

SANDY HOOK ROAD REZONING REQUEST BY RICKY EDWARDS

Ricky Edwards has requested a zoning change for four parcels, approximately 4.5 acres of land from Village Commercial (VC) to Neighborhood Residential (NR) on property located off of Sandy Hook Road in the Shiloh Township.

Navigating this PDF:

The following page contains an index to the various documents which will be considered by the Board of Commissioners of Camden County, NC. Links in the index will navigate to the section of this PDF for which the link title describes. Each page of this document except this page (title page), and the index page, will contain a link for "Back To Index".

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- [Application for Rezoning Request](#)
- [Zoning District Comparison, Village Commercial \(VC\) vs. Neighborhood Residential \(NR\)](#)
- [Proposed Ordinance to rezone property as requested should Camden County Board of Commissioners vote to approve the request](#)
- [Proposed Resolution to amend the CAMA Core Land Use Plan Future Land Use Map should Camden County Board of Commissioners vote to approve the request](#)

**Camden County Board of Commissioners
AGENDA ITEM SUMMARY SHEET**

Meeting Date: December 6, 2021
Attachments: Sandy Hook Rezoning Findings
Submitted By: Planning Department
Item Title: Request for Zoning Map Amendment from Ricky Lee Edwards

Summary:

Ricky Lee Edwards has requested a map amendment for 4 parcels of approximately 4.5 acres from Village Commercial (VC) and 37 acres to Neighborhood Residential (SR). All parcels are located off Sandy Hook Rd in the Shiloh Township.

The neighborhood meeting was held on October 5, 2021. On October 20, 2021, the Planning Board approved the rezoning request with a 4-0 vote.

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

The proposed zoning change is inconsistent with the County's Comprehensive Future Land Use Map which shows the current Village Commercial Zoning Parcels to be Community Core.

Recommendation:

Motion to approve Consistency Statement:

The requested zoning change is inconsistent with 2035 Comprehensive Future Land Use Maps that reflect allowing higher density residential development in targeted areas of the County. The requested zoning change is inconsistent with the 2005 CAMA Future Land Use Plan which identifies the majority of the property as Crossroads Commercial.

If rezoning is approved CAMA requires an approval of a Resolution to the CAMA Future Land Use Map.

Motion to approve:

Motion to approve the Ordinance 2021-12-01 and Zoning Map Amendment UDO 2021-10-12 for the rezoning of the four parcels of property, approximately 4 acres total from Village Commercial (VC) to Neighborhood Residential (NR); and to approve the resolution amending CAMA Future Land Use Map.

Reasonableness Statement for approval:

The requested zoning change is consistent with the current land use of the 4 parcels as well as the majority of the surrounding land uses.

Motion for denial:

Motion to deny the Ordinance 2021-12-01/Rezoning Application (UDO 2021-10-12) for the rezoning of the four parcels of property, approximately 4 acres total from Village Commercial (VC) to Neighborhood Residential (NR).

Reasonableness Statement for denial:

The requested zoning change is inconsistent with 2035 Comprehensive Future Land Use Plan which identifies the area as Crossroads Commercial. The requested zoning change is inconsistent with the CAMA Future Land Use Plan which identifies the property as Community Core.

STAFF REPORT

Ordinance 2021-12-01 UDO 2021-10-012 Zoning Map Amendment

PROJECT INFORMATION

File Reference: UDO 2021-10-012
Project Name: Rezoning on Sandy Hook Rd
PIN: Various

Applicant: Ricky Lee Edwards
Address: 226 Milltown Rd
Shiloh, NC 27974

Phone: 252-331-7564
Email: NA

Agent for Applicant: NA
Address:

Phone:
Fax:
Email:

Current Owner of Record: Applicant

Meeting Dates:
October 5, 2021 **Neighborhood Meeting**
October 20, 2021 **Planning Board Meeting**

Application Received: October 6, 2021
By: Amber Curling, Planning

Application Fee paid: \$650.00

Completeness of Application: Application is generally complete

Documents received upon filing of application or otherwise included:

- A.** Rezoning Application
- B.** Deed
- C.** Neighborhood Meeting Comments
- D.** Zoning Comparison VC to NR

REQUEST: Zoning Map Amendment from Village Commercial Zoning District to Neighborhood Residential Zoning District.

DESCRIPTION: Rezone of four parcels; first parcel 03-8973-00-22-4200.0000 of approximately 1.33 acres, second parcel 901 Sandy Hook Rd 03-8973-00-22-6302.0000, third parcel 903 Sandy Hook Rd 03-8973-00-22-6159.0000 and fourth parcel PIN 905 Sandy Hook Rd 03-8973-00-22-6088.0000 from Village Commercial (VC) to Neighborhood Residential (NR). The parcels are located in the Shiloh Township on Sandy Hook Road. The property has been used as farmland and residential homes

Rezoning from the Village Commercial Zoning District (Article 151.3.6.3)

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 ARTICLE 151.5 DEVELOPMENT STANDARDS.

Rezoning to the Neighborhood Residential Zoning District (Article 151.3.5.5)

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

SITE DATA

Size of Lots: The 4 lots are between 40,000 -59,000 square feet
Flood Zone: X
Zoning District(s): Village Commercial (VC)
Existing Land Uses: Farmland Residential Lots
Proposed Use(s) – Residential

Adjacent Zoning & Uses:

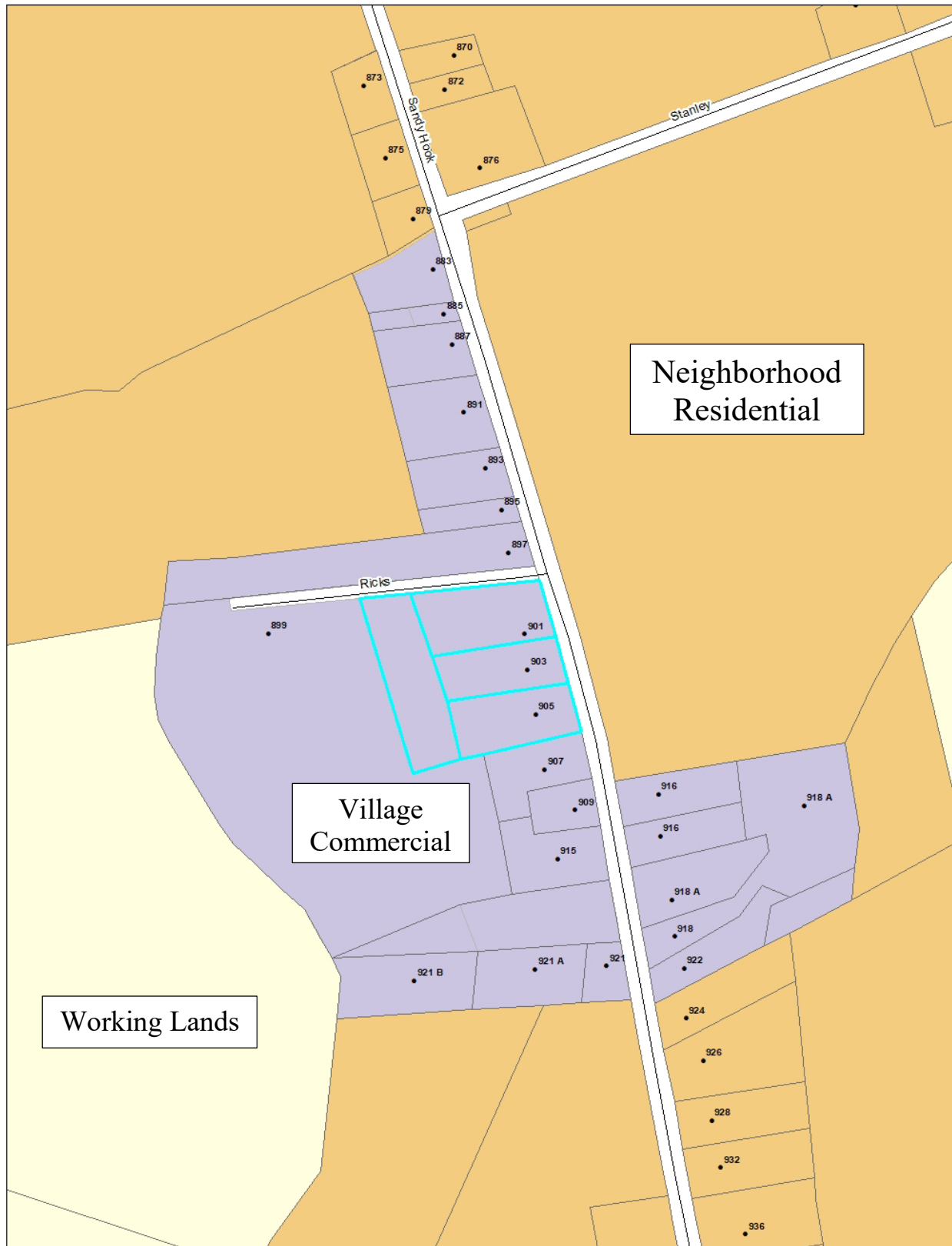
	North	South	East	West
Zoning	Village Commercial (VC) & Neighborhood Residential (NR)	Village Commercial (VC) Neighborhood Residential (NR)	Neighborhood Residential (NR)	Village Commercial (VC)
Use & size	Residential Lots & Farmland	Residential Lots, Woods, Farmland	Farmland	Business & Farmland

MAPS for Clarification

Vicinity Map: Shiloh Township – Located on Sandy Hook Rd.



