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October 15, 2021

Charlan Owens
DCM District Planner
1367 U. S. 17 South
Elizabeth City, NC 27909

RE: Camden County CAMA
Advanced Core Land Use Plan Implementation Status Report

Dear Charlan:

Camden County is pleased to submit the following status report on the implementation of the County's 2004 Advanced Core Land Use Plan, covering the period from the last update in August 2017. The status report below lists the actions taken as they relate to the five (5) types of action as requested in your email from June 22, 2021.

All local, state, federal, and joint actions that have been undertaken successfully to implement its certified CAMA land use plan;

During this period the county has focused on constructing school and sewer infrastructure in order to have adequate capacity to service growth, and planning and obtaining funding for to support commercial development. A new High School is being constructed on Sleepy Hollow Road, and a new County Library and Administration Building is being constructed across from the Courthouse on Highway 343. The county has been reviewing and updating the Unified Development Ordinance to manage growth and protect environmental assets. It has been proposed to require

Water Access

1. Submitted Access grant application for development of the One Mill Park, located along the Pasquotank River. The project includes a new pavilion, bathrooms, bulkhead, riprap, and canoe launch.
2. Preliminary Plat approved for Camden Station Major Subdivision, which will include water features for recreation of residents (fishing, canoeing, and leisure).

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Land Use Compatibility

1. Approved Final Plat for 14 lot Major subdivision on Sleepy Hollow Road. Rezoning was not required; was already compatible with LUP.
2. Rezoned 25 acres from Highway Commercial to Village Residential, and was consistent with the CAMA LUP.
3. Rezoned 41.75 acres from Village Residential to Suburban Residential, decreasing the allowable density, for the purpose of a 37-lot proposed Conservation Subdivision for Keeter Barn Landing.
4. Increased code enforcement efforts to eliminate dilapidated abandoned structures and automobiles, including 3 demolitions scheduled for later this year,
5. Submitted application to have the Dismal Swamp State Park included as a part of the East Coast Greenway, with the assistance from the Albemarle Commission.

Capital Improvement Funding

1. Proposed text amendment in the UDO that will require sewer connection for all new construction, when sewer is available for the purpose of improving water quality and increasing sewer capacity.
2. Adopted capital improvement plan annually along with county budget.
3. Applied for a USDA Grant to install an additional well site for South Camden Water District to accommodate for additional projected growth.
4. Applied for Rural Center grants to extend sewer along US 17 corridor for commercial growth, including the Commerce Park.

Infrastructure Carrying Capacity

1. Purchased well site to double capacity of South Camden Water District & received grant funding for
2. Began construction of new Camden County High School to allow for additional capacity. Structure will be connected to sewer.
3. Continued discussions with the South Mills Water District and the Camden County Board of Commissioners to consider additional bulk water sales agreement that will help fund expansion of treatment capacity to serve anticipated development in the northern part of the County.
4. Initiated countywide Water & Sewer Master Plan through Rural Center Planning Grant.
5. Adopted Water & Sewer Ordinance.

Affordable Housing

1. Camden County continues to promote Fair Housing Practices on the County Website and via brochures in the Planning, Tax, and Water Departments.

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Storm Water & Water Quality

1. Established Stormwater fees based upon amount of impervious surface per parcel.
2. Soil & Water Conservation drafts a stormwater management report & implements a countywide stormwater/drainage program administered for each of the 4 watersheds that meets reasonable expectations of the citizens to minimize flooding of farms, homes, businesses that meets or exceeds state & federal water quality standards.
3. Continued to research storm water and management needs and legal mechanisms toward the objective of establishing storm water fees to fund needed maintenance of lead ditches and tributaries.
4. Continued improved coordination with Division of Water Quality, Division of Land Resources, and Department of Transportation to assure that exiting subdivision stormwater systems are maintained according to their state approved plans.
5. Over 100 acres along the North River purchased by the Nature Conservancy to preserve the white cedar forest and wetlands.

Economic Development

1. Participate regularly with the Albemarle Economic Development Commission, including a \$5000 annual contribution.
2. The Eco-Park has been converted to the “Commerce Park” with the intent of attracting traditional and environmentally friendly businesses.
3. Department of Commerce designated County as Tier 3 County.
4. Construction of a 6 unit commercial building within Camden Business Park along US 158.
5. Completed development of 15 acre multi-phase Camden Town Center mixed office/retail project in the center of the Courthouse Township.
6. Approved 4 lot minor commercial subdivision along US 158 that has been anchored by a State Employees Credit Union and provide access to development sites both along road frontage and to the rear of the property, thus reducing strip commercial sprawl.

Parks & Recreation

1. Possesses a very active and involved County Parks & Recreation Department, continues to host the Senior Center.

Any actions that have been delayed and reasons for the delay;

1. The County needs to update it’s 2035 Comprehensive Plan & the CAMA Land Use Plan, however, lack of funding available to hire a consultant, or the lack of staff to perform the updates in house,

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has resulted in a delay. Due to the adoption of 160-D, updating the LUP must be accomplished by July 2022.

Any unforeseen land use issues that have arisen since certification of the CAMA land use plan;

1. Increased demand for land, even unsuitable land, for the purpose of constructing new home sites due to a booming housing market.
2. One unforeseen issue is the emergence of requests regarding the installation of solar farms for energy production. These requests range from small panels for a residence, to a major energy company interested in large scale solar farm.

Consistency of existing land use and development ordinances with current CAMA land use plan policies; and

The majority of the County's actions have been consistent with the Land Use Plan and the 2035 Comprehensive Plan.

Current policies that create desired land use patterns and protection of natural systems.

1. Created new GIS map layer to show locations of impervious surfaces.
2. Completed complete rewrite of the regulations for Planned Unit Development based on Smart Growth principles.
3. Modified Permissible Use Table in zoning ordinance to allow greater number of business types to be permitted through administrative review rather than Special Use Permits.
4. Modified Permissible Use Table to permit accessory dwelling units, therefore reducing the demand for developing more vacant land.

Please let me know if you have any questions, need any additional information, or if you have comments on the enclosed.

Sincerely

Morgan Potts

Planning Director