

## STAFF REPORT

**UDO 2015-06-07  
Special Use Permit  
Preliminary Plat Mill Run - Common Open  
Space Major Subdivision**

### PROJECT INFORMATION

**File Reference:** UDO 2015-06-07  
**Project Name:** Mill Run  
**PIN:** 01-7090-00-07-6888  
01-7090-00-17-0117

**Applicant:** Harbinger Land &  
Timber, LLC &  
Assorted  
Development Corp –  
Gary Dunstan  
**Address:** P.O. Box 4  
Harbinger NC 27941  
**Phone:** (252) 202-1100  
**Email:**

**Agent for Applicant:** Bissell Professional Group  
Mark Bissell  
**Address:** 3512 N. Croatan Hwy  
**Phone:** (252) 261-1760  
**Email:**

**Current Owner of Record:** Same as applicant

#### **Meeting Dates:**

Technical Review: February 1, 2017  
Planning Board: February 15, 2017

**Application Received:** 12/21/16  
**By:** David Parks, Permit Officer

**Application Fee paid:** \$9,000 Check #1243

**Completeness of Application:** Application is generally complete

#### **Documents received upon filing of application or otherwise included:**

- A. Land Use Application
- B. Preliminary Plat (7 Copies)
- C. Construction Drawings (2 Copies)
- D. Perc Tests (45) from Albemarle Regional Health Services
- E. Army COE Wetland Determination
- F. DENR Stormwater Permit SW7170101
- G. DENR E&S Control Plan No. Camde-2017-001
- H. Approval letter for Drainage Plan
- I. Technical Review Committee inputs.

---

### **PROJECT LOCATION:**

**Street Address:** Property fronted by Sandy Lane, Keeter Barn and Sharon Church Roads  
**Location Description:** South Mills Township

---

Vicinity Map:



**REQUEST:** Special Use Permit Preliminary Plat Mill Run Common Open Space Major Subdivision – 45 lots (smallest proposed lot size 22,880 sf or approximately .5 acres) **Article 151.290 of the Code of Ordinances.**

---

**SITE DATA**

**Lot size:** Two parcels approximately 54 acres total.

**Flood Zone:** Zone X (Located outside the 100 year flood)

**Zoning District(s):** Base Zoning; Basic Residential (R3-1 & R3-2 (wooded areas))

**Adjacent property uses:** Predominantly agriculture with some residential.

**Streets:** Shall be dedicated to public under control of NCDOT.

**Street name:** Mill Run Loop

**Open Space:** 23.68 acres

**Landscaping:** Landscaping Plan required at Preliminary plat.

**Buffering:** Per Article 151.232 (N), a 50' landscaped vegetative buffer required along all property lines that abut non-residential uses.

**Recreational Land:** Per Article 151.294 (B)(4) A minimum of 2,000 square feet of open space per dwelling must be designated and improved for active recreation. 45 lots X 2,000 = 95,000 sf or 2.1 acres. Per Article 151.232 (I) (3) Recreational Land: The developer shall at the County's option make a payment to the county of the amount of money equal to the value of the 2.1 acres as it would be appraised following its subdivision. Applicant has provided a pedestrian trail around his development with exercise stations located at various spots.

---

**ENVIRONMENTAL ASSESSMENT**

**Streams, Creeks, Major Ditches:** Mill Run Ditch.

**Distance & description of nearest outfall:** Mill Run Ditch is located to the east of the wooded portion of the property and will probably be utilized as the outfall.

---

## **TECHNICAL REVIEW STAFF (SKETCH PLAN) COMMENTS**

1. **South Mills Water.** Approved.
  2. **Albemarle Regional Health Department.** Perc test completed on all 45 lots.
  3. **South Mills Fire Department.** Disapproved. (See attached)
  4. **Postmaster Elizabeth City.** Community Mail Box location on plans.
  5. **Army Corps of Engineer.** Delineation complete. No wetlands on site.
  6. **Superintendent Camden County Schools.** Did not attend.
  7. **Superintendent/Transportation Director of Schools.** Approved. No bus stop shelter required.
  8. **Sheriff's Office.** Approved.
  9. **Camden Soil & Water Conservationist.** Did not attend TRC meeting.
  10. **NCDOT.** Approved.
  11. **Parks & Recreation.** Did not attend TRC meeting.
  12. **Mediacom.** Did not attend TRC meeting.
  13. **Albemarle EMC.** Approved.
  14. **Century Link.** Did not attend TRC meeting.
  15. **Pasquotank EMS.** Approved.
- 

## **PLANS CONSISTENCY**

### **CAMA Land Use Plan Policies & Objectives:**

Consistent  Inconsistent

Land Suitability Maps (below) reflect Very High Suitability for the portion of the property proposed to be subdivided.

