans, please complete the section below and provide this memo with your comments at the Technical Review Committee meeting on Tuesday September 8, 2020 at 10:00 AM in the upstairs courtroom of the Historic Camden County Courthouse. If you are unable attend please fill out, sign and fax to the Planning Department by 5:00 PM Friday September 4, 2020 by either email (acurling@camdencountync.gov) or fax (252) 333-1603.

- Approved as is
- Reviewed with no comments.
- Approved with the following comments/recommendations:

Disapproved with the following comments: (Provide factual evidence for denial)
 AGAIN, UNTIL THE COUNTY COMMISSIONERS CAN GUARANTEE ADDITIONAL FUNDING FOR INCREASED PERSONNEL TO HANDLE THE ADDITIONAL CALL VOLUME THIS PROJECT WILL PROGRATE, I HAVE TO DISAPPROVE AT THIS TIME.

Name: J. Kevin Jones Signature:

Thank you for your prompt attention to this matter. If you have any questions, please call Amber Curling at (252) 338-1919 ext. 232.

Sincerely,

Dan Porter
Camden County Planning Director

BOARD OF COMMISSIONERS

G. TOM WHITE
Chairman
CLAYTON D. RIGGS
Vice Chairman
GARRY W. MEIGGS
RANDY KRAINIAK
ROSS MUNRO



KENNETH BOWMAN
County Manager
KAREN M. DAVIS
Clerk to the Board
JOHN S. MORRISON
County Attorney

August 17, 2020

From: Camden County Planning Department
To: Technical Review Staff Central Communications-Kylie Felton

RE: Sketch Plan for Camden Station 39 Lot Major Subdivision

Attached is a copy of the Preliminary Plat for Camden Station Subdivision locating in Camden Business Park off Hwy 158 for your review and comments.

After you have reviewed the plans, please complete the section below and provide this memo with your comments at the Technical Review Committee meeting on Tuesday September 8, 2020 at 10:00 AM in the upstairs courtroom of the Historic Camden County Courthouse. If you are unable attend please fill out, sign and fax to the Planning Department by 5:00 PM Friday September 4, 2020 by either email (acurling@camdencountync.gov) or fax (252) 333-1603.

Approved as is
 Reviewed with no comments.
 Approved with the following comments/recommendations:

 Disapproved with the following comments: (Provide factual evidence for denial)

Name: Kylie Felton Signature: *Kylie Felton*

Thank you for your prompt attention to this matter. If you have any questions, please call Amber Curling at (252) 338-1919 ext. 232.

Sincerely,

Dan Porter
Camden County Planning Director

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

BOARD OF COMMISSIONERS

G. TOM WHITE
Chairman

CLAYTON D. RIGGS
Vice Chairman

GARRY W. MEIGGS
RANDY KRAINIAK
ROSS MUNRO



KENNETH BOWMAN
County Manager

KAREN M. DAVIS
Clerk to the Board

JOHN S. MORRISON
County Attorney

August 17, 2020

From: Camden County Planning Department
To: Technical Review Staff South Camden Fire Dept. - Kirk Jennings

RE: Sketch Plan for Camden Station 39 Lot Major Subdivision

Attached is a copy of the Preliminary Plat for Camden Station Subdivision locating in Camden Business Park off Hwy 158 for your review and comments.

After you have reviewed the plans, please complete the section below and provide this memo with your comments at the Technical Review Committee meeting on Tuesday September 8, 2020 at 10:00 AM in the upstairs courtroom of the Historic Camden County Courthouse. If you are unable attend please fill out, sign and fax to the Planning Department by 5:00 PM Friday September 4, 2020 by either email (acurling@camdencountync.gov) or fax (252) 333-1603.

Approved as is
 Reviewed with no comments.
 Approved with the following comments/recommendations:

Disapproved with the following comments: (Provide factual evidence for denial)

Name: Kirk Jennings - SCFD Signature: Kirk Jennings

Thank you for your prompt attention to this matter. If you have any questions, please call Amber Curling at (252) 338-1919 ext. 232.

Sincerely,

Dan Porter
Camden County Planning Director

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

Amber Curling

From: Amber Curling <acurling@camdencountync.gov>
Sent: Monday, September 14, 2020 1:42 PM
To: 'Ashley.L.Bonney@dominionenergy.com'
Subject: RE: [External] TRC comments for Camden Station

Thank you for the comments. The lights will not be county street lights. The developer then Home Owners Association will be responsible. I am forwarding this to the developer's agent to be sure these items will be addressed.

Thanks,
Amber Curling
 Planner
 117 NC Hwy 343 North
 Camden, NC 27921
 Ph: 252 338 1919 Ext. 232
 Email: acurling@camdencountync.gov

From: Ashley.L.Bonney@dominionenergy.com [mailto:Ashley.L.Bonney@dominionenergy.com]
Sent: Wednesday, September 09, 2020 3:46 PM
To: Amber Curling
Subject: [External] TRC comments for Camden Station