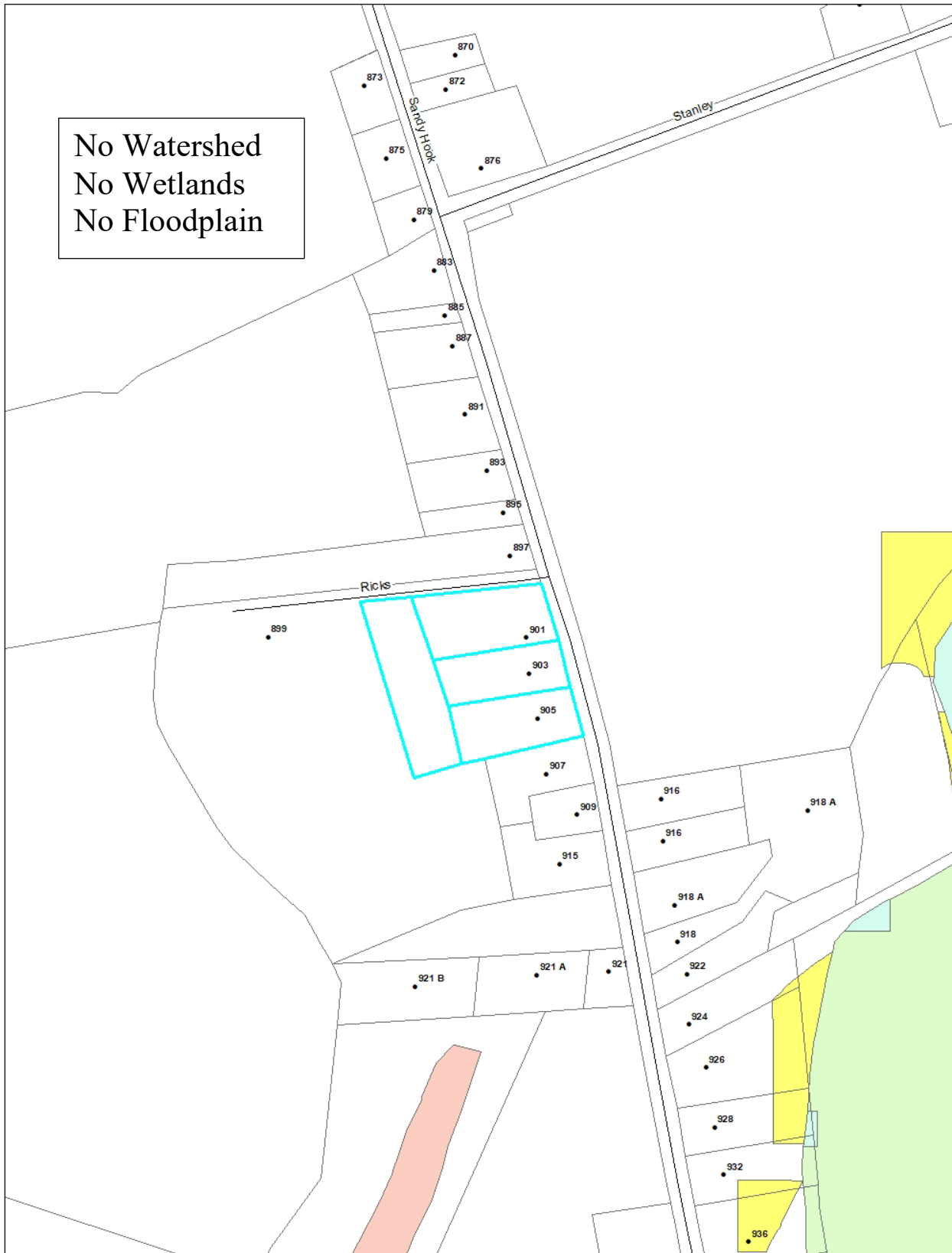
Zoning Map:



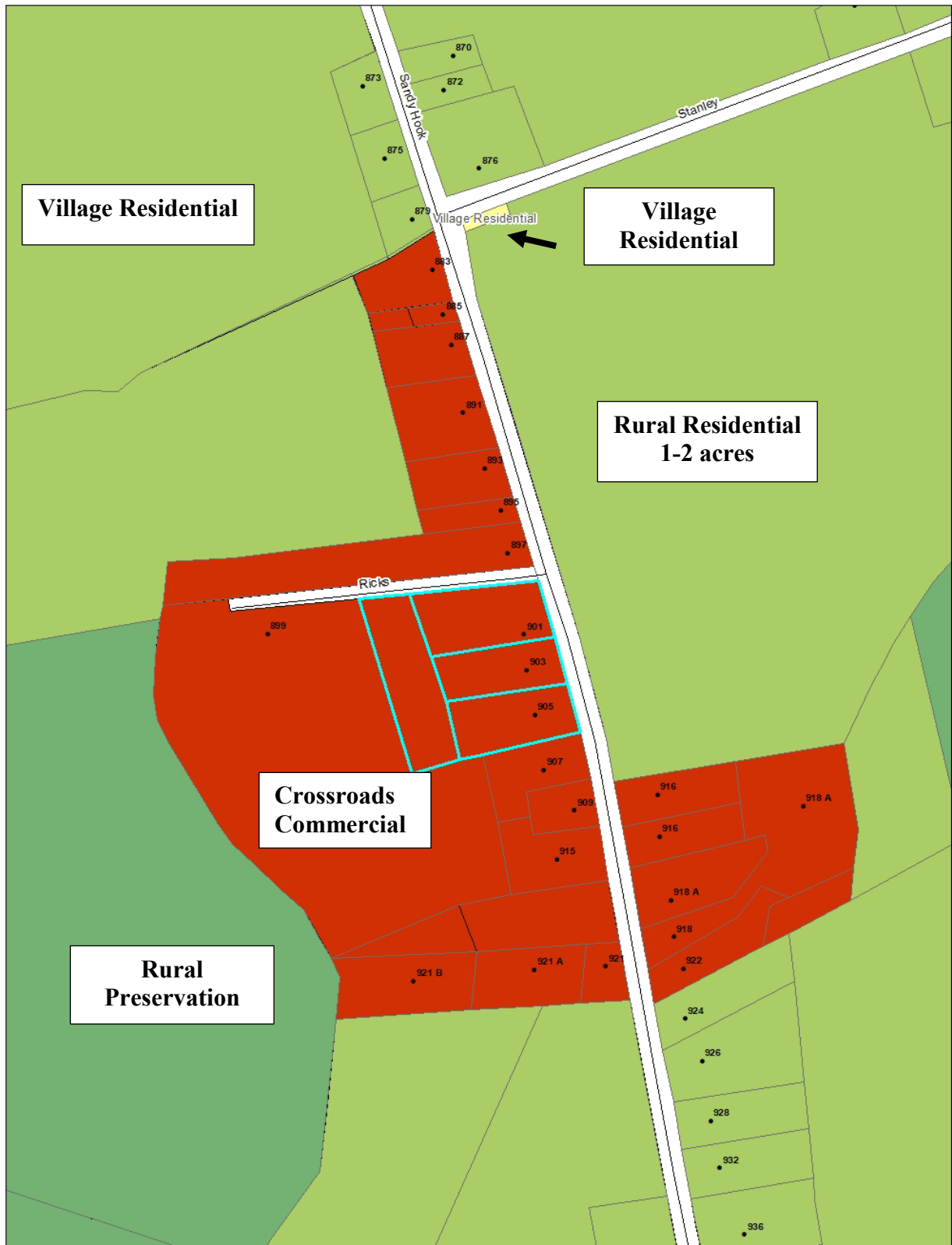
CAMA Land Suitability:



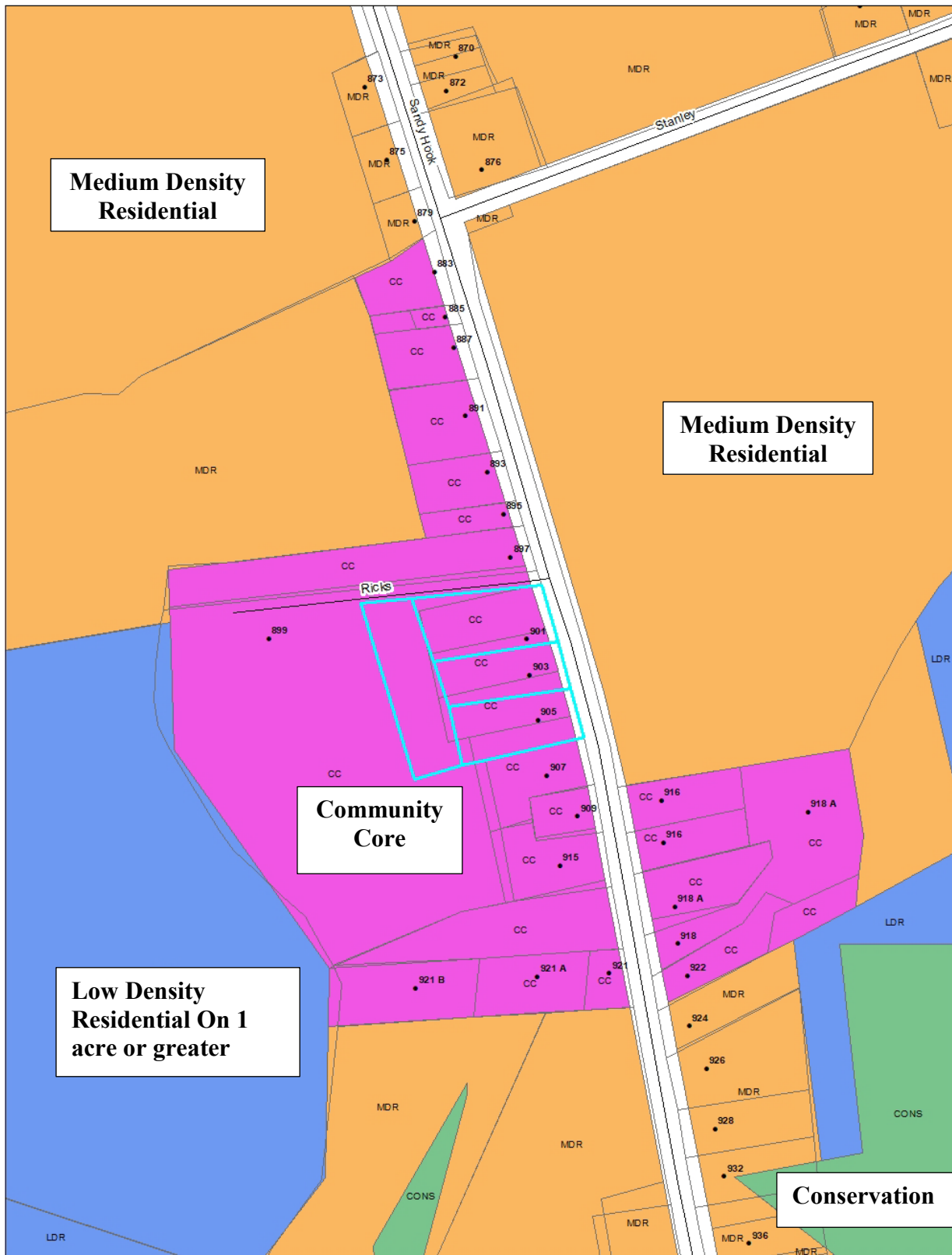
Watershed, Wetlands, and Floodplain Map



Comprehensive Plan Future Land Use Map



CAMA Future Land Use Map



INFRASTRUCTURE & COMMUNITY FACILITIES

Water: Water lines are located adjacent to property along Sandy Hook Road

Sewer: Not available.

Fire District: Shiloh Fire District.

Schools: Proposed zoning should not have an impact on Schools.

Traffic: Proposed zoning should not have impact on Traffic

SPECIFIC CAMA LAND USE QUESTIONS THE PLANNING BOARD TO CONSIDER:

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

In Camden County 0.26% is zoned as Village Commercial and 3.08% is zoned as Neighborhood Residential.

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

The surrounding properties are mainly residential homes and farmland.

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

Three of the parcels are being used as residential and the fourth parcel is being used as farmland. The surrounding properties are mainly residential. The proposed uses of the four parcels are residential. The difference is between the existing Commercial zoning district and the proposed Residential zoning district.

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

The proposed zoning uses should not impact public facilities. Three of the 4 properties have water meters currently.

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

The proposed zoning uses should not have an impact on any public services.

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

All permitted uses in the requested zoning classification should not lessen the enjoyment or use of any adjacent properties.

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

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

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

The request does not raise serious legal questions.

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

The proposed development includes no areas of environmental concern.

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

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

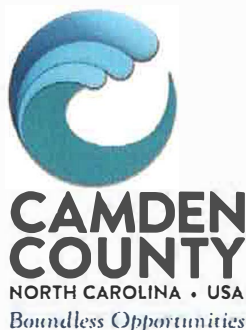
CONSISTENCY with PLANS and MAPS

-
- **CAMA Land Use Plan Policies & Objectives:**
- **Consistent** ☐ **Inconsistent** ☒
- The CAMA Land Use Plan was adopted by the Camden County Board of Commissioners on April 4, 2005. The proposed zoning change is inconsistent in that the CAMA Future Land Use Maps has the property identified as Community Core. The Plan shows the current Village Commercial Zoning District Parcels to be designed to provide the core commercial use in the County's three villages to help meet social, shopping, employment, and some housing needs of the County's rural residents in a village-type environment.
- **2035 Comprehensive Plan**
- **Consistent** ☐ **Inconsistent** ☒
- The proposed zoning map amendment is inconsistent with the County's 2035 Comprehensive Future Land Use Map (Adopted 2012) which shows the parcel to be Crossroads Commercial. The Crossroads Commercial District is intended to provide commercial uses that serve proximate rural residences. Crossroads Commercial is not typically designed in a master planned fashion, but as singular smaller shops and stores that provide basic goods and services.
-
- **Comprehensive Transportation Plan**
- **Consistent** ☐ **Inconsistent** ☒
- Property abuts Sandy Hook Rd
-
- **Other Plans officially adopted by the Board of Commissioners -**
N/A

Recommendations

The Planning Board on October 20 voted unanimously to approve the Rezoning Application.

Planning Staff supports the Planning Board recommendation for the approval of the Rezoning Application Ordinance 2021-12-01 (UDO 2021-10-12) of the Sandy Hook Rd parcels from Village Commercial to Neighborhood Residential.



Zoning Map Amendment Application

OFFICIAL USE ONLY:

 UDO Number: 2021-10-12

 Date Filed: 10/6/2021

 Amount Paid: \$650.00

 Received By: AYC
credit card
Contact Information


PROPERTY OWNER



APPLICANT



AGENT FOR APPLICANT

 Name: Ricky Lee Edwards

 Name: SAME

 Address: 226 Milltown Rd

Address: _____

Shiloh NC 27974

 Telephone: 252-331-7564

Telephone: _____

Fax: _____

Fax: _____

Email: _____

Email: _____

 LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: Selt

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

 Physical Street Address 901, 903, 905 Sandy Hook and parcel 03-8973-00-2-6088-0000

 Location: All properties located together on Sandy Hook Rd by Ricks Wy

 Parcel ID Number(s): 03-8973-00-22-(1) 4200, (2) 6302, (3) 6159, (4) 6088

 Deed Book/ Page Number and/or Plate Cabinet/Slide Number DB276, PG64-PC4, SN72B

 Total Parcel(s) Acreage: 4.52 Perk Test or County Sewer Approval NA

 Existing Land Use of Property: Residential/Farm Proposed Land Use Residential
Request

 Current Zoning of Property: Village Commercial Proposed Zoning District: Neighborhood Residential

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

 Metes and Bounds Description Provided: ☒ Yes ☐ No

 Community Meeting, if applicable: Date Held: 10/6/2021 Location: 899 Sandy Hook Rd

Zoning Change Application Questions

The UDO requires the Board to consider principal issues when considering an application for a zoning change. Please respond to each issue in the space provided below or on a separate sheet.

(A) What reasons/purpose for the rezoning request?

To reduce my taxes to residential tax rate. To keep the use of the properties to residential. If i stop the residential use for 6 months a single family detached home is not permitted within Village Commercial.

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

No it will stay residential

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

No it will be residential.

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

I have been informed the county has a future land plan. This is the reason my residential property was zoned Commercial. The plan is for the future and the majority of the commercial property is residential homes. There are other businesses near my property which are not zoned Commercial. So yes I feel the rezoning would be consistance.

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

Neighborhood residential zoning is across the street on 51.94 acres and to the north 150 feet on a 37 acre parcel.