### **2035 Comprehensive Plan**

Consistent  Inconsistent

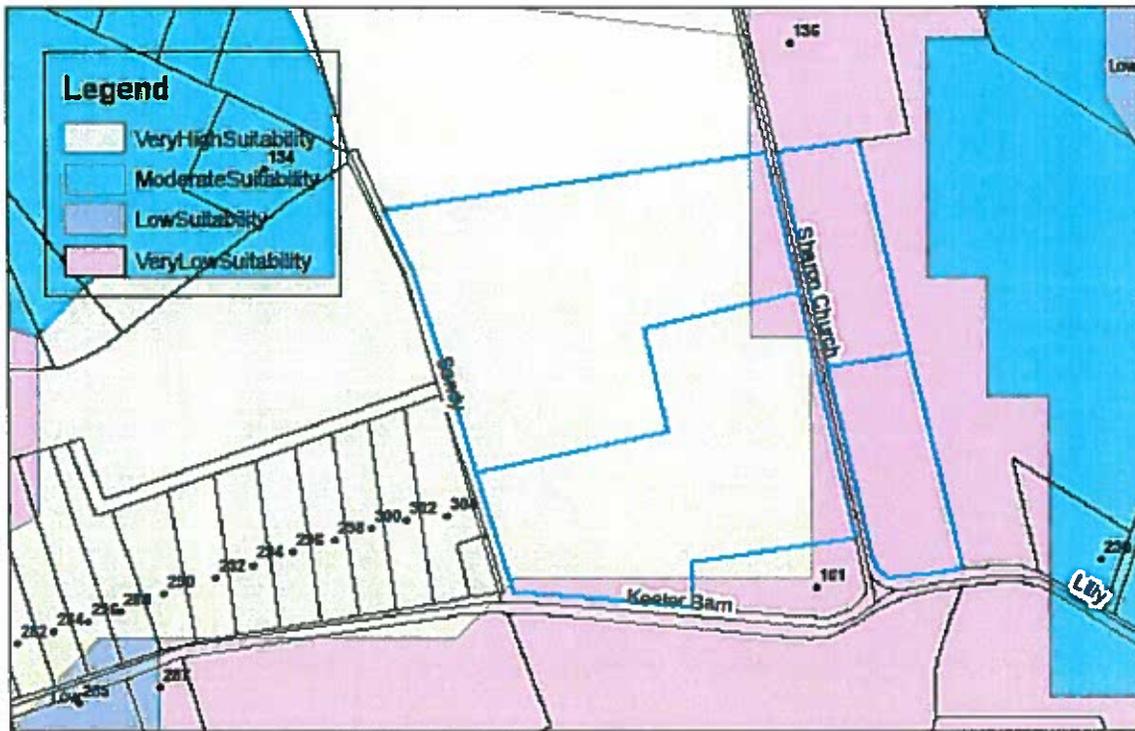
Property zoned R3-1 (farmland) is consistent with Comprehensive Plan as area to be subdivided is designated as Rural Residential One Acre.

## **PLANS CONSISTENCY – cont.**

### **Comprehensive Transportation Plan**

Consistent  Inconsistent

Property abuts Sandy Lane (SR 1227) (unpaved), Keeter Barn (SR 1226) and Sharon Church (SR 1231) Roads



CAMA Land Use Plan - Land Suitability Map



Comprehensive Plan Future Land Use Map

**FINDINGS REGARDING ADDITIONAL REQUIREMENTS:**

- Yes  No  **Endangering the public health and safety?**  
Staffs opinion is that application does not appear to endanger the public health and safety.  
*Although the project will not have officially fire rated fire hydrants, the Fire Chief stated he will use flushing hydrants if they have 4 inch connections. Otherwise water can be hauled from nearby natural water sources.*
- Yes  No  **Injure the value of adjoining or abutting property.**  
Without any evidence to the contrary - staffs opinion is that application does not appear to injure the value of adjoining or abutting property.
- Yes  No  **Harmony with the area in which it is located.**  
2035 Comprehensive Plan has land designated as Rural Residential and CAMA Land Suitability Maps has land designated as High Suitability. Joyce Landing subdivision adjacent to property.

**EXCEED PUBLIC FACILITIES:**

- Yes  No  **Schools:** Proposed development will generate 20 students (.44 per household X 45 households). High School over capacity: **2016/2017 capacity: 570 Enrollment: 607**
- Yes  No  **Fire and rescue:** Hydrants will be installed, however according to South Mills Water, they are flushing hydrants which are not considered by name adequate for the required flow of 500 PSI. This will affect insurance premiums for owners as their fire ratings will be a 9 vice a 6 with fire hydrants.
- Yes  No  **Law Enforcement:** Approved.

**PLANNING STAFF RECOMMENDATION:**

**Planning Staff recommends approval of Preliminary Plat for Mill Run Common Open Space Subdivision with the caveat that the developer and future owners understand that the installed hydrants are inadequate public facilities since they cannot be certified as fire rated with the South Mills Fire Department.**

**If the Planning Board recommendation is for approval of Preliminary Plat Mill Run Common Open Space Major Subdivision recommend approve with the following conditions:**

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 2015-06-07).
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. 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. Developer shall install exercise stations (minimum 8) along pedestrian path.
5. Developer and or Home Owners Association shall provide Camden County certification by a licensed North Carolina Engineer of compliance with approved Drainage Plan for Mill Run every five years starting from recording of Final Plat in the Camden County Registry of Deeds.
6. 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 No. SW7170101 dated January 17, 2017.
  - b. Maintenance requirements of the outfall ditch leading into Mill Run Ditch.
  - c. The re-certification to the County of the approved drainage plan every five years.
  - d. Maintenance of all open space and improvements throughout the subdivision.
7. 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.



Land Use/Development Application
County of Camden, North Carolina

Depending upon the type of proposal, the proposal may require a Zoning Permit, Conditional Use Permit, or Special Use Permit. This form is used as the start of application process. All applicants must submit a site plan (see "Minimum Site Plan Requirements") and a valid Health Department permit. Applicants for a Conditional Use Permit or Special Use Permit should review the "Requirements for Conditional Use Permit and Special Use Permit Applications".

Applicants for a subdivision must submit this form as their Special Use Permit application.

Please consult the Planning Office (1-252-338-1919) with any questions about your application.

Please Do Not Write in this Box
PIN: 01-7090-00-07-6888
01-7090-00-17-0117
UDO# 2015-06-07
Date Received: 12/21/16
Received by: DP
Zoning District: R3-1/R3-2
Fee Paid \$ 9000.00 (200 per lot)

PLEASE PRINT OR TYPE

Pd ck #
1243
11/17

Applicant's Name: Bissell Professional Group - Mark Bissell, PE

If the Applicant is acting as agent for another person (the "principal"), please give that person's name on the line below and submit a copy of the agency agreement/letter with this Application.