PhishProtection Alerts

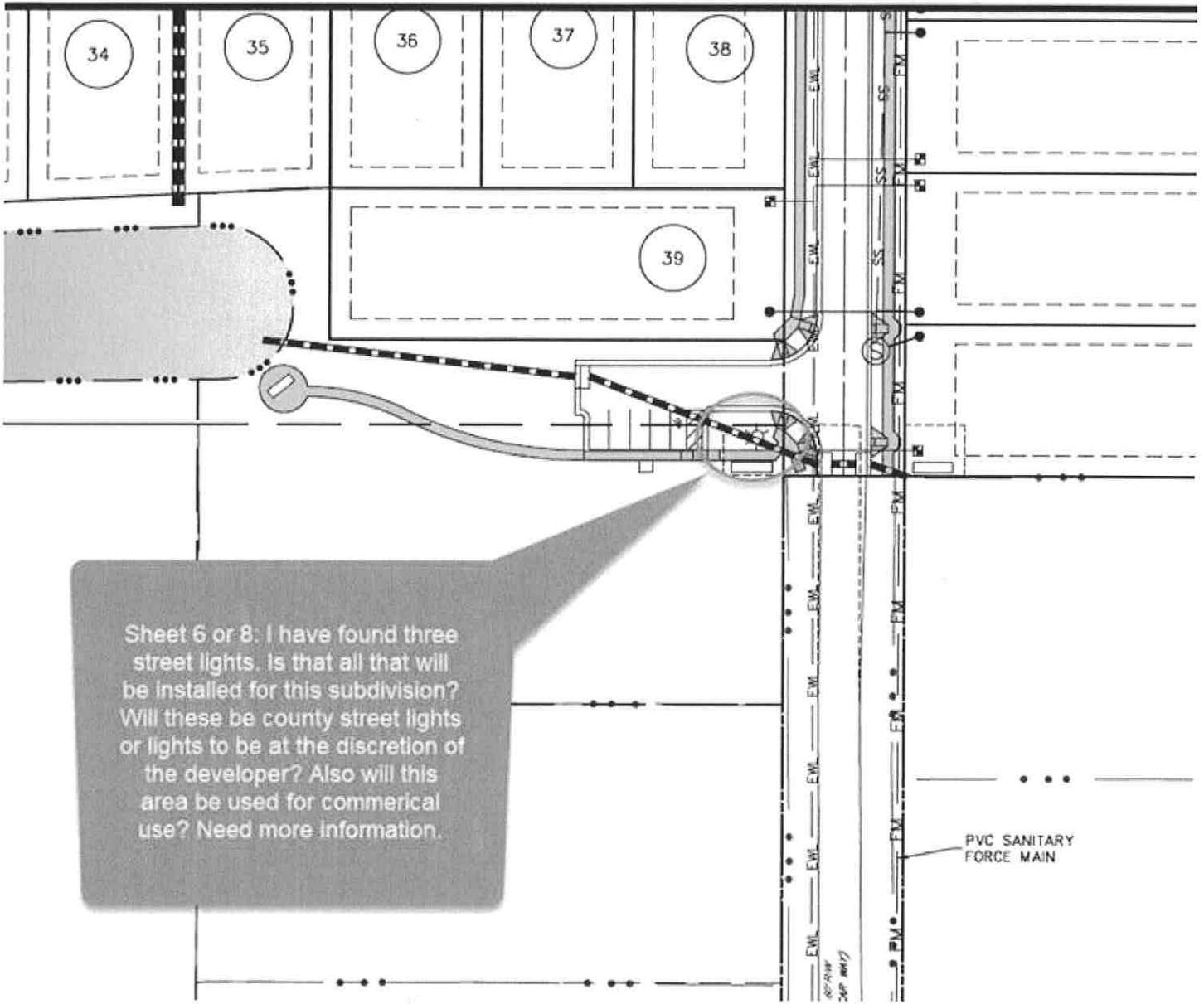
> The sender (**dominionenergy.com**) is outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Amber,

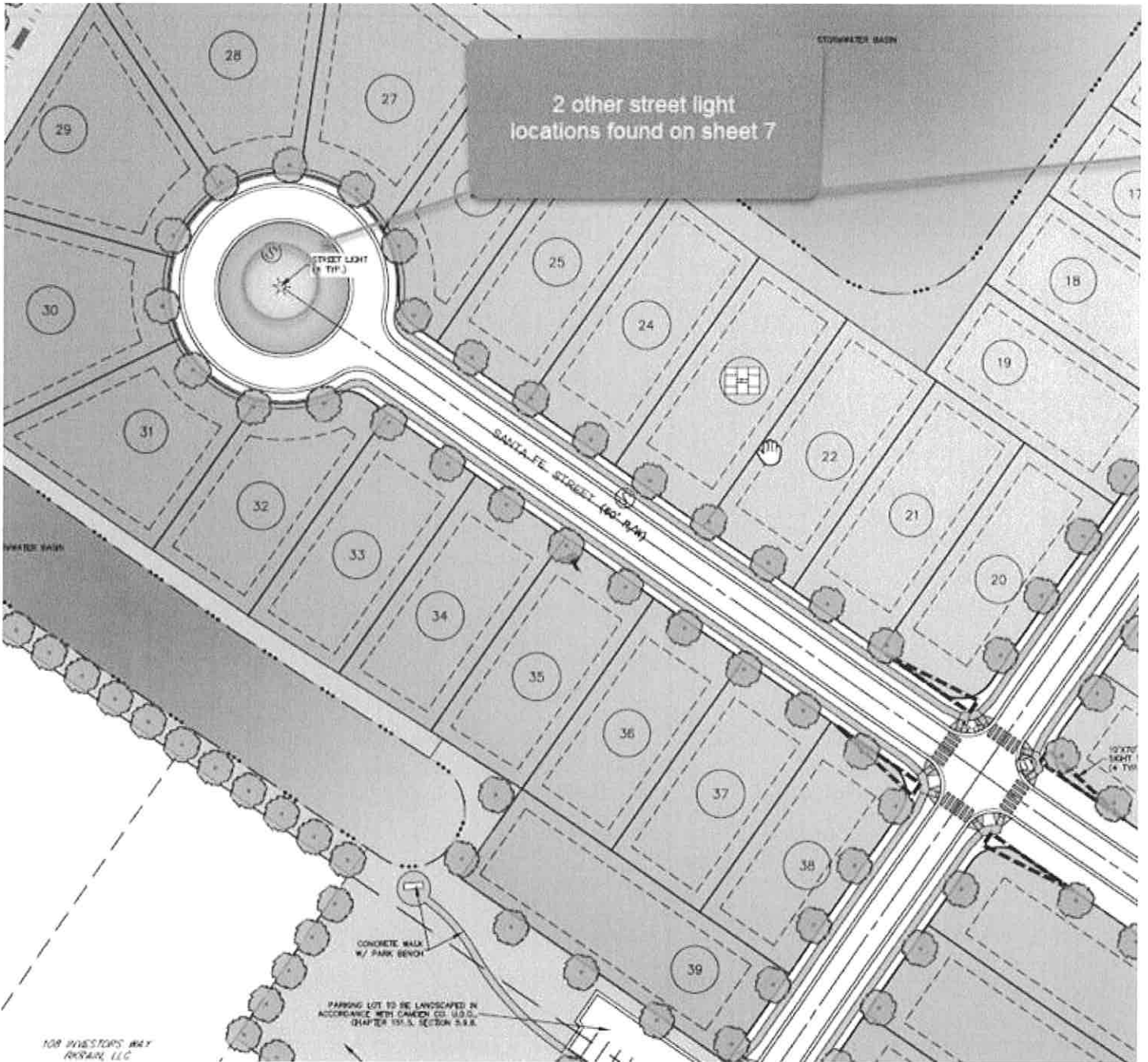
My apologies on the delay. I sent the form you sent me to my supervisor for her review she is taking a look at it. These are a couple of the comments I think we had when looking over the plans thus far.