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

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

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

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



Property Owner(s)/Applicant

Date

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

10/09/2020

**Camden County, North Carolina
Principal Use Table, District Comparison
Conservation & Protection Vs. Working Lands**

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Use Class / Main Category / Category	"P"=Permitted, "S"=Special Use Permit, Blank=Prohibited	VC	NR
Agricultural			
AGRICULTURE/HORTICULTURE The Agriculture/Horticulture Use Category is characterized by general agricultural activities taking place on lands that are not bona fide farms in as identified in Section 1.5.4, Exemptions. The range of uses includes the cultivation and production of orchard, garden, or nursery crops on a small or large scale, the production of field grown crops, specialty crops, flowers, fruit, grapes, market gardening, nursery stock, nuts, ornamental plants, sod, vegetables, and similar horticultural uses. The use category also includes agronomy, biotechnical agriculture (including education parks for biotechnical agriculture or a demonstration farm), and similar uses, but does not include the keeping of livestock or other animal husbandry uses. Accessory uses may include offices, storage areas, and repair facilities related to agriculture uses.			
<i>All Agriculture/ Horticulture Uses</i> <i>See use category definition.</i>			
ANIMAL HUSBANDRY The Animal Husbandry Use Category is characterized by the commercial and non-commercial propagation, rearing, exercising, feeding, milking, housing, controlling, handling, or general care of living animals. Examples of Animal Husbandry Use Types include the raising and production of cattle (beef and dairy), pigs, mules, ducks, horses, goats, poultry, sheep, and similar livestock or domesticated animals. Animal husbandry also includes commercial apiaries, aquaculture, and fisheries. Breeding and rearing of animals typically thought of as household pets (e.g., dogs, cats, small rodents, etc.) is not animal husbandry.			
<i>Animal Husbandry Uses (excluding stockyards and slaughterhouses)</i> <i>See use category definition.</i>			
<i>Stockyard/Slaughterhouse</i> <i>A site where livestock is stored and butchered for food or products.</i>			
AGRICULTURAL SUPPORT The Agricultural Support Use Category includes use types that provide support and services to uses directly engaged in agricultural, horticultural, and animal husbandry activities. Agricultural support uses are related to agricultural activities, but may not be proximate to or directly involved with agricultural production.			
<i>Agricultural Research Facility</i> <i>A facility for the investigation, testing, and demonstration of agricultural products and processes, including biotechnical agriculture, veterinary, soil, plant, and animal sciences.</i>		S	
<i>Agri-Education/ Agri-Entertainment</i> <i>Agri-education facilities are used for the investigation, testing, or demonstration of, or for training or educating persons in, products and processes related to agriculture, horticulture, or animal husbandry, including biotechnical agriculture, veterinary, soil, plant, and animal sciences. Agri-entertainment events and activities allow for recreation, entertainment and tourism in conjunction with an agricultural use. Examples include wineries, petting zoos, hay rides, and corn mazes.</i>		S	
<i>Distribution Hub for Agriculture Products</i> <i>A commercial establishment where farmers can deliver agricultural products for pick-up by wholesalers or firms involved in processing of agricultural products, but not delivery directly to consumers.</i>			
<i>Equestrian Facility</i> <i>A facility associated with the keeping of horses or ponies as domesticated animals or pets. Such uses include stalls, feeding areas, paddocks, haylofts, corrals, and other similar outdoor exercise/instruction/performance areas.</i>			
<i>Farm Machinery Sales, Rental, or Service</i> <i>An establishment engaged in the sale, rental, and/or service of equipment normally or routinely used on farms and in gardens, and related parts, tools and accessories, but not non-farm equipment or materials.</i>			

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Principal Use Table, District Comparison
Conservation & Protection Vs. Working Lands**

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Farmers Market <i>A use which includes the sale of horticulture or agriculture products, including nursery stock, perennial, annuals, bulbs, mulch, compost, dried flowers, Christmas trees and greens, fresh produce, honey, cider, and similar agriculture products by more than one vendor. The use may or may not include a permanent building.</i>		P	
Roadside Market <i>A permanent retail establishment engaged in the retail sale or resale of agricultural products and seafood produced on site or in adjacent waters.</i>			

Residential

HOUSEHOLD LIVING USES

Household living includes use types that provide for the residential occupancy of a dwelling unit by a household. Tenancy is arranged on a month-to-month or longer basis. Accessory uses commonly associated with household living are recreational activities, raising of pets, hobbies, and parking of the occupants' vehicles.

Bungalow Court <i>A series of between two and 12 single-family detached homes configured as a cohesive development that incorporates smaller lot sizes, reduced setbacks, shared access-ways, and where each home complies with the residential design guidelines in this Ordinance.</i>		P	
Duplex <i>A single structure comprised of two dwelling units that share common vertical walls or horizontal floors/ceilings. The dwelling units may be on their own lots or on a single lot.</i>			
Live/Work Dwelling <i>A structure or portion of a structure combining a dwelling unit with an integrated nonresidential ground-level workspace typically used by one or more residents of the dwelling.</i>		P	
Manufactured Home - Const After 6-15-1976 <i>A dwelling on its own lot constructed after June 15, 1976 that is composed of one or more components, each of which was substantially assembled in a manufacturing plant and designed to be transported on its own chassis. It bears a valid seal indicating conformance with the construction standards promulgated by the US Department of Housing and Urban Development that were in effect at the time of its construction.</i>			P
Manufactured Home or Mobile Home Park <i>A site where two or more manufactured or mobile homes are located on individual leaseholds or other divisions of land under common ownership. The park may include additional accessory uses such as recreation facilities, shared laundry facilities, storage, and parking.</i>			
Mobile Home - Const Prior to 6-15-1976 <i>A factory-built dwelling on its own lot constructed prior to June 15, 1976, to State code standards, not those adopted by the US Department of Housing and Development on June 15, 1976.</i>			
Multi-Family <i>A dwelling comprised of five or more dwelling units that share common vertical walls or horizontal floors/ceilings (or both) that are not on individual lots. Examples include apartments and condominiums.</i>		S	
Pocket Neighborhood <i>A cohesive development of at least four but no more than 12 single-family detached dwellings, each on their own lot, located around a common open space and served by either on-street, on-site, or shared off-street parking. Each home fronts the common open space, and is configured with a front porch and windows on the front facade.</i>		P	P
Quadrplex <i>A single structure comprised of four individual dwelling units that share common vertical walls or horizontal floors/ceilings located on a single lot.</i>		P	

**Camden County, North Carolina
Principal Use Table, District Comparison
Conservation & Protection Vs. Working Lands**

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Use Class / Main Category / Category	"P"=Permitted, "S"=Special Use Permit, Blank=Prohibited	VC	NR
Single-Family Attached <i>A dwelling unit that is physically attached to one or more dwelling units, each on its own lot. Individual lots may or may not be surrounded by a larger tract that incorporates shared parking, recreation feature, or access. The larger tract may or may not be owned in common by the landowners of individual lots. Examples include townhouses, patio homes, and row houses.</i>	P		
Single-Family Detached <i>A dwelling containing one dwelling unit that is occupied by one family and that is not physically attached to any other principal structure on an individual lot. This term includes modular homes. For regulatory purposes, this term does not include manufactured dwellings, recreational vehicles, or other forms of temporary or portable housing.</i>			P
Triplex <i>A single structure comprised of three dwelling units that share common vertical walls or horizontal floors/ceilings located on a single lot.</i>	P		
Upper Story Residential <i>A dwelling unit located on a floor above a nonresidential use.</i>	P		
GROUP LIVING Group Living includes use types that provide for the residential occupancy of a building by a group. The occupancy of the building may be larger than found in Household Living. Tenancy is arranged on a monthly or longer basis. Generally, group living development has a common eating area for residents. The residents may receive care, training, or treatment. Accessory uses may include recreational facilities, dining facilities, and parking of vehicles for occupants and staff.			
Dormitory <i>A residential facility established directly or indirectly in association with a college, business college, trade school, or university for the purpose of housing students registered and attending the institution. Typically, it includes bedrooms with shared bathrooms and other shared living spaces. A private dormitory may contain food preparation and eating facilities primarily for the use of its occupants.</i>	S		
Family Care Home <i>A home for six or fewer persons that provides room and board, personal care, and habilitation services in a family environment for the residents, who have a temporary or permanent physical, emotional, or mental disability (including, but not limited to, mental retardation, cerebral palsy, epilepsy, autism, hearing and sight impairments, emotional disturbances, and orthopedic impairments, but not including mentally ill persons who are dangerous to others as defined in North Carolina General Statutes Section 122C-3(11)b.)</i>			P
Group Home <i>A home for seven or more persons that provides room and board, personal care, and habilitation services for the residents, who have a temporary or permanent physical, emotional, or mental disability.</i>	S		
Rooming House <i>A dwelling that provides rental accommodations to tenants in up to five individual rooms for periods of one week or longer. The dwelling is accessed by a shared entry with a common kitchen. Meals may be provided to the tenants.</i>	S		