Harbinger Land & Timber, LLC & Assorted Development Corporation Gary Dunstan

Applicant's Mailing Address: P.O. Box 4
Harbinger, NC 27941

Daytime Phone Number: (252) 261-3266

Street Address Location of Property: Off Sharon Church, Keeter Barn & Sandy Lane

General Description of Proposal: Special Use Permit - Preliminary Plat Mill Run 45 lot Common Open Space Major Subdivision

I swear or affirm that the foregoing information and all attachments hereto (now or subsequently provided as part of this application) are true and correct to the best of my knowledge.

Signed: [Signature]

Dated: 8-5-2016

\* Information to be filled out by Planning Department

\*Is the Property in a Watershed Protection area? NO

\*Flood Zone (from FIRM Map): X Taxes paid? yes X no

**(F) Applicants for a Conditional Use Permit or a Special Use Permit must respond to the following issues and include those responses with their application: [Article 151.509] (The applicant may use separate sheets for answers to these questions.)**

(1) Will the proposal in any way endanger the public health or safety? *No.*

(2) Will the proposal in any way injure the value of adjoining or abutting property? *No.*

(3) Is the proposal in conformity with the:

(a) Land Use Plan - *Yes.*

(b) Thoroughfare Plan

(c) Watershed Plan

(4) Will the proposal 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?

(a) Schools - *Approved.*

(b) Fire and rescue

(c) Law Enforcement - *Approved.*

(d) Other County facilities





Energy, Mineral  
and Land Resources  
ENVIRONMENTAL QUALITY

ROY COOPER

Governor

WILLIAM G. ROSS, JR.

Acting Secretary

TRACY E. DAVIS

Director

January 20, 2017

**LETTER OF APPROVAL WITH GUIDELINES**



Assorted Development Corp.  
ATTN: Mr. Garland H. Dunstan, Jr., Registered Agent  
509 West Wilkinson Street  
Kill Devil Hills, North Carolina 27948

RE: Erosion and Sedimentation Control Plan No. Camde-2017-001  
Project Name: Mill Run  
Location: Sharon Church Road County: Camden  
River Basin: Pasquotank  
Date Received by LQS: December 22, 2016  
Acres Approved: 42 Project Type: New  
Project Description: Grading associated with the development of a residential subdivision, as shown on the plans received by this office on December 22, 2016 and the additional information received on January 20, 2017.

Dear Sir:

This office has reviewed the subject erosion and sedimentation control plan. We find the plan to be acceptable and hereby issue this Letter of Approval (NOTE: Attached is a list of guidelines and statutory requirements for conducting land disturbance activities) This plan approval shall expire three (3) years following the date of approval, if no land-disturbing activity has been undertaken, as required by 15A NCAC 4B.0129, unless modified by other legislation.

Please be advised that 15A NCAC 4B.0118(a) requires that a copy of the approved erosion and sedimentation control plan be on file at the job site. Also, you should consider this letter as giving the Notice required by G.S. 113A-61.1(a) of our right of periodic inspection to ensure compliance with the approved plan.

North Carolina's Sedimentation Pollution Control Program is performance oriented, requiring protection of existing natural resources and adjoining properties through the use of reasonable and appropriate Best Management Practices throughout the course of the project. If, following the commencement of this project, it is determined that the erosion and sedimentation control plan is inadequate to meet the requirements of the Sedimentation Pollution Control Act of 1973 (G.S. 113A-51 through 66), this office may require revisions to the plan and implementation of the revisions to ensure compliance with the Act.

1. **AS THE DECLARED RESPONSIBLE PARTY, YOUR LEGAL RESPONSIBILITY** is to understand the Act and comply with the following minimum requirements of the Act:
  - A. In the event of a conflict between the requirements of the Sedimentation Pollution Control Act, the submitted plan and/or the contract specifications, the more restrictive requirement shall prevail;
  - B. The land-disturbing activity shall be conducted in accordance with the approved erosion and sedimentation control plan;
  - C. The **LATEST APPROVED** erosion and sediment control plan will be used during periodic unannounced inspections to determine compliance and a copy of the plan must be on file at the job site. If it is determined that the implemented plan is inadequate, this office may require the installation of additional measures and/or that the plan be revised to comply with state law;
  - D. All revisions, including those required by other local, state or federal agencies, which affect site layout, drainage patterns, limits of disturbance and/or disturbed acreage must be submitted to this office for approval a minimum of 15 days prior to the start of construction;
  - E. Revisions exceeding the approved scope of this project without prior approval of the plan showing the changes can be considered a violation. Failure to comply with any part of the approved plan or with any requirements of this program could result in appropriate legal action (civil or criminal) against the financially responsible party. Legal actions include Stop Work Orders and the assessing of a civil penalty of up to \$5000 for the initial violation plus an additional penalty of up to \$5000 per day for each day the site is out of compliance;
  - F. The **CERTIFICATE OF PLAN APPROVAL** must be posted at the primary entrance to the job site and remain until the site is permanently stabilized;
  - G. In cases of natural disaster related changes to the proposed land disturbing activity, all appropriate actions and adequate measure installations may be performed to prevent sediment damage, prior to submitting and receiving approval of the revised plan. A revised plan must be submitted for approval as soon as possible, but no later than 15 days after all emergency actions have been performed;

- O. All sediment and erosion control details for this project must conform to the standards as shown in the current Erosion & Sediment Control Planning and Design Manual; these details must be utilized for construction and incorporated in the plan. The manual can be found online at <http://portal.ncdenr.org/web/lr/publications>
2. Adequate and appropriate measures must be properly installed downstream, within the limits of disturbance, of any land disturbing activity to prevent sediment from leaving the limits of disturbance, entering existing drainage systems, impacting an on-site natural watercourse or adjoining property.
3. The maximum permissible velocity for existing channels is 2.5 ft/s for bare earth, but for new channels the maximum permissible velocity is 2.0 ft/s for bare earth. New channels designed with velocities in excess of 2.0 ft/s for bare earth will require a temporary lining.
4. A minimum of 15 days prior to the start of any additional land disturbance, a revised plan must be submitted to this office for approval.