Ashley L Bonney
 Dominion Energy

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



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



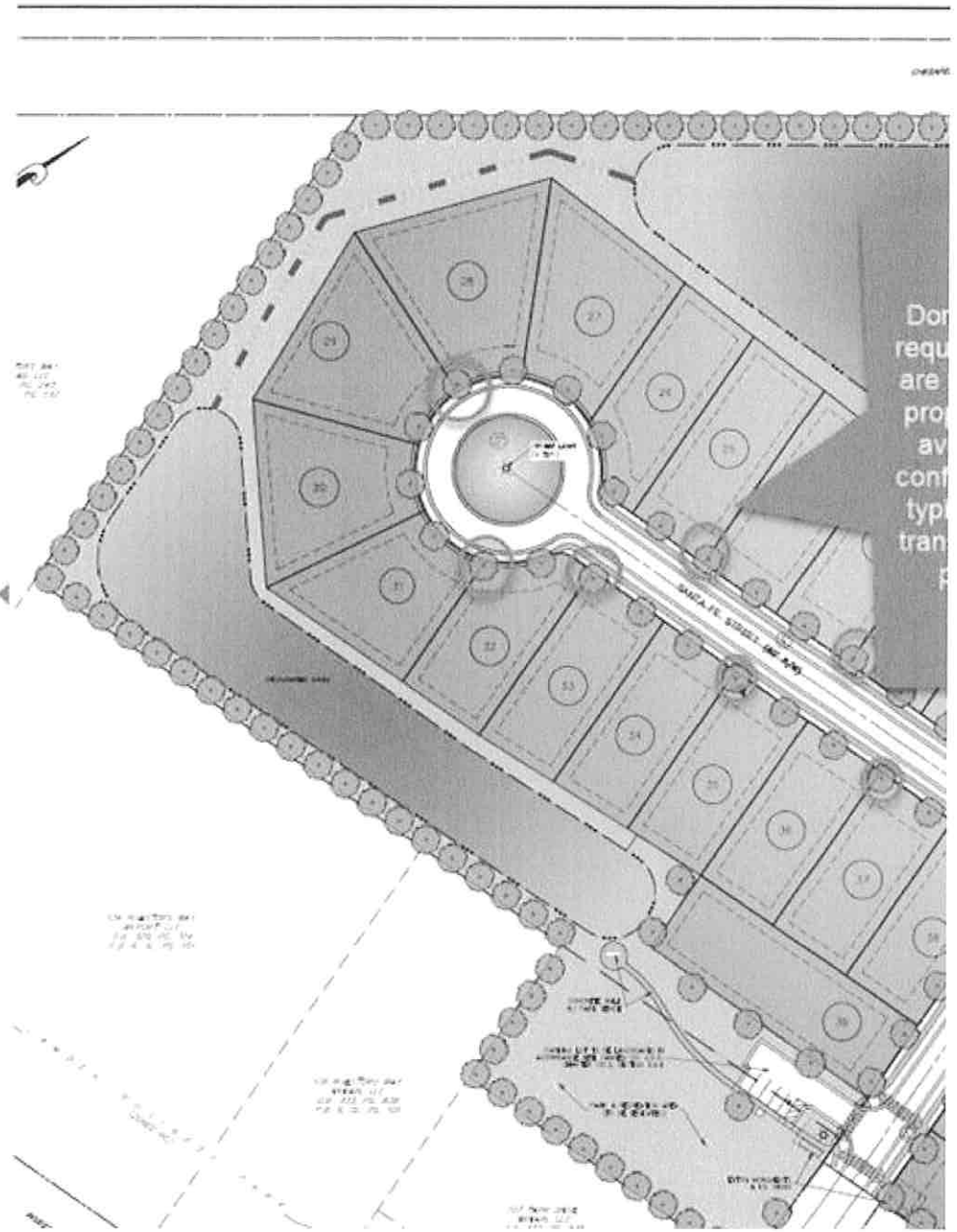
Attachment: TRCcomments (2821 : UDO 2020-06-43 Preliminary Plan - Camden Station Major Subdivision)

Bookmarks



Sheets and Views

- 1 TITLE SHEET, DEVELOPMENT NOTES & SITE LOCATION
- 2 PROJECT OVERVIEW
- 3 EXISTING FEATURES & LOT RECOMBINATION PLAN
- 4 PLAN OF SUBDIVISION
- 5 PRELIMINARY DRAINAGE PLAN
- 6 WATER DISTRIBUTION & WASTEWATER COLLECTION PLAN
- 7 LANDSCAPING, BUFFERING, SIGNAGE & LIGHTING PLAN
- 8 TYPICAL CONSTRUCTION DETAILS



Do not require are pro av cont typ tran

Ashley L. Bonney
 T&D Project Specialist II Subdivision Coordinator
 Electric Distribution Design and Project Management

Dominion Energy Virginia
 801 S Battlefield Blvd, Chesapeake, VA 23322
 O: 757-482-6010 M: 757-406-1298



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

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Original links in this email have been replaced by the Link Click Protection service. 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.