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Institutional			
COMMUNITY SERVICES The Community Services Use Category includes use types of a public, charitable, non-profit, or for-profit nature that provide a local service to people of the community. Generally, such uses provide ongoing continued service on-site or have employees at the site on a regular basis. Community centers or facilities that have membership provisions that are open to the general public (for instance, any senior citizen could join a senior center) are included in the Community Services Use Category. The use type may provide special counseling, education, or training of a public, nonprofit, or charitable nature. Accessory uses may include offices, meeting, food preparation, parking, health, and therapy areas; and athletic facilities. Parks are not considered Community Services; they are classified as Parks and Open Areas.			
<i>Community Center</i> A public building to be used as a place of meeting, recreation, or social activity and not operated for profit.	P		
<i>Cultural Facility</i> Establishments such as zoological gardens, conservatories, planetariums, or other similar uses of an historic, educational, or cultural interest, which are not operated for profit.	P		
<i>Library</i> A public facility for the use, but not sale, of literary, historical, scientific, musical, artistic, or other reference materials.	P		
<i>Museum</i> A building serving as a repository for a collection of natural, scientific, historical, or literary curiosities or works of art, and arranged, intended, and designed to be used by members of the public for viewing, with or without an admission charge, and which may include as an accessory use the limited retail sale of goods, services, or products such as prepared food to the public.	P		
<i>Senior Center</i> A facility typically for use by citizens of 62 years of age, or older, dedicated to the provision of services, activities, or facilitation of interaction between older citizens and the community at large. Such centers may be publicly or privately-owned, but are not operated for a profit.	P		
<i>Youth Club Facility</i> A boys' club, a girls' club, or any other non-profit facility that is not a school but which provides entertainment, recreation, crafts, tutorials or other quality of life enhancements for minors.	P		
DAY CARE The Day Care Use Category is characterized by use types that provide care, protection, and supervision for children or adults on a regular basis away from their primary residence, and typically for less than 24 hours per day. Care can be provided during daytime or nighttime hours. Accessory uses include offices, food preparation, recreation areas, and parking. The Day Care Use Category does not include incidental child care within a primary residence, drop-in or short-term day care provided in connection with employment or shopping center, recreational facility, religious institution, hotel, or other principal use, where children are temporarily cared for while parents or guardians are employed part-time or temporarily occupied on the premises or in the immediate vicinity.			
<i>Adult Day Care Center</i> A program operated in a structure other than a single-family dwelling that provides group care and supervision on a less than 24-hour basis, and in a place other than their usual place of abode, to adults 18 years or older who may be physically or mentally disabled, and which is certified or approved to operate by the State of North Carolina.	P		

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<p><i>Child Care Center</i></p> <p><i>A commercial or non-profit use licensed by the State where, at any one time, three or more children under the age of 13 receive child care in a building other than a residence on a regular basis from persons other than their guardians, full-time custodians, or persons related to them by blood, marriage, or adoption. Such uses may also involve the provision of educational services in preparation for elementary school. This definition does not include incidental child care, cooperative arrangements among parents, or drop-in or short-term child care provided while parents work part-time or participate in other activities on the premises.</i></p>		P	
<p>EDUCATIONAL FACILITIES</p> <p>The Educational Facilities Use Category includes use types such as public and private schools at the elementary, middle, or high school level that provide state-mandated basic education or a comparable equivalent. This use category also includes colleges, universities, and other institutions of higher learning such as vocational or trade schools that offer courses of general or specialized study leading to a degree or certification. Accessory uses at schools include offices, play areas, cafeterias, recreational and sport facilities, auditoriums, and before- or after-school day care. Accessory uses at colleges or universities include offices, dormitories, food service, laboratories, health and sports facilities, theaters, meeting areas, athletic fields, parking, maintenance facilities, and supporting commercial.</p>			
<p><i>Major</i></p> <p><i>A public or private institution for post-secondary education operating in buildings owned or leased by the institution and engaged in classroom instruction, residential units, administrative offices, and other functions which further the educational mission of the institution.</i></p>		S	
<p><i>Moderate</i></p> <p><i>An educational institution that provides secondary education such as a high school or a middle school. Accessory uses may include offices, play areas, cafeterias, sports facilities, and bus parking areas.</i></p>		P	
<p><i>Minor</i></p> <p><i>An educational institution that provides elementary education such as an elementary or nursery school as well as a small-scale secondary education facility limited to 75 students or less. Accessory uses may include offices, play areas, cafeterias, sports facilities, and bus parking areas.</i></p>		P	P
<p>GOVERNMENT FACILITIES</p> <p>The Government Facilities Use Category includes use types that provide for the general operations and functions of local, state, or federal governments. Accessory uses include maintenance, storage (indoor and outdoor), fueling facilities, satellite offices, and parking areas.</p>			
<p><i>Government Office</i></p> <p><i>An office of a governmental agency that provides administrative and/or direct services to the public, such as, but not limited to, employment offices, public assistance offices, or motor vehicle licensing and registration services.</i></p>		P	
<p><i>Government Maintenance, Storage, or Distribution Facility</i></p> <p><i>A facility housing government shops, maintenance and repair centers, equipment, and outdoor storage yards.</i></p>		S	
<p>HEALTH CARE FACILITIES</p> <p>The Health Care Facilities Use Category includes use types that provide medical or surgical care and treatment to patients as well as laboratory services. Hospitals and medical treatment facilities offer overnight care, as well as outpatient care. Accessory uses include offices, laboratories, teaching facilities, meeting areas, cafeterias, parking, maintenance facilities, housing for staff or trainees, and limited accommodations for family members. The Health Care Facilities Use Category does not include: Uses that involve provision of residential care for the elderly or disabled, which are classified as Institutions; or Uses that provide exclusive care and planned treatment or training for psychiatric, alcohol, or drug problems, where patients are residents and participants in a program, which are considered Institutions.</p>			

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<p><i>Drug or Alcohol Treatment Facility</i> Inpatient facility which provides care for persons with drug and/or alcohol dependency problems and which may include outpatient follow-up care to the facility's patients.</p>		S	
<p><i>Hospital</i> An institution specializing in giving clinical, temporary, and emergency services of a medical or surgical nature to human patients and injured persons, that is licensed by state law to provide facilities and services in surgery, obstetrics, or general medical practice. Such institutions may include in-patient medical or surgical care for the sick or injured and related facilities such as laboratories, out-patient departments, training facilities, central services facilities, and staff offices that are an integral part of the facilities.</p>		P	
<p><i>Medical Treatment Facility</i> A small-scale facility which may or may not be located in a converted dwelling or residence where patients are admitted for examination and treatment by one or more physicians, dentists or psychologists. Patients may or may not receive care or lodging overnight. Such facilities may include sleeping rooms for care workers and members of patient's families.</p>		P	
<p>INSTITUTIONS The Institutions Use Category includes use types that provide a variety of facilities, including buildings that provide meeting areas for religious activities, civic or fraternal club activities, housing and care for the elderly, and housing related to treatment programs or post-incarceration. Accessory uses include school facilities, limited medical treatment facilities, kitchens/cafeterias, recreation areas, offices, meeting rooms, parking, and staff residences.</p>			
<p><i>Assisted Living Facility</i> A building, section or distinct part of a building, private home, boarding home, home for the aged, or other residential facility, whether operated for profit or not, which undertakes through its ownership or management to provide housing, meals, health care assistance, and one or more personal services for a period exceeding 24 hours to one or more adults who are not relatives of the owner or proprietor. Accessory uses may include dining rooms and infirmaries facilities for intermediate or skilled nursing care solely for the use of the occupants residing in the principal facility.</p>		S	
<p><i>Club or Lodge</i> A building and related facilities owned and operated by a corporation, association, or group of individuals established for fraternal, social, educational, recreational, or cultural enrichment of its members and primarily not for profit, and whose members meet certain prescribed qualifications for membership and pay dues.</p>		P	
<p><i>Halfway House</i> A licensed home for not more than nine juveniles or adult persons on release from more restrictive custodial confinement or initially placed in lieu of such more restrictive custodial confinement, wherein supervision, rehabilitation, and counseling is provided to assist residents back into society, enabling them to live independently.</p>			
<p><i>Nursing Home</i> Any facility or any identifiable component of any facility in which the primary function is the provision, on a continuing basis, of nursing services and health-related services for the treatment and inpatient care of two or more non-related individuals, including facilities known by varying nomenclature or designation such as rest homes, convalescent homes, skilled care facilities, intermediate care facilities, extended care facilities and infirmaries. This does not include the home or residence of any individual who cares for or maintains only persons related to him or her by blood or marriage.</p>		S	
<p><i>Psychiatric Treatment Facility</i> Inpatient facility which provides care for persons with psychiatric problems and which may include outpatient follow-up care to the facility's patients.</p>			