# CERTIFICATE OF PLAN APPROVAL



The posting of this certificate certifies that an erosion and sedimentation control plan has been approved for this project by the North Carolina Department of Environmental Quality in accordance with North Carolina General Statute 113A - 57 (4) and 113A - 54 (d) (4) and North Carolina Administrative Code, Title 15A, Chapter 4B.0107 (c). This certificate must be posted at the primary entrance of the job site before construction begins and until establishment of permanent groundcover as required by North Carolina Administrative Code, Title 15A, Chapter 4B.0127 (b).

MILL RUN

SHANNON CHURCH ROAD

CAMDEN COUNTY

Project Name and Location

1/20/2017

Date of Plan Approval



Stacie Overton, P.E.  
Regional Engineer

Cam06-2017-001



**Energy, Mineral  
and Land Resources**  
ENVIRONMENTAL QUALITY

ROY COOPER

*Governor*

WILLIAM G. ROSS, JR.

*Acting Secretary*

TRACY E. DAVIS

*Director*

January 17, 2017

Assorted Development Corp.  
Attn.: Mr. Gary Dunstan  
509 Wilkinson St.  
Kill Devil Hills, NC 27948

**Subject: Stormwater Permit No. SW7170101  
Mill Run  
Low Density Subdivision Permit  
Camden County**

Dear Mr. Dunstan:

The Washington Regional Office received a complete Stormwater Management Permit Application for the Mill Run project on January 4, 2017. Staff review of the plans and specifications has determined that the project, as proposed, will comply with the Stormwater Regulations set forth in Title 15A NCAC 2H.1000. We are forwarding Permit No. SW7170101, dated January 17, 2017, for the construction of the subject project.

This permit shall be effective from the date of issuance until rescinded, and shall be subject to the conditions and limitations as specified therein, and does not supercede any other agency permit that may be required.

If any parts, requirements, or limitations contained in this permit are unacceptable, you have the right to request an adjudicatory hearing upon written request within thirty (30) days following receipt of this permit. This request must be in the form of a written petition, conforming to Chapter 150B of the North Carolina General Statutes, and filed with the Office of Administrative Hearings, 6714 Mail Service Center, Raleigh, NC 27699-6714. Unless such demands are made this permit shall be final and binding.

If you have any questions, or need additional information concerning this matter, please contact me at (252) 946-6481.

Sincerely,

William Carl Dunn, PE  
Environmental Engineer

cc: David Klebitz, PE, Bissell Professional Group  
Camden County Planning Division  
Washington Regional Office

**STATE OF NORTH CAROLINA  
DEPARTMENT OF ENVIRONMENTAL QUALITY  
DIVISION OF ENERGY, MINERAL, AND LAND RESOURCES**

**STATE STORMWATER MANAGEMENT PERMIT**

**LOW DENSITY DEVELOPMENT**

In accordance with the provisions of Article 21 of Chapter 143, General Statutes of North Carolina as amended, and other applicable Laws, Rules and Regulations

PERMISSION IS HEREBY GRANTED TO

Assorted Development Corp.

*Mill Run*

*Camden County*

FOR THE

construction, operation and maintenance of a 24% low density subdivision in compliance with the provisions of 15A NCAC 2H .1000 (hereafter referred to as the "stormwater rules") and the approved stormwater management plans and specifications, and other supporting data as attached and on file with and approved by the Division of Energy, Mineral, and Land Resources (Division) and considered a part of this permit.

The Permit shall be effective from the date of issuance until rescinded and shall be subject to the following specific conditions and limitations:

**I. DESIGN STANDARDS**

1. Each of the 45 lots is limited to a maximum of (see Attachment ) square feet of built-upon area, as indicated in the application and as shown on the approved plans.
2. The overall tract built-upon area percentage for the project must be maintained at 24% per the requirements of Section .1005 of the stormwater rules.
3. The built-upon areas associated with this project shall be located at least 50 feet landward of all perennial and intermittent surface waters.
4. The only runoff conveyance systems allowed will be vegetated conveyances such as swales with minimum side slopes of 3:1 (H:V) as defined in the stormwater rules and approved by the Division.
5. All roof drains must terminate at least 50 foot from the mean high water mark.
6. Two stormwater retention ponds are proposed to meet the requirements of Camden County's stormwater management ordinances and as such are not part of this permit.