Memorandum

To: Dan Porter, Planning Director
From: Greg Johnson, Drainage Engineer
Date: September 19, 2020
Re: Camden Station



Model Review Disk Dated 8/11/20

Good morning Dan

I reviewed additional information supplied by Mr. Deel on 8/18/2. I find Mr. Deel's response acceptable and recommend acceptance of the drainage model.

If you have any questions concerning these comments, please call me. It may take me a moment to respond but I will. I will complete the review the review when I return.

Respectively submitted

A handwritten signature in black ink that reads "C. Gregory Johnson".

C. Gregory Johnson, P.E.
(757) 353-8695
3536 W. Coral Key
Virginia Beach, VA 23452-4404

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CAMDEN COUNTY

NORTH CAROLINA • USA

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Camden County Planning Board AGENDA ITEM SUMMARY SHEET

New Business

Item Number:

Meeting Date:

October 21, 2020

Submitted By:

Amber Curling,
Planning & Zoning
Prepared by: Amy Barnett

Item Title

Discussion - Village Residential District

Attachments:

DiscussionItemVillageResidentialDistrict (PDF)

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ARTICLE 151.3 Zoning Districts

Section 3.5 Residential Districts

3.5.6 Village Residential (VR) District

3.5.6. VILLAGE RESIDENTIAL (VR) DISTRICT

<h1 style="margin: 0;">VR</h1> <h1 style="margin: 0;">Village</h1> <h1 style="margin: 0;">Residential</h1>		A. Purpose Statement		
		<p>The Village Residential (VR) district is established to accommodate a wide range of residential and institutional use types at modest densities on lots within and adjacent to designated village centers. The district allows duplexes, live/work units, single-family attached, and single-family detached dwellings, but does not allow mobile homes, manufactured homes, or conservation subdivisions. As a means of creating compact, functional neighborhoods, the district also allows a wide variety of institutional uses, including community centers, day care, schools, assisted living, religious institutions, parks, and utilities. Lots served by public sewer may have reduced minimum lot sizes and building height is measured from the base flood elevation. District regulations are intended to support the County's investment in infrastructure by encouraging the development of compact, vibrant neighborhoods with a variety of house sizes and types that are located in close proximity to complementary institutional uses. Low density development comprised of uniform building types or styles is discouraged.</p>		
B. Dimensional Requirements				
#	STANDARD TYPE	REQUIREMENT		
		SINGLE-FAMILY DETACHED	ALL OTHER RESIDENTIAL	NON-RESIDENTIAL
A	Maximum Residential Density (units/acre)	1.45 [1]		N/A
B	Minimum Lot Area (square feet)	30,000 [2]	15,000 per unit [3]	30,000
C	Minimum Lot Width (feet)	100 [4] [5]	100 [6]	125
D	Maximum Lot Coverage (% of lot area)	24 [7]		
E	Minimum Open Space (% of development area)	15		
F	Minimum Front Setback (feet) [8]	20	20 [9]	25
G	Minimum Corner Side Setback (feet) [8]	20	20 [9]	25
H	Minimum Interior Side Setback (feet)	10	10 [9] [10]	15
I	Minimum Rear Setback (feet)	10	10 [9]	15
J	Minimum Distance Between Buildings, Front-to-Back (feet) [11]	N/A	30	
K	Minimum Distance Between Buildings, Side-to-Side (feet) [11]	N/A	15	
L	Minimum Accessory Building Setback (feet)	8		10
M	Maximum Building Height (feet)	35 [12]		

Attachment: DiscussionItemVillageResidentialDistrict (2822 : Discussion - Village Residential District)

ARTICLE 151.3 Zoning Districts

Section 3.5 Residential Districts

3.5.6 Village Residential (VR) District
NOTES:

- [1] Maximum residential density may be increased to 4.35 units per acre on lots served by public sewer.
- [2] Minimum lot area may be reduced to 10,000 square feet on lots served by public sewer.
- [3] Minimum lot area may be reduced to 8,000 square feet on lots served by public sewer.
- [4] Lots on a cul-de-sac street shall maintain a minimum frontage of 35 feet and shall maintain 80 percent of the required minimum lot width at a point located 50 feet from the street right-of-way edge.
- [5] May be reduced to 75 feet on lots on lots served by public sewer and located within 5,280 feet from a designated village center boundary.
- [6] Applied to the entire development or parent parcel. In no instance shall an individual lot have a width of less than 25 feet.
- [7] The maximum lot coverage may be increased with approval from NCDEQ and compliance with all applicable stormwater management requirements.
- [8] Setbacks are increased by an additional 25 feet from lot lines adjacent to an arterial street (US 17, NC 34, NC 343, Old Swamp Road, Sandy Hook Road, and the portion of US 158 east of the railroad tracks).
- [9] Setbacks are measured from the perimeter of the development to an individual structure.
- [10] Setbacks are 0 feet from lot lines occupied by party walls.
- [11] Applied in cases where there are two or more principal buildings on the same lot.
- [12] Height is measured from base flood elevation (BFE).

ARTICLE 151.7 Environmental Provisions

7.5 Open Space Set-Aside

7.5.5 Open Space Set-Aside Distinguished

7.5. OPEN SPACE SET-ASIDE**7.5.1. PURPOSE AND INTENT**

The purpose of this section is to help ensure the rural character of the County is maintained in areas outside of designated village centers as well as ensuring village center areas have open space resources that encourage recreation and the gathering of residents and visitors. These standards are further intended to:

- A. Establish the standards under which residential, mixed-use, and nonresidential development shall set aside a portion of the development area as open space;
- B. Distinguish between the characteristics, requirements, and appropriate locations for open space set-asides (OSS), based on the zoning district designation; and
- C. Establish minimum ownership and maintenance standards for homeowner and property owner associations related to open space set-asides.