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<p><i>Religious Institution</i></p> <p><i>A structure or place in which worship, ceremonies, rituals, and education are held, together with its accessory buildings and uses (including buildings used for educational and recreational activities), operated, maintained, and controlled under the direction of a religious group. Religious institutions include churches, mosques, synagogues, and temples. Accessory uses may include school facilities, parking, caretaker's housing, pastor's housing, and group living facilities such as convents.</i></p>		P	
<p>PARKS AND OPEN AREAS</p> <p>The Parks and Open Areas Use Category includes use types that focus on open space areas largely devoted to vegetative landscaping or outdoor recreation and that tend to have few structures. Accessory uses may include club houses, restrooms, recreational structures, statuary, fountains, maintenance facilities, concessions, parking, and columbaria and mausoleums (as accessory to cemeteries). The Parks and Open Areas Use Category does not include private golf courses; they are classified as Recreation/Entertainment, Outdoor.</p>			
<p><i>Cemetery</i></p> <p><i>Institutional or for profit uses intended for the burial of the dead and dedicated for cemetery purposes. This use type may include a mausoleum or columbarium (a structure or vault lined with recesses for cinerary urns), but does not include a crematory or a private cemetery.</i></p>		S	S
<p><i>Community Garden</i></p> <p><i>A private or public facility for cultivation of fruits, flowers, vegetables, or ornamental plants by more than one person.</i></p>			P
<p><i>Park, Public or Private</i></p> <p><i>Land used for recreation, exercise, sports, education, rehabilitation, or similar activities, or a land area intended to enhance the enjoyment of natural features or natural beauty, specifically excluding commercially operated amusement parks.</i></p>		P	S
<p>PUBLIC SAFETY</p> <p>The Public Safety Use Category is characterized by use types that provide public safety services to the general public.</p>			
<p><i>Police, Fire, or EMS Facility</i></p> <p><i>A facility for the provision of local rapid response emergency services such as firefighting and mobile medical emergency services, including areas for the storage and maintenance of emergency vehicles, and equipment and facilities for the housing and feeding of emergency personnel while on duty.</i></p>		P	S
<p><i>Correctional Facility</i></p> <p><i>A facility for persons serving a sentence after being found guilty of a criminal offense. Such uses may include cafeterias, housing for facility staff, outdoor storage and maintenance areas, recreational areas, agricultural facilities, and facilities for the production of goods or materials produced for sale.</i></p>			
<p><i>Security Training Facility</i></p> <p><i>A facility located on at least 3,500 contiguous acres which provides the following services; explosives training, driver training (including vehicle maintenance facility to support driver training activities), training operations utilizing fixed and rotary wing aircraft (including parachute operations and training, airstrip and supporting aviation structures, and parachute landing zones), towers that are 100' tall or less that are used in connection with security training, dining facilities, commercial retail and lodging areas, and office, clerical, research and services related to security training operations and services.</i></p>			
<p>TRANSPORTATION</p> <p>The Transportation Use Category includes use types that provide for the landing and takeoff of airplanes and helicopters, including loading and unloading areas. This use category also includes passenger terminals for surface transportation. Accessory uses include freight handling areas, concessions, offices, parking, maintenance, and fueling facilities. Transit route facilities such as bus stops, bus shelters, and park-and-ride facilities are classified as Utilities.</p>			
<p><i>Airport</i></p> <p><i>Any area of land or water designed and set aside for the landing and take-off of aircraft, including all necessary facilities for the housing and maintenance of aircraft.</i></p>			

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<i>Helicopter Landing Facility</i> <i>An area, either on ground level or elevated on a structure, licensed or approved for the landing and takeoff of helicopters and which may include auxiliary facilities such as parking, waiting room, fueling, and maintenance equipment.</i>			
<i>Passenger Terminal, Surface Transportation</i> <i>A facility that receives and discharges passengers and at which facilities and equipment required for their operation are provided. Examples include terminals for bus, trolley, taxi, railroad, shuttle van, or other similar vehicular services.</i>	P		
UTILITIES The Utilities Use Category includes both major utilities, which are infrastructure services that provide regional or community-wide service, and minor utilities, which are infrastructure services that need to be located in or near the neighborhood or use type where the service is provided. Wireless telecommunications towers also are a type of utility. Services may be publicly or privately provided. Accessory uses may include parking and control, offices, monitoring, storage areas, or data transmission equipment. Landfills, recycling and salvage centers, and waste composing uses are considered Waste-Related Services.			
<i>Utility, Major</i> <i>Infrastructure services providing regional or community-wide service that normally entail the construction of new buildings or structures such as water towers, waste treatment plants, potable water treatment plants, solid waste facilities, wind energy conversion systems, and electrical substations.</i>	S		S
<i>Utility, Minor</i> <i>Infrastructure services that need to be located in or near the neighborhood or use type where the service is provided. Examples of Minor Utilities include water and sewage pump stations, storm water retention and detention facilities, telephone exchanges, and surface transportation uses such as park-and-ride facilities.</i>	P		P
Commercial			
ADULT AND SEXUALLY-ORIENTED BUSINESSES (See Chapter 154 of the Camden County Code of Ordinances for definitions).			
<i>All Adult and Sexually-Oriented Businesses</i> <i>(See Chapter 154 of the Camden County Code of Ordinances for definitions.)</i>			
ANIMAL CARE The Animal Sales, Services, and Care Use Category is characterized by uses related to the provision of medical services and treatment to animals, including veterinary services, animal hospitals and the boarding of animals related to the provision of these services. Examples include animal shelters, animal grooming, kennels (outdoor and indoor), animal hospitals, and veterinary clinics.			
<i>Major</i> <i>Animal care uses that include outdoor kennels, runs, or exercise areas.</i>			
<i>Minor</i> <i>Animal care uses that do not include outdoor kennels, runs, or exercise areas.</i>	P		
EATING ESTABLISHMENTS The Eating Establishments Use Category includes use types that prepare and sell food and beverages for immediate or direct on- or off-premise consumption. Accessory uses may include bars or cocktail lounges associated with the establishment, decks and patios for outdoor seating, drive-through facilities, facilities for live entertainment or dancing, customer and employee parking areas, and valet parking facilities.			
<i>Restaurant, Major</i> <i>An eating establishment that sells alcohol for on-site consumption or includes a drive-through.</i>	P		

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<i>Restaurant, Minor</i> <i>An eating establishment that does not sell alcohol or includes a drive-through.</i>		P	
<i>Bar, Nightclub, or Dance Hall</i> <i>An establishment primarily devoted to the sale of alcoholic beverages for on-site consumption, where the sale of food is incidental. Activities may include dancing or other forms of entertainment (including live performances that are not considered adult entertainment uses) such as billiard tables, darts, and karaoke.</i>		P	
OFFICES The Office Use Category includes use types that provide for activities that are conducted in an office setting and generally focus on business, professional, or financial services. Accessory uses may include cafeterias, day care facilities, recreational or fitness facilities, parking, supporting commercial, or other amenities primarily for the use of employees in the business or building. Example use types include business and sales offices (such as lenders, banks, brokerage houses, tax preparers, and real estate agents), and professional services (such as doctors, lawyers, accountants, engineers, or architects).			
<i>Major</i> <i>An office use of 3,000 square feet of floor area or more, or where clients or patrons regularly receive services on-site.</i>		P	
<i>Minor</i> <i>An office use of less than 3,000 square feet of floor area or where clients or patrons do not receive services on-site.</i>		P	
PARKING, COMMERCIAL The Commercial Parking Use Category includes use types that provide free-standing parking lots and structures that are not accessory to a specific principal use. A fee may or may not be charged. A parking facility that provides both accessory parking for a specific principal use and regular fee parking for people not connected to the principal use is also classified as Commercial Parking. Accessory uses may include small shelters for parking attendants.			
<i>All</i> <i>See use category definition.</i>		P	
PERSONAL SERVICES An establishment meeting frequent or recurrent service needs of a personal nature, including the repair of small personal items such as shoes, watches, jewelry, and clothing. Examples include laundromats, massage therapy and day spas, laundry and dry-cleaning pick-up and drop-off establishments, banks, savings and loans, credit unions, photography studios, funeral homes and crematoriums, mailing or packaging services, photocopy services, screen printer, barber/beauty shops, and tanning and nail salons.			
<i>Major</i> <i>A personal services establishment with 1,500 square feet of floor area or more.</i>		S	
<i>Minor</i> <i>A personal services establishment with less than 1,500 square feet of floor area.</i>		P	
RECREATION/ENTERTAINMENT, INDOOR The Indoor Recreation/Entertainment Use Category includes use types that are privately owned and provide recreation or entertainment activities in an enclosed structure or structures. Accessory uses may include offices, concessions, snack bars, parking, and maintenance facilities. Example use types include country clubs, indoor commercial recreation uses (including bowling alleys, game rooms, dancehalls, and skating rinks), and theaters (including cinemas, screening rooms, and stages).			
<i>Major</i> <i>Indoor recreation/entertainment uses with 2,500 square feet of floor area or more, or where the use is expected to generate more than 200 vehicle trips per day according to the Institute of Transportation Engineer's most recent trip generation rate manual.</i>		P	