## II. SCHEDULE OF COMPLIANCE

1. Swales and other vegetated conveyances shall be constructed in their entirety, vegetated, and be operational for their intended use prior to the construction of any built-upon surface.
2. During construction, erosion shall be kept to a minimum and any eroded areas of the swales or other vegetated conveyances will be repaired immediately.
3. The permittee shall at all times provide the operation and maintenance necessary to operate the permitted stormwater management systems at optimum efficiency to include:
  - a. Inspections
  - b. Sediment removal.
  - c. Mowing, and re-vegetating of the side slopes.
  - d. Immediate repair of eroded areas.
  - e. Maintenance of side slopes in accordance with approved plans and specifications.
  - f. Maintenance of level spreaders and infiltration areas in accordance with approved plans and O&M documents.
4. The permittee shall submit to the Director and shall have received approval for revised plans, specifications, and calculations prior to construction, for any modification to the approved plans, including, but not limited to, those listed below:
  - a. Any revision to any of the items shown on the approved plans, including the stormwater management system, design concept, built-upon area, details, etc.
  - b. Project name change.
  - c. Transfer of ownership.
  - d. Redesign or addition to the approved amount of built-upon area or to the drainage area.
  - e. Further subdivision, acquisition, or selling of the project area.
  - f. Filling in, altering or piping any vegetative conveyance shown on the approved plan.
5. The permittee shall submit all information requested by the Director or his representative within the time frame specified in the written information request.
6. No piping shall be allowed except that minimum amount necessary to direct runoff beneath an impervious surface such as a road and that minimum amount needed under driveways to provide access to lots.
7. By the issuance of this permit, the Division is granting a minor variance from the no piping requirements as set in 15A NCAC 2H.1005(2)(a)(ii), at two locations. The locations covered by this variance are the pipe used to connect the two retention ponds and the pipe used to direct overflow from the retention pond to Mill Run Creek. The proposed BMP's will provide better treatment of the stormwater runoff than the vegetated swales lost by approved piping.
8. Within 30 days of completion of the project, the permittee must certify in writing that the project's stormwater controls, and impervious surfaces have been

constructed within substantial intent of the approved plans and specifications. Any deviation from the approved plans must be noted on the Certification.

9. The permittee is responsible for verifying that the proposed built-upon area does not exceed the allowable built-upon area. Once the lot transfer is complete, the built-upon area may not be revised without approval from the Division, and responsibility for meeting the built-upon area limit is transferred to the individual property owner, provided that the permittee complies with the requirements of Section II.12 and II.13 of this permit.
10. Deed restrictions are incorporated into this permit by reference and must be recorded with the Office of the Register of Deeds prior to the sale of any lot. Recorded deed restrictions must include, as a minimum, the following statements related to stormwater management:
  - a. The following covenants are intended to ensure ongoing compliance with State Stormwater Management Permit Number SW7170101, as issued by the Division of Energy, Mineral, and Land Resources under NCAC 2H.1000.
  - b. The State of North Carolina is made a beneficiary of these covenants to the extent necessary to maintain compliance with the Stormwater Management Permit.
  - c. These covenants are to run with the land and be binding on all persons and parties claiming under them.
  - d. The covenants pertaining to stormwater may not be altered or rescinded without the express written consent of the State of North Carolina, Division of Energy, Mineral, and Land Resources.
  - e. Alteration of the drainage as shown on the approved plans may not take place without the concurrence of the Division of Energy, Mineral, and Land Resources.
  - f. The maximum built-upon area per lot is (see Attachment) square feet. This allotted amount includes any built-upon area constructed within the lot property boundaries, and that portion of the right-of-way between the front lot line and the edge of the pavement. Built upon area includes, but is not limited to, structures, asphalt, concrete, brick, stone, slate, and coquina, but does not include raised, open wood decking, or the water surface of swimming pools.
  - g. Filling in or piping of any vegetative conveyances (ditches, swales, etc.) associated with the development except for average driveway crossings, is strictly prohibited by any persons.
  - h. Each lot will maintain a 50 foot wide vegetated buffer between all impervious areas and surface waters.
  - i. All roof drains shall terminate at least 50 foot from the mean high water mark.
  - j. If permeable pavement credit is desired, the property owner must submit a request, with supporting documentation, to the permittee and receive approval prior to construction of the permeable pavement.
11. The permittee shall submit a copy of the recorded deed restrictions within 30 days of the date of recording.
12. If the permittee sets up an Architectural Review Committee or Board (ARC or ARB) to review plans for compliance with the restrictions, the plans reviewed must include all proposed built-upon area (BUA). Any approvals given by the ARC or ARB do not relieve the lot owner of the responsibility to maintain compliance with the permitted BUA limit.

13. All stormwater conveyances will be located in either dedicated right-of-way (public or private), recorded common areas or recorded drainage easements. The final plats for the project will be recorded showing all such required easements, in accordance with the approved plans.
14. The Director may notify the permittee when the permitted site does not meet one or more of the minimum requirements of the permit. Within the time frame specified in the notice, the permittee shall submit a written time schedule to the Director for modifying the site to meet minimum requirements. The permittee shall provide copies of revised plans and certification in writing to the Director that the changes have been made.
15. If permeable pavement credit is desired, the permittee must submit a request to modify the permit to incorporate such language as required by the Division. The request to modify must include a soils report identifying the type of soil, the Seasonal High Water Table elevation and the infiltration rate. Upon the successful completion of a permit modification, the individual lot owners that request to utilize permeable pavements must submit the necessary forms and documentation to the permittee and receive approval prior to construction of the permeable pavement.

### III. GENERAL CONDITIONS

1. This permit is not transferable to any person or entity except after notice to and approval by the Director. The Director may require modification or revocation and re-issuance of the permit to change the name and incorporate such other requirements as may be necessary. In the event of a name or ownership change, a completed Name/Ownership Change form, signed by both parties, must be submitted to the Division accompanied by the supporting documentation as listed on page 2 of the form. The approval of this request will be considered on its merits, and may or may not be approved.
2. The permittee is responsible for compliance with all permit conditions until the Director approves a transfer of ownership. Neither the sale of the project nor the transfer of common areas to a third party, such as a homeowner's association, constitutes an approved transfer of the stormwater permit.
3. Failure to abide by the conditions and limitations contained in this permit may subject the Permittee to an enforcement action by the Division, in accordance with North Carolina General Statutes 143-215.6A to 143-215.6C.
4. The issuance of this permit does not prohibit the Director from reopening and modifying the permit, revoking and reissuing the permit, or terminating the permit as allowed by the laws, rules, and regulations contained in Title 15A of the North Carolina Administrative Code, Subchapter 2H.1000; and North Carolina General Statute 143-215.1 et. al.
5. In the event that the facilities fail to perform satisfactorily, including the creation of nuisance conditions, the Permittee shall take immediate corrective action, including those as may be required by the Division, such as the construction of additional or replacement stormwater management systems.
6. The permittee grants permission to DENR Staff to enter the property during normal

business hours, for the purpose of inspecting all components of the stormwater management facility.