7.5.2. APPLICABILITY**A. Generally**

1. Unless exempted in accordance with Section 7.5.2.C, Exemptions, the standards in this section shall apply to all new development and redevelopment in the County.
2. Redevelopment conducted after February 4, 2019 shall comply with the standards in this section, to the maximum extent practicable, and shall provide its pro rata share of open space set-aside.

B. Conservation Subdivisions

Open space set-asides associated with a conservation subdivision shall be subject to the standards in Section 6.5, Conservation Subdivision, in addition to these standards. In the event of a conflict, the standards in Section 6.5, Conservation Subdivision, shall control.

C. Exemptions

The following forms of development shall be exempted from the standards in this section:

1. Development of an individual single-family dwelling (including manufactured homes) on lots platted prior to February 4, 2019;
2. Subdivisions comprised solely of six or fewer lots where all lots intended for single-family detached residential dwellings; and
3. Development located within the CP, LI, and HI districts.

7.5.3. HOW TO USE THESE STANDARDS

- A. Developments subject to these open space set-aside (OSS) standards shall provide the minimum amount of open space set-aside based on the zoning district where located. The physical amount of open space to be set aside is based on the percentage of total development size. These percentage requirements are found in the dimensional standards tables for the zoning districts in ARTICLE 151.3, Zoning Districts.

- B. The required amount of open space set-aside may be reduced based on the provision of afforestation areas, configuration of off-street parking areas in accordance with low-impact development principles, the provision of sustainable development features in accordance with Section 7.6, Sustainable Development Incentives, or other aspects of this Ordinance.

- C. Once the minimum amount of OSS to be provided is determined, the type of OSS, whether active, passive, or urban is determined based on Table 7.5.5.B: Open Space Set-Aside Configuration.

- D. Applicants should then consult the range of allowable and prohibited features in the type of OSS to be provided.

7.5.4. MINIMUM OPEN SPACE SET-ASIDE REQUIRED

The minimum required amount of open-space set-aside shall be in accordance with the dimensional standards for the zoning district where development is located. ARTICLE 151.3, Zoning Districts sets out the dimensional standards for each zoning district.

7.5.5. OPEN SPACE SET-ASIDE DISTINGUISHED**A. Types of Open Space Set-Aside**

Open space set-aside may take any one of the following three forms, which are distinguished from one another based upon the types of facilities they contain, the general configuration of the land, or the kinds of function they serve (see Figure 7.5.5.A: Types of Open Space):

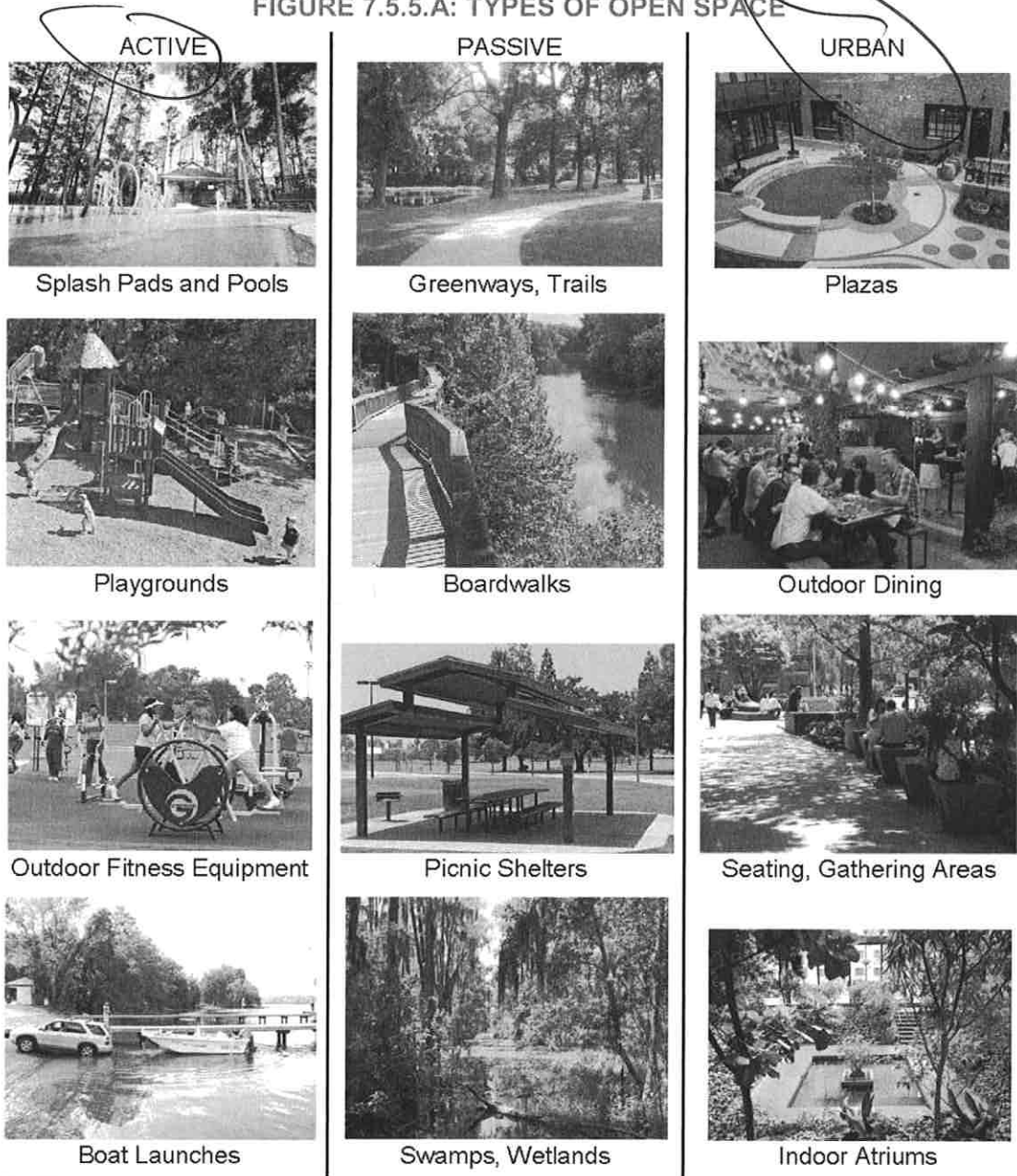
1. Active open space set-aside;
2. Passive open space set-aside; and