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Minor <i>Indoor recreation/entertainment uses with less than 2,500 square feet of floor area, or where the use is expected to generate less than 200 vehicle trips per day according to the Institute of Transportation Engineer's most recent trip generation rate manual.</i>		P	
RECREATION/ENTERTAINMENT, OUTDOOR The Outdoor Recreation/Entertainment Use Category includes use types that are large, generally commercial, and provide continuous recreation or entertainment-oriented activities that primarily take place outdoors. They may take place in a number of structures that are arranged together in an outdoor setting. Accessory uses may include concessions, parking, and maintenance facilities. Example use types include privately-owned arenas, amphitheaters, or stadiums, outdoor commercial recreation uses (including private golf driving ranges and privately-owned miniature golf facilities; go-cart racing; race tracks; drive-in movie theaters; privately-owned outdoor commercial tourist attractions; and privately-owned active sports facilities such as ball fields, courts, and archery ranges), athletic facilities, private golf courses, and outdoor swimming pools (private).			
Major <i>Outdoor recreation/entertainment uses that involve the operation of machinery by patrons or that have the potential to generate significant amounts of noise while in operation.</i>			
Minor <i>Outdoor recreation/entertainment uses do not involve the operation of machinery by patrons or that do not have the potential to generate significant amounts of noise while in operation. Uses engaged in the discharge of firearms are firing ranges.</i>		P	
Firing Range <i>A commercial establishment configured for the purpose of shooting at targets by rifles, pistols, shot guns, or archery. Firing ranges do not include uses with hunting leases or involved in the operation of air rifles (e.g., paintball establishments). Accessory uses include a club house, ammunition sales, and repair services.</i>			
Water-Related Uses <i>Commercial establishments engaged in providing access to waterways for persons and equipment for the purposes of leisure pursuits. Water-related uses also include marinas. Boat slips and boat ramps that are publically owned are Recreation and Open Area uses.</i>		S	
RETAIL SALES The Retail Sales Use Category includes use types involved in the sale, lease, or rent of new or used products to the general public. They may also provide personal services or entertainment, or provide product repair or services for consumer and business goods. Accessory uses may include offices, storage of goods, manufacture or repackaging of goods for on-site sale, concessions, ATM machines, outdoor display/sales areas, gasoline sales, and parking. Use types within this use category have been categorized based on their intensity, scale, and function.			
Flea Market <i>A market held in an open area or structure where individual sellers offer goods for sale to the public. Such sellers may set up temporary stalls or tables for the sale of their products. Such sales may involve new and/or used items and may include the sale of fruits, vegetables, and other edible items. A farmer's market, where food items predominate, is different than a flea market. This also differs from a garage sale or yard sale that is conducted on a residentially developed lot by members of a household, or civic groups selling primarily donated items.</i>		S	
Grocery Store <i>An establishment for the retail sale of fresh or prepared foods for consumption primarily off-premises. Accessory uses include the sales of prepared food for on-site consumption, sale of seasonal items (like Christmas trees), and drive-up grocery loading services.</i>		P	
Major <i>Retail uses with 1,000 square feet of floor area or more, or where the use is expected to generate more than 100 vehicle trips per day according to the Institute of Transportation Engineer's most recent trip generation rate manual.</i>		P	

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Minor Retail uses with less than 1,000 square feet of floor area or more, or where the use is expected to generate no more than 100 vehicle trips per day according to the Institute of Transportation Engineer's most recent trip generation rate manual.		P	
STORAGE, COMMERCIAL A storage building or buildings that are divided into sections or compartments for the storage of business or personal items on a temporary or long-term basis.			
Major Commercial storage establishment that allows storage of goods, materials, or personal property indoors and outdoors.			
Minor Commercial storage establishment that allows storage of goods, materials, or personal property indoors only.		P	
TELECOMMUNICATIONS The Telecommunications Use Category involves use types engaged in the provision of wireless communications services, including transmission, reception, or broadcasting. Example uses include wireless telecommunication facilities, antennas (including dish antennas), radio and television broadcasting studios and equipment, and similar uses. Accessory uses include offices, repair areas, employee parking, equipment storage, and mobile broadcasting equipment.			
Antenna Collocation (on a Building) The placement of wireless telecommunications antenna(s) and associated equipment on or in a building other than a single-family attached or detached structure. This includes the placement of equipment on water tanks or other similar structures, but not on an existing telecommunication tower or electrical transmission tower.		P	
Antenna Collocation (on a Tower) The placement of wireless telecommunications antenna(s) and associated equipment on an existing telecommunications tower or electrical transmission tower. This use type includes "eligible facilities" as identified in the North Carolina General Statutes.		P	
Small Wireless Facility The placement of antenna(s) and equipment of a specified maximum size on existing electrical poles, telephone poles, traffic signal mast arms, or other similar vertical projections within rights-of-way or outside rights-of-way on land within a nonresidential zoning district.		P	
Telecommunications Tower, Freestanding A structure erected on the ground and used primarily for the support of antennas for wireless telephone, and similar communication purposes and utilized by commercial, governmental, or other public or quasi-public users. The term includes microwave towers, common-carrier towers, cellular telephone towers, alternative tower structures, and the like. The term does not include private home use of satellite dishes and television antennas, or amateur radio operators as licensed by the FCC.			
Telecommunications Tower, Stealth A freestanding telecommunications tower that is configured to fully conceal wireless telecommunications equipment and appear as a tree, flag pole, clock tower, or other vertical projection. Stealth telecommunication towers are not considered as freestanding telecommunication towers for the sake of collocation or accommodation of small wireless facilities.		P	P
VEHICLE ESTABLISHMENT The Vehicle Establishment Use Category includes use types involving the direct sale; rental; storage; and servicing of automobiles, trucks, motorcycles, recreational vehicles, and other consumer motor vehicles intended to transport persons or goods over land, whether for recreation, commerce, or personal transport. Accessory uses may include offices, sales of parts, maintenance facilities, parking, outdoor display, and vehicle storage.			

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Major <i>Establishments engaged in vehicle sales, rental, storage, towing, and major repair such as transmission, engine repair, bodywork, and repainting.</i>		S	
Minor <i>Establishments that are primarily engaged in washing cars, tire sales, minor repair such as diagnostic work, lubricating, wheel alignment and inspections, but no vehicle sales or rental.</i>		P	
VISITOR ACCOMMODATIONS The Visitor Accommodations Use Category includes use types that provide lodging units or space for short-term stays of less than 30 days for rent, lease, or interval occupancy. Accessory uses may include pools and other recreational facilities, limited storage, restaurants, bars, supporting commercial, meeting facilities, offices, and parking.			
Bed and Breakfast <i>A private residence, typically a single-family detached structure engaged in the renting of one or more rooms on a daily basis to tourists, vacationers, or business people where the provision of meals is limited to guests only.</i>		P	
Campground <i>Any area, place, parcel or tract of land on which two or more campsites are occupied or intended for occupancy or facilities established or maintained, wholly or in part, for the accommodation of camping units for periods of overnight or longer, whether the use of campsites and facilities is granted gratuitously, or by rental fee, lease or conditional sale, or by covenants, restrictions and easements. Campground includes but not limited to, a travel camp, recreational camp, family campground, camping resort, recreational vehicles park and camping community. A campground does not include a summer camp, migrant labor camp or park for manufactured homes, or a construction camp, or storage area for unoccupied camping units.</i>			
Hotel or Motel <i>A building or group of buildings in which sleeping accommodations are offered to the public and intended for temporary occupancy on an overnight or short term basis. Accessory uses may include restaurants, bars, offices, and onsite recreational facilities. Some rooms may include in-room kitchen, dining, and laundry facilities.</i>		S	
Industrial			
EXTRACTIVE INDUSTRY The Extractive Industry Use Category includes use types involving the extraction, removal, or basic processing of minerals, liquids, gases, or other natural resources (including gravel, sand, clay, or topsoil). Such uses also include quarrying, well operation, mining, or other procedures typically done at an extraction site. Accessory uses include offices, limited wholesale sales, security or caretakers quarters, outdoor storage, and maintenance facilities.			
All <i>See use category definition.</i>			
INDUSTRIAL SERVICES The Industrial Services Use Category includes use types involving the repair or servicing of industrial, business, or consumer machinery equipment, products, or by-products. Firms that service consumer goods do so by mainly providing centralized services for separate retail outlets. Contractors and building maintenance services and similar uses perform services off-site. Few customers, especially the general public, come to the site. Accessory activities may include limited retail or wholesale sales, offices, parking, warehousing, and outdoor storage. Contractors and others who perform services off-site are included in the Offices Use Category if equipment and materials are not stored outside and no fabrication, services, or similar work is carried on at the site.			
Contractor Service <i>Offices for building, heating, plumbing, or electrical contractors, and related storage facilities.</i>			

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Crabshedding <i>An operation in the crab harvesting industry that involves the controlled shedding or molting of blue crabs to produce the more commercially valuable soft-shelled form. Soft crab shedding systems are designed to put near-molt crabs in a controlled environment, so they can efficiently be harvested during the period that the shell is soft. Accessory uses include indoor or outdoor storage of crab pots.</i>			
Fuel Oil or Bottled Gas Distributor <i>An establishment that distributes fuel oil or bottled gases such as propane or liquid petroleum for compensation.</i>			
General Industrial Service and Repair <i>Establishments engaged in the repair or servicing of agriculture, industrial, business, or consumer machinery, equipment, products, or by-products. Firms that provide these services do so by mainly providing centralized services for separate retail outlets. Contractors and building maintenance services and similar uses perform services off-site. Few customers, especially the general public, come to the site. Accessory activities may include retail sales, offices, parking, and storage.</i>			
Heavy Equipment Sales, Rental, or Service <i>An establishment engaged in the display, sale, leasing, servicing, or rental of heavy equipment of 12,000 or more pounds gross vehicular weight (GVW). The use may also consist of a vehicle or series of vehicle that service or repair heavy equipment on-site.</i>			
Research and Development <i>A business that engages in research, or research and development, of innovative ideas in technology-intensive fields. Examples include research and development of computer software, information systems, communication systems, transportation, geographic information systems, multi-media and video technology. Development and construction of prototypes may be associated with this use.</i>	P		
MANUFACTURING AND PRODUCTION The Manufacturing and Production Use Category includes use types involved in the manufacturing, processing, fabrication, packaging, or assembly of goods. Products may be finished or semi-finished and are generally made for the wholesale market, for transfer to other plants, or to order for firms or consumers. The use category also includes custom industries (establishments primarily engaged in the on-site production of goods by use of hand tools and small-scale equipment). Goods are generally not displayed or sold on site, but if so, such sales are a subordinate part of total sales. Relatively few customers come to the manufacturing site. Accessory uses may include retail or wholesale sales, offices, cafeterias, parking, employee recreational facilities, warehouses, storage yards, repair facilities, truck fleets, fueling facilities, security and caretaker's quarters. Manufacturing of goods to be sold primarily on-site and to the general public is classified as Retail Sales if the manufacturing area does not exceed 35 percent of the development's gross floor area.			
Manufacturing, Heavy <i>The manufacture or compounding process of raw materials. These activities may involve outdoor operations as part of their manufacturing process.</i>			
Manufacturing, Light <i>The mechanical transformation of predominantly previously prepared materials into new products, including assembly of component parts and the creation of products for sale to wholesale or retail markets or directly to consumers. Such uses are wholly confined within an enclosed building, do not include processing of hazardous gases and chemicals, and do not emit noxious noise, smoke, vapors, fumes, dust, glare, odor, or vibration.</i>			
POWER GENERATION The Power Generation Use Category includes use types, whether institutional in nature or for profit, engaged in the production and short term storage of electrical power for use by other forms of development in different locations. Accessory uses include offices, equipment buildings, maintenance and repair facilities, and fencing or other security measures.			