7. The permit issued shall continue in force and effect until revoked or terminated. The permit may be modified, revoked and reissued or terminated for cause. The filing of a request for a permit modification, revocation and re-issuance, or termination does not stay any permit condition.
8. Unless specified elsewhere, permanent seeding requirements for the swales must follow the guidelines established in the North Carolina Erosion and Sediment Control Planning and Design Manual.
9. Approved plans and specifications for this project are incorporated by reference and are enforceable parts of the permit.
10. The issuance of this permit does not preclude the Permittee from complying with any and all statutes, rules, regulations, or ordinances, which may be imposed by other government agencies (local, state and federal), which have jurisdiction.
11. The permittee shall notify the Division in writing of any name, ownership or mailing address changes at least 30 days prior to making such changes.

Permit issued this the 17th day of January, 2017.

NORTH CAROLINA ENVIRONMENTAL MANAGEMENT COMMISSION



for

Tracy E. Davis, PE, CPM  
Division of Energy, Mineral, and Land Resources  
By Authority of the Environmental Management Commission

Permit Number SW7170101

**MILL RUN**  
Residential Subdivision

**Allowable Built-Up Area and  
Deed Restriction Calculations**

Low Density

Lot No	LOT AREA (sf)	Max Allowable Built-Up Area (sq ft)
1	24,126	4,600
2	23,997	4,600
3	24,125	4,600
4	24,149	5,000
5	24,543	5,000
6	24,386	5,000
7	24,509	5,000
8	24,503	5,000
9	24,256	5,000
10	23,400	4,600
11	23,399	4,600
12	23,398	4,600
13	23,399	4,600
14	23,400	4,600
15	23,999	5,000
16	23,980	5,000
17	23,979	5,000
18	23,971	5,000
19	23,967	5,000
20	24,145	4,600
21	24,107	4,600
22	23,832	4,600
23	23,951	4,600
24	24,156	4,600
25	24,730	4,600
26	25,001	4,600
27	25,051	4,600
28	24,955	4,600
29	24,878	4,600
30	24,770	4,600
31	24,314	4,600
32	23,805	4,600
33	24,099	4,600
34	26,065	5,000
35	24,344	4,600
36	24,412	4,600
37	24,406	4,600
38	26,387	5,000
39	25,137	4,600
40	24,750	4,600
41	24,442	4,600
42	24,530	4,600
43	24,611	4,600
44	24,620	4,600
45	24,646	4,600
<b>Total</b>	<b>1,095,620</b>	<b>212,200</b>

**Project Area Data:**

	Area (sf)	
Total Residential Lot Area:	1,095,620	25.15 Ac.
Total Common Area:	1,031,609	23.68 Ac.
Total Right-of-way Area:	133,034	3.05 Ac.
<b>Total Project Area:</b>	<b>2,260,263</b>	<b>51.89 Ac.</b>

**U.S. ARMY CORPS OF ENGINEERS  
WILMINGTON DISTRICT**

Action Id. SAW-2016-01243 County: Camden U.S.G.S. Quad: NC-SOUTH MILLS

**NOTIFICATION OF JURISDICTIONAL DETERMINATION**

Property Owner/Applicant: Harbinger Land & Timber, LLC

Gary Dunstan

Address: 509 West Wilkinson Street  
Kill Devil Hills, NC, 27949

Telephone Number: (252) 202-1100

Size (acres) 51.89

Nearest Waterway Joyce Creek

USGS HUC 03010205

Nearest Town South Mills

River Basin Albemarle-Chowan

Coordinates Latitude: 36.490843

Longitude: -76.307497

Location description: Property is located on the northern boundary of Keeter Barn Road and Berea Church Road in South Mills, Camden County, North Carolina. There are several adjacent parcels which include a total of 51.89 acres, and a 10.95 Acre tract on the Eastern side of Berea Church road which is adjacent to Joyce Creek a named tributary to the Pasquotank River.

**Indicate Which of the Following Apply:**

**A. Preliminary Determination**

- There are waters, including wetlands, on the above described project area, that may be subject to Section 404 of the Clean Water Act (CWA)(33 USC § 1344) and/or Section 10 of the Rivers and Harbors Act (RHA) (33 USC § 403). The waters, including wetlands, have been delineated, and the delineation has been verified by the Corps to be sufficiently accurate and reliable. Therefore this preliminary jurisdiction determination may be used in the permit evaluation process, including determining compensatory mitigation. For purposes of computation of impacts, compensatory mitigation requirements, and other resource protection measures, a permit decision made on the basis of a preliminary JD will treat all waters and wetlands that would be affected in any way by the permitted activity on the site as if they are jurisdictional waters of the U.S. This preliminary determination is not an appealable action under the Regulatory Program Administrative Appeal Process (Reference 33 CFR Part 331). However, you may request an approved JD, which is an appealable action, by contacting the Corps district for further instruction.
- There are wetlands on the above described property, that may be subject to Section 404 of the Clean Water Act (CWA)(33 USC § 1344) and/or Section 10 of the Rivers and Harbors Act (RHA) (33 USC § 403). However, since the waters, including wetlands, have not been properly delineated, this preliminary jurisdiction determination may not be used in the permit evaluation process. Without a verified wetland delineation, this preliminary determination is merely an effective presumption of CWA/RHA jurisdiction over all of the waters, including wetlands, at the project area, which is not sufficiently accurate and reliable to support an enforceable permit decision. We recommend that you have the waters of the U.S. on your property delineated. As the Corps may not be able to accomplish this wetland delineation in a timely manner, you may wish to obtain a consultant to conduct a delineation that can be verified by the Corps.