7.5 Open Space Set-Aside

7.5.5 Open Space Set-Aside Distinguished

3. Urban open space set-aside.

FIGURE 7.5.5.A: TYPES OF OPEN SPACE



B. Where Credited

Development subject to these standards shall provide the required type of open space set-aside in accordance with Table 7.5.5.B: Open Space Set-Aside Configuration. Nothing shall limit the provision of a greater minimum percentage or other type of open space set-aside, provided the minimum requirements in this section are met.

Attachment: DiscussionItemVillageResidentialDistrict (2822 : Discussion - Village Residential District)

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		
NOTES: [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> . [2] Multi-family development in these districts shall configure at least 75 percent of the total OSS provided as active OSS.			

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:

Attachment: DiscussionItemVillageResidentialDistrict (2822 : Discussion - Village Residential District)

ARTICLE 151.7 Environmental Provisions

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 2.3.16, 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.

ARTICLE 151.7 Environmental Provisions

7.6 Sustainable Development Incentives

7.6.5 Procedure

7.6. SUSTAINABLE DEVELOPMENT INCENTIVES

7.6.1. PURPOSE AND INTENT

This section sets out the following sustainable development incentives in an effort to encourage sustainable development practices as a means of addressing climate change and the need for more resilient development practices, the protection of natural resources, and to ensure a high quality of life for future County residents.

7.6.2. HOW TO USE THESE INCENTIVES

These sustainable development incentives reward applicants and forms of development that are configured in ways that conserve resources or are better able to withstand damaging weather events. Rewards take the form of increased maximum residential densities, increased maximum building heights, or reductions from other kinds of development standards such as required parking or maximum sign face area.

- A. Applicants seeking to take advantage of these sustainable development incentives should first understand the type of incentives available in accordance with Section 7.6.4, Type of Incentives.
- B. Once the preferred type of incentive(s) is determined, an applicant should review Section 7.6.5, Procedure, in order to determine the minimum number and type(s) of sustainable development practices required to take advantage of the desired incentive(s).
- C. Each type of incentive requires provision of one or more types of sustainable development practice from each of two different schedules (Schedule A and Schedule B).
- D. The sustainable development practices are listed, by schedule type, in Table 7.6.6: Menu of Sustainable Development Practices.
- E. The types of sustainable development practices to be provided are at the applicant's discretion, but the minimum number of practices from each schedule must be provided. Nothing shall limit a review authority from including a condition of approval that specifies the use of one or more particular types of sustainable development practice should an applicant decide to pursue a sustainable development incentive.
- F. Site plans, subdivision plats, and other application materials shall identify the type(s) of incentives sought and the sustainable development practices provided.

7.6.3. APPLICABILITY

The incentives included in this section are available to new development in the residential, commercial, industrial, and planned development districts.

7.6.4. TYPE OF INCENTIVES

- A. Development integrating sustainable development practices in accordance with this section shall be eligible for one or more of the following incentives:
 1. A density bonus of up to one additional dwelling unit per acre beyond the maximum allowed in the base zoning district, based on the land's designation in the 2035 Comprehensive Plan;
 2. An increase in the maximum allowable building height by up to one story or ten feet beyond the maximum allowed in the base zoning district, with approval of the Fire Marshal;
 3. A modification to the off-street parking requirements resulting in a reduction from the minimum requirements by 15 percent without an alternative parking plan;
 4. An increase in the maximum allowable sign area or maximum height for wall or freestanding signs by 10 percent; or
 5. A reduction in the amount of required open space set-aside by 10 percent.
- B. Development may include a sufficient number of sustainable development practices to take advantage of more than one type of incentive, but in no instance shall the amount of an incentive be increased or decreased (as appropriate) beyond the maximum listed in this subsection.

7.6.5. PROCEDURE

- A. Development seeking to use incentives shall include a written request with the development application that demonstrates how compliance with the standards will be achieved.
- B. Review for compliance with this section and granting of requests in accordance with this section shall occur during review of a site plan, subdivision, planned development master plan, special use permit, or zoning compliance permit, as appropriate.
- C. Approval of use of a particular incentive shall be based on the number of sustainable development practices provided, in accordance with Table 7.6.5: Sustainable Development Practice Incentives, and Table 7.6.6: Menu of Sustainable Development Practices. To obtain the right to a particular incentive, development shall provide the

7.6 Sustainable Development Incentives
7.6.6 Menu of Sustainable Development Practices

minimum number associated of sustainable development practices from both schedule A and schedule B in the table below.

TABLE 7.6.5: SUSTAINABLE DEVELOPMENT PRACTICE INCENTIVES		
TYPE OF INCENTIVE	MINIMUM NUMBER OF SUSTAINABLE DEVELOPMENT PRACTICES PROVIDED	
	FROM SCHEDULE A	FROM SCHEDULE B
A density bonus of up to one additional dwelling unit per acre beyond the maximum allowed in the base zoning district	2	4
An increase in the maximum allowable height by up to one story or ten feet beyond the maximum allowed in the base zoning district	2	3
A reduction from the minimum parking space requirements by 15 percent, or an increase to the maximum allowable number of parking spaces provided by 15 percent	2	2
An increase in the maximum allowable sign area or maximum height for wall or freestanding signs by 10 percent	1	3
A reduction in the amount of required open space set-aside by 10 percent	1	2

7.6.6.MENU OF SUSTAINABLE DEVELOPMENT PRACTICES

One or more of the sustainable development practices in Table 7.6.6: Menu of Sustainable Development Practices, may be offered by an applicant for proposed development in accordance with Table 7.6.5: Sustainable Development Practice Incentives.