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<p><i>Solar Array</i></p> <p><i>Two or more solar collectors or photovoltaic panels configured as a principal use and intended to capture energy from sunlight, convert it to electricity, and save or deliver the electricity for off-site use.</i></p>		S	S
<p><i>Wind Energy Conversion Facility</i></p> <p><i>A utility comprised of one or more towers each including a turbine with a series of two or more blades that produce energy when driven by the wind.</i></p>			
<p>WAREHOUSE AND FREIGHT MOVEMENT</p> <p>The Warehouse and Freight Movement Use Category includes use types involving the storage or movement of goods for themselves or other firms or businesses. Goods are generally delivered to other firms or the final consumer, except for some will-call pickups. There is little on-site sales activity with the customer present. Accessory uses include offices, truck fleet parking, outdoor storage, and maintenance areas. Use types that involve the transfer or storage of solid or liquid wastes are classified as Waste-Related Services.</p>			
<p><i>All</i></p> <p><i>See use category definition.</i></p>			
<p>WASTE-RELATED SERVICES</p> <p>The Waste-Related Services Use Category includes use types that receive solid or liquid wastes from others for disposal on the site or for transfer to another location, uses that collect sanitary wastes, or uses that manufacture or produce goods or energy from the composting of organic material or processing of scrap or waste material. This use category also includes use types that receive wastes from others. Accessory uses may include offices, outdoor storage, recycling of materials, and repackaging and trans-shipment of by-products. The Waste-Related Services Use Category does not include wastewater treatment plants and potable water treatment plants; these are classified as Utilities.</p>			
<p><i>Incinerator</i></p> <p><i>A facility that burns refuse at high temperatures to reduce the volume of waste.</i></p>			
<p><i>Land Application of Sludge/Septage</i></p> <p><i>The deposition of industrial processes or treated waste on land intended expressly for that purpose.</i></p>			
<p><i>Landfill</i></p> <p><i>An area of land or an excavation used for disposal of solid waste.</i></p>			
<p><i>Public Convenience Center or Transfer Station</i></p> <p><i>A publicly-owned and operated facility for the purposes of collection of trash and waste for relocation to a sorting facility or permanent long term storage location.</i></p>			
<p><i>Recycling Center</i></p> <p><i>A facility engaged solely in the storage, processing, resale, or reuse of recyclable and recovered materials.</i></p>			
<p><i>Salvage or Junkyard</i></p> <p><i>An establishment where junk, waste, discarded, salvaged, or similar materials such as old metals, wood, slush, lumber, glass, paper, rags, cloth, bagging, cordage, barrels, containers, and the like, are brought, sold, exchanged, baled, packed, disassembled, stored, or handled, including used lumber and building material yards, house-wrecking yards, heavy equipment wrecking yards, and yards or places where salvaged house wrecking or structural steel materials are stored, handled, and sold.</i></p>			
<p><i>Waste Composting Facility</i></p> <p><i>Uses where organic solid wastes are composted using composting technology. Accessory uses may include offices and repackaging and transshipment of by-products.</i></p>			

Camden County, North Carolina
Principal Use Table, District Comparison
Conservation & Protection Vs. Working Lands

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Use Class / Main Category / Category	"P"=Permitted, "S"=Special Use Permit, Blank=Prohibited	VC	NR
WHOLESALE SALES The Wholesale Sales Use Category includes use types involving the sale, lease, or rent of products primarily intended for industrial, institutional, or commercial businesses. The uses emphasize on-site sales or taking of orders and often include display areas. Businesses may or may not be open to the general public, but sales to the general public are limited. Products may be picked up on-site or delivered to the customer. Accessory uses may include offices, product repair, warehouses, minor fabrication services, outdoor storage, and repackaging of goods.			
<i>Major</i> <i>A wholesale use located in a building of more than 7,000 square feet of gross floor area, or that includes outdoor storage.</i>		S	
<i>Minor</i> <i>A wholesale use located in a building of 7,000 square feet of gross floor area or less that does not include outdoor storage.</i>		P	

October 5, 2021

Neighborhood Meeting for the Rezoning on Sandy Hook Rd

Amber Curling (Camden Planning) Gail Burgess, AB Burgess (Neighbors) and Ricky Edwards (Owner) attended the meeting. Mr. Jim Wilkins did not attend however he called in comments on the phone. None of the neighbors have any problem with the rezoning application from Village Commercial to Neighborhood Residential.

All of the neighbors support the rezoning. The discussion and concern from the neighbors was the zoning change which created a commercial zoning district. The neighbors stated possible getting together and submitting a rezoning application for their properties. Also, concern was expressed over the higher commercial tax rate. Although it does not seem extreme, after several years paying the higher rate and being retired it creates a burden on them.



Ordinance No. 2021-12-01

**An Ordinance
Amending the Camden County
Zoning Map
Camden County, North Carolina**

Article I: Purpose

The purpose of this Ordinance is to amend the Zoning Map of Camden County, North Carolina, which was originally adopted by the County Commissioners on December 20, 1993 and revised February 4, 2019 and subsequently amended.

Article II: Amendment to Zoning Map

The Official Zoning Map of Camden County, North Carolina, which was adopted on December 20, 1993, and revised February 4, 2019 and subsequently amended, is hereby amended as follows:

The properties currently shown in the Camden County Tax Assessor's Office as PIN numbers:

- 03-8973-00-22-6302-0000 (1.35 Acres)
- 03-8973-00-22-6159-0000 (0.92 Acres)
- 03-8973-00-22-6088-0000 (0.92 Acres)
- 03-8973-00-22-4200-0000 (1.33 Acres)

of approximately 4.52 acres from Village Commercial (VC) to Neighborhood Residential (NR).

Article III: Penalty

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

notice of violation in accordance with Article 151.9.8.1 Civil Penalties and did not take an appeal to the Board of Adjustment within the prescribed time.

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

Article IV: Severability

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

Article V: Effective Date

This Ordinance is effective upon adoption.

Adopted by the Board of Commissioners for the County of Camden this 6th day of December, 2021.

ATTEST:

Tom White, Chairman
Camden County Board of Commissioners

Karen M. Davis
Clerk to the Board of Commissioners



RESOLUTION 2021-12-01

AUTHORIZING AN AMENDMENT TO THE COASTAL AREA MANAGEMENT AGENCY CORE LAND USE PLAN

WHEREAS, the County desires to amend its 2005 CAMA Core Land Use Plan, specifically the Future Land Use Map, to designate approximately 4.5 acres of the Future Land Use Map from Community Core, to 4.5 acres to Medium Density Residential to accommodate a rezoning request from Ricky Lee Edwards; and

WHEREAS, on October 20, 2021 the Planning Board unanimously recommended rezoning and related adoption of the draft amendment to the CAMA Core Land Use Plan; and

WHEREAS, the County conducted a duly advertised public hearing on the draft amendment to the CAMA Core Land Use Plan at the Regular Meeting of the Board of Commissioners on December 6, 2021; and

WHEREAS, the amendment to the Future Land Use Map has been evaluated for its consistency with other existing policies and no internal inconsistencies exist; and

WHEREAS, the amendment is consistent with the currently approved North Carolina Coastal Management Program and the rules of the Coastal Resources Commission; and

WHEREAS, a review of the Implementation Policies indicates that this project and request is consistent with 18 of the Land Use Policies; and

WHEREAS, the amendment does not violate any state or federal laws.

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners of Camden County, North Carolina, has adopted the draft CAMA Core Land Use Plan amendment to amend its 2005 CAMA Core Land Use Plan, specifically the Future Land Use Map, to designate approximately 4.5 acres of the Future Land Use Map from Community Core to Medium Density Residential; and

BE IT FURTHER RESOLVED that the County Manager of Camden County is hereby authorized to submit the adopted CAMA Core Land Use Plan amendment to the State for certification as described above.

Adopted this _____ day of _____

ATTEST:

Tom White, Chair
Camden County Board of Commissioners

Karen Davis
Clerk to the Board of Commissioners