TABLE 7.6.6: MENU OF SUSTAINABLE DEVELOPMENT PRACTICES		
SCHEDULE	TYPE OF PRACTICE	DOCUMENTATION OF COMPLIANCE
ENERGY CONSERVATION		
A	Inclusion of solar photovoltaic panels or small wind energy facilities	Indication on site plan
A	Use of central air conditioners that are Energy Star qualified	Provision of manufacturer's certification statement
A	Use of only solar or tankless water heating systems throughout the structure	Inclusion on construction drawings
A	Use of a white roof or roofing materials with minimum reflectivity rating of 60 percent or more	Provision of materials sample and manufacturer's certification statement (statement not required for white roofs)
B	Provision of skylights in an amount necessary to ensure natural lighting is provided to at least 15 percent of the habitable rooms in the structure	Indication on site plans
B	Roof eaves or overhangs of three feet or more on southern or western elevations	Indication on site plans
B	Structure design that can accommodate the installation and operation of solar photovoltaic panels or solar thermal heating devices (including appropriate wiring and water transport systems)	Inclusion on construction drawings
B	Inclusion of shade features (e.g., awnings, louvers, shutters, etc.) to shade all windows and doors on the southern building facade	Indication on site plan
B	Configuration of new buildings with one axis at least 1.5 times longer than the other, and the long axis oriented in an east-west configuration for solar access	Indication on site plan

7.6 Sustainable Development Incentives
7.6.7 Failure to Install or Maintain Sustainable Development Practices

TABLE 7.6.6: MENU OF SUSTAINABLE DEVELOPMENT PRACTICES		
SCHEDULE	TYPE OF PRACTICE	DOCUMENTATION OF COMPLIANCE
LEED CERTIFICATION		
AAA [2]	Construction of the principal structure to meet or exceed LEED Platinum certification standards	Provision of Green Building Certification Institute's verification of project compliance (may be provided within one year following occupancy)
AA [2]	Construction of the principal structure to meet or exceed LEED Gold certification standards	
BBB	Construction of the principal structure to meet or exceed LEED Silver certification standards	
BB	Construction of the principal structure to meet or exceed LEED Bronze certification standards	
WATER CONSERVATION AND QUALITY PROTECTION		
AA [1]	Configuration of the principal structure's roof so that at least 50 percent of the roof is a "green" roof intended to capture and hold rain water	Indication on site plan
A	Inclusion of rain water capture and re-use devices such as cisterns, rain filters, and underground storage basins with a minimum storage capacity of 500 gallons	Inclusion on construction drawings
A	Provision of rain gardens or other appropriate stormwater infiltration system(s) of at least 500 square feet in area	Indication on site plan
A	Provision of open space set-asides at a rate 200 percent or more beyond the minimum required	
B	Provision of rain gardens or other appropriate stormwater infiltration BMP systems of at least 100 square feet in area	
B	Removal of all lawn or turf in favor of living ground cover or mulch	
B	Use of xeriscape landscaping techniques without irrigation	
B	Provision of 150-foot undisturbed buffers adjacent to/surrounding all wetlands or surface waters	
B	Use of permeable surfacing on 50 percent or more of the vehicular use area	
BUILDING CONFIGURATION		
AA [1]	Compliance with the multi-family residential design standards in <u>Section 5.1.1, Multi-Family Residential Design Standards</u> , for single-family attached development	Indication on site plan & signature on statement of consent
AA [1]	Compliance with the single-famil residential design guidelines in <u>Section 5.1.1, Multi-Family Residential Design Standards</u> , for single-family detached, single-family attached, or duplex development	
A	Construction of principle structure in accordance with Barrier Free Design Standards (ANSI A1171.1)	Inclusion on construction drawings
A	Construction of the principal structure to a design wind speed standard of 150 mph	Signed attestation from a qualified NC licensed engineer
A	Inclusion of underground parking or parking structures sufficient to accommodate 51 percent or more of the off-street parking requirements	Indication on site plan
B	Provision of on-site transit facilities (e.g., designated park-and-ride parking spaces, bus shelters, or similar features)	
B	Inclusion of showering and dressing facilities in nonresidential developments for employees using alternative forms of transportation	Inclusion on construction drawings
B	Provision of at least one enclosed recycling station per building suitable for storage and collection of recyclable generated on-site	Indication on site plan
<p>NOTES: [1] Credited as provision of three schedule "A" features [2] Credited as provision of two schedule "A" features</p>		

Attachment: DiscussionItemVillageResidentialDistrict (2822 : Discussion - Village Residential District)

ARTICLE 151.2 Procedures

Section 2.3 Specific Review Procedures

2.3.15 Interpretation

2.3.15. INTERPRETATION

A. Purpose and Intent

The purpose for this interpretation procedure is to provide a process where an applicant may request documentation from UDO Administrator regarding the meaning of language in this Ordinance, boundaries on the OZM, or conditions of a prior development application approval.

B. Applicability

The UDO Administrator is responsible for written interpretations, including, but not limited to interpretations of:

1. The meaning of the text in this Ordinance;
2. The location and extent of zoning district boundaries on the OZM;
3. Interpretations of whether an unlisted use is comparable to a use listed in Table 4.3.10: Principal Use Table;
4. Definitions of undefined terms; and
5. Compliance with conditions of approval.

C. Interpretations Distinguished

1. Only formal interpretations issued in accordance with this procedure are subject to appeal as an administrative decision.
2. Any written or oral interpretations that do not meet the strict requirements of this section are advisory interpretations.
3. Advisory interpretations have no binding effect and are not considered formal interpretations subject to appeal.

D. Interpretation Procedure**1. Pre-Application Conference**

Optional (see Section 2.2.2, Pre-Application Conference).

2. Application Submittal and Acceptance

Applicable (see Section 2.2.4, Application Submittal).

- a. Any person may request a formal interpretation of any provision of this Ordinance, the location of a zoning district boundary, how a proposed use may be treated, a definition, or a prior condition of approval, provided the request:
 1. Relates to a specific parcel of property, section of this UDO, or prior development approval;
 2. Is made in writing; and
 3. States all of the necessary facts to make the interpretation or enable research.

- b. If a request relates to a particular lot or site and the applicant is not the owner, agent, or contract purchaser, the applicant must certify that a copy of the request has been provided to the landowner prior to submittal to the County.

3. Staff Review and Action

- a. Applicable (see Section 2.2.5, Staff Review and Action).
- b. The UDO Administrator shall review the request and make interpretations in accordance with Section 2.3.15.E, Interpretation Review Standards.
- c. The UDO Administrator may request additional information from an applicant as necessary to make an interpretation.
- d. Prior to rendering an interpretation, the UDO Administrator may consult with the County Attorney or other County officials.

E. Interpretation Review Standards**1. Official Zoning Map Boundaries**

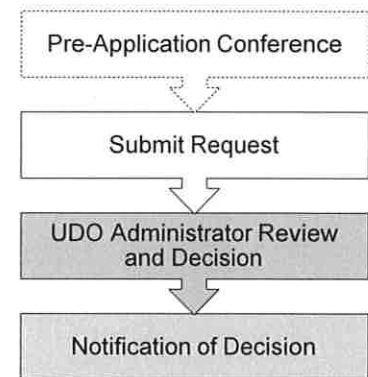
Interpretation of district boundaries on the OZM shall be in accordance with the standards in Section 3.3.3, Interpretation of Boundaries, and consistent with the County's adopted policy guidance.

2. Unlisted Uses

Interpretation of whether an unlisted use is similar to a use identified in Table 4.3.10: Principal Use Table, shall be based on consistency with the County's adopted policy guidance and the following standards:

- a. The function, product, or physical characteristics of the use;
- b. The impact on adjacent lands created by the use;
- c. The type, size, and nature of buildings and structures associated with the use;
- d. The type of sales (retail, wholesale), and the size and type of items sold and displayed on the premises;
- e. The types of items stored (such as vehicles, inventory, merchandise, chemicals, construction materials, scrap and junk, and raw materials including liquids and powders);

FIGURE 2.3.15:
INTERPRETATION
PROCEDURE



ARTICLE 151.2 Procedures

Section 2.3 Specific Review Procedures

2.3.15 Interpretation

- f. The volume and type of vehicle traffic generated by the use, and the parking demands of the use;
- g. Any processing associated with the use, including assembly, manufacturing, warehousing, shipping, distribution, and whether it occurs inside or outside a building;
- h. Any dangerous, hazardous, toxic, or explosive materials associated with the use;
- i. The amount and nature of any nuisances generated on the premises, including but not limited to noise, smoke, odor, glare, vibration, radiation, and fumes; and
- j. Any prior applicable interpretations made by the UDO Administrator or decisions made by the BOA.

3. Undefined Term

If a term in this Ordinance is undefined or the meaning is unclear, the UDO Administrator may interpret the term based upon appropriate definitions in any of the following sources:

- a. Planning-related definitions in publications prepared or offered by the American Planning Association or the Urban Land Institute;
- b. The Oxford Dictionary of Construction, Surveying, and Civil Engineering;
- c. The North Carolina General Statutes;
- d. The North Carolina Administrative Code;
- e. The State Building Code;
- f. Black's Law Dictionary; or
- g. Other professionally-accepted source.

4. Text Provisions and Prior Approvals

Interpretation of this text and approved applications shall be based on the standards in Section 1.10, Rules of Language Construction, and the following considerations:

- a. When the legislative intent of a provision is unclear, the UDO Administrator shall consider the clear and plain meaning of the provision's wording, as defined by the meaning and significance given specific terms used in the provision—as established in Section 10.3, Definitions, and by the common and accepted usage of the term;
- b. The intended purpose of the provision, as indicated by purpose statements, its context and consistency with surrounding and related provisions, and any legislative history related to its adoption;
- c. The general purposes served by this Ordinance, as set forth in Section 1.4, General Purpose and Intent; and
- d. Consistency with the County's adopted policy guidance.

F. Effect

1. General

- a. A written interpretation shall be binding on subsequent decisions by the UDO Administrator or other administrative officials in applying the same provision of this Ordinance or the OZM in the same circumstance, unless the interpretation is modified in accordance with this section, the interpretation is later determined to have been made in error, or the text of this Ordinance is amended.
- b. The UDO Administrator shall maintain a record of written interpretations that shall be available in the Planning Department for public inspection, on reasonable request, during normal business hours.

2. Approval of Unlisted Use

- a. After the UDO Administrator determines the use category or use type in which the unlisted use is best classified, then the unlisted use shall be subject to all applicable requirements of that use category or use type.
- b. After making an interpretation of an unlisted use, the UDO Administrator shall determine whether the unlisted use is likely to be common or recur frequently, and whether its omission is likely to lead to uncertainty and confusion. On determining that the unlisted use is likely to be common and would lead to confusion if unlisted, the UDO Administrator shall initiate an application for an amendment to the text of this Ordinance. Until final action is taken on the text amendment, the UDO Administrator's decision shall be binding.
- c. If after making an interpretation of an unlisted use, the UDO Administrator determines that the unlisted use is of an unusual or transitory nature, and unlikely to recur frequently, the determination shall be binding without further action or amendment of this Ordinance.

G. Appeal

Appeal of a decision on a floodplain development permit shall be reviewed and decided by the BOA in the nature of certiorari and in accordance with Section 2.3.5, Appeal.

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