**B. Approved Determination**

- There are Navigable Waters of the United States within the above described property subject to the permit requirements of Section 10 of the Rivers and Harbors Act (RHA) (33 USC § 403) and Section 404 of the Clean Water Act (CWA)(33 USC § 1344). Unless there is a change in law or our published regulations, this determination may be relied upon for a period not to exceed five years from the date of this notification.
- There are waters of the U.S., including wetlands, on the above described project area subject to the permit requirements of Section 404 of the Clean Water Act (CWA) (33 USC § 1344). Unless there is a change in the law or our published regulations, this determination may be relied upon for a period not to exceed five years from the date of this notification.

We recommend you have the waters of the U.S. on your property delineated. As the Corps may not be able to accomplish this wetland delineation in a timely manner, you may wish to obtain a consultant to conduct a delineation that can be verified by the Corps.

The waters of the U.S., including wetlands, on your project area have been delineated and the delineation has been verified by the Corps. If you wish to have the delineation surveyed, the Corps can review and verify the survey upon completion. Once verified, this survey will provide an accurate depiction of all areas subject to CWA and/or RHA jurisdiction on your property which, provided there is no change in the law or our published regulations, may be relied upon for a period not to exceed five years.

The waters of the U.S., including wetlands, have been delineated and surveyed and are accurately depicted on the plat signed by the Corps Regulatory Official identified below on \_\_\_\_\_. Unless there is a change in the law or our published regulations, this determination may be relied upon for a period not to exceed five years from the date of this notification.

There are no waters of the U.S., to include wetlands, present on the above described property which are subject to the permit requirements of Section 404 of the Clean Water Act (33 USC 1344). Unless there is a change in the law or our published regulations, this determination may be relied upon for a period not to exceed five years from the date of this notification.

The property is located in one of the 20 Coastal Counties subject to regulation under the Coastal Area Management Act (CAMA). You should contact the Division of Coastal Management in Elizabeth City, NC, at (252) 264-3901 to determine their requirements.

Placement of dredged or fill material within waters of the US, including wetlands, without a Department of the Army permit may constitute a violation of Section 301 of the Clean Water Act (33 USC § 1311). Placement of dredged or fill material, construction or placement of structures, or work within navigable waters of the United States without a Department of the Army permit may constitute a violation of Sections 9 and/or 10 of the Rivers and Harbors Act (33 USC § 401 and/or 403). If you have any questions regarding this determination and/or the Corps regulatory program, please contact Krvstynka Stygar at 910-251-4619 or Krvstynka.B.Stygar@usace.army.mil.

**C. Basis For Determination:** This site does not exhibit the three parameters for wetland criteria as described in the 1987 Corps Wetland Delineation Manual and Atlantic and Gulf Coast Regional Supplement.

**D. Remarks:** Property was primarily used as agricultural cultivation as well as is effectively drained.

#### **E. Attention USDA Program Participants**

This delineation/determination has been conducted to identify the limits of Corps' Clean Water Act jurisdiction for the particular site identified in this request. The delineation/determination may not be valid for the wetland conservation provisions of the Food Security Act of 1985. If you or your tenant are USDA Program participants, or anticipate participation in USDA programs, you should request a certified wetland determination from the local office of the Natural Resources Conservation Service, prior to starting work.

**F. Appeals Information** (This information applies only to approved jurisdictional determinations as indicated in B. above)

This correspondence constitutes an approved jurisdictional determination for the above described site. If you object to this determination, you may request an administrative appeal under Corps regulations at 33 CFR Part 331. Enclosed you will find a Notification of Appeal Process (NAP) fact sheet and request for appeal (RFA) form. If you request to appeal this determination you must submit a completed RFA form to the following address:

US Army Corps of Engineers  
South Atlantic Division  
Attn: Jason Steele, Review Officer  
60 Forsyth Street SW, Room 10M15  
Atlanta, Georgia 30303-8801

SAW-2016-01243

In order for an RFA to be accepted by the Corps, the Corps must determine that it is complete, that it meets the criteria for appeal under 33 CFR part 331.5, and that it has been received by the Division Office within 60 days of the date of the NAP. Should you decide to submit an RFA form, it must be received at the above address by February 7, 2017.

**\*\*It is not necessary to submit an RFA form to the Division Office if you do not object to the determination in this correspondence.\*\***

Corps Regulatory Official:



12/7/16

Date: December 7, 2016 Expiration Date: December 7, 2021

The Wilmington District is committed to providing the highest level of support to the public. To help us ensure we continue to do so, please complete our Customer Satisfaction Survey, located online at [http://corpsmapu.usace.army.mil/cm\\_apex/f?p=136:4:0](http://corpsmapu.usace.army.mil/cm_apex/f?p=136:4:0).

**NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND  
REQUEST FOR APPEAL**

Applicant: <b>Gary Dunstan</b> <b>Harbinger Land &amp; Timber, LLC</b>	File Number: <b>SAW-2016-01243</b>	Date: <b>December 7, 2016</b>
Attached is:		See Section below
<input type="checkbox"/> INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)		A
<input type="checkbox"/> PROFFERED PERMIT (Standard Permit or Letter of permission)		B
<input type="checkbox"/> PERMIT DENIAL		C
<input checked="" type="checkbox"/> APPROVED JURISDICTIONAL DETERMINATION		D
<input type="checkbox"/> PRELIMINARY JURISDICTIONAL DETERMINATION		E

**SECTION I -** The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at <http://www.usace.army.mil/Missions/CivilWorks/RegulatoryProgramandPermits.aspx> or Corps regulations at 33 CFR Part 331.

**A: INITIAL PROFFERED PERMIT: You may accept or object to the permit.**

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **OBJECT:** If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

**B: PROFFERED PERMIT: You may accept or appeal the permit**

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **APPEAL:** If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

**C: PERMIT DENIAL:** You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

**D: APPROVED JURISDICTIONAL DETERMINATION:** You may accept or appeal the approved JD or provide new information.

- **ACCEPT:** You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.
- **APPEAL:** If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the district engineer. This form must be received by the division engineer within 60 days of the date of this notice.

**E: PRELIMINARY JURISDICTIONAL DETERMINATION:** You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

## SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT

**REASONS FOR APPEAL OR OBJECTIONS:** (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

**ADDITIONAL INFORMATION:** The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

### POINT OF CONTACT FOR QUESTIONS OR INFORMATION:

If you have questions regarding this decision and/or the appeal process you may contact:

District Engineer, Wilmington Regulatory Division,  
2407 West 5<sup>th</sup> Street,  
Washington, NC 27889  
Attn: Krystynka Stygar

If you only have questions regarding the appeal process you may also contact:

Mr. Jason Steele, Administrative Appeal Review Officer  
CESAD-PDO  
U.S. Army Corps of Engineers, South Atlantic Division  
60 Forsyth Street, Room 10M15  
Atlanta, Georgia 30303-8801  
Phone: (404) 562-5137

**RIGHT OF ENTRY:** Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15 day notice of any site investigation, and will have the opportunity to participate in all site investigations.

Signature of appellant or agent.	Date:	Telephone number:
----------------------------------	-------	-------------------

For appeals on Initial Proffered Permits send this form to:

District Engineer, Wilmington Regulatory Division, Krystynka Stygar, 2407 West 5<sup>th</sup> Street, Washington, NC 27889

For Permit denials, Proffered Permits and approved Jurisdictional Determinations send this form to:

Division Engineer, Commander, U.S. Army Engineer Division, South Atlantic, Attn: Mr. Jason Steele,  
Administrative Appeal Officer, CESAD-PDO, 60 Forsyth Street, Room 10M15, Atlanta, Georgia 30303-8801  
Phone: (404) 562-5137



BOARD OF COMMISSIONERS

CLAYTON D. RIGGS  
Chairman

TOM WHITE  
Vice Chairman

GARRY W. MEIGGS  
RANDY KRAINIAK  
ROSS MUNRO



Camden County  
NEW ENERGY. NEW VISION.

MICHAEL BRILLHART  
County Manager

ANGELA WOOTEN  
Clerk to the Board

JOHN S. MORRISON  
County Attorney

January 4, 2017

From: Camden County Planning Department  
To: Technical Review Staff Sheriff Berry

RE: Mill Run Major Subdivision

Attached is a copy of the Preliminary Plat for Mill Run 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 Wednesday, February 1, 2017 at 10:00 AM in the upstairs courtroom of the Historic Camden County Courthouse. If you are unable to attend pleas fill out and fax to the Planning Office at 333-1603.

Approved as is  
 Reviewed with no comments.  
 Approved with the following comments/recommendations:  
calls for service after subdivision buildout will dictate need for more personnel.

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

Name: Sheriff Tony Berry Signature: Sheriff Tony Berry

Thank you for your prompt attention to this matter. If you have any questions, please call me at (252) 338-1919 ext 263.

Sincerely,

Dan Porter  
Planning Director  
Camden County

BOARD OF COMMISSIONERS

CLAYTON D. RIGGS  
Chairman

TOM WHITE  
Vice Chairman

GARRY W. MEIGGS  
RANDY KRAINIAK  
ROSS MUNRO



Camden County  
NEW ENERGY. NEW OPPORTUNITIES.

MICHAEL BRILLHART  
County Manager

ANGELA WOOTEN  
Clerk to the Board

JOHN S. MORRISON  
County Attorney

January 4, 2017

From: Camden County Planning Department  
To: Technical Review Staff Camden County Sch 15

RE: Mill Run Major Subdivision

Attached is a copy of the Preliminary Plat for Mill Run 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 Wednesday, February 1, 2017 at 10:00 AM in the upstairs courtroom of the Historic Camden County Courthouse. If you are unable to attend please fill out and fax to the Planning Office at 333-1603.

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

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

Name: ROGER MORGAN Signature: [Signature]

Thank you for your prompt attention to this matter. If you have any questions, please call me at (252) 338-1919 ext 263.

Sincerely,

Dan Porter  
Planning Director  
Camden County

Camden County Schools

Comments/Recommendations

Mill Run Subdivision

After reviewing the plans for the Mill Run Subdivision we accept the plans under the following conditions:

1. All roads are required to meet state specifications,
2. A letter must be filed with the transportation department giving the Camden County Schools permission to utilize the roads within the subdivision and releasing the school system from responsibility for any damage that occurs as the result of the buses traveling on the roads,
3. The contact information for the person responsible for road maintenance must be provided to the Camden County Schools so in the event a road is damaged that individual can be contacted to make necessary repairs,
4. Designated bus stops with a structure or sign will not be required due to the fact that as the population of students change designated stops will be assigned for students at a central location based on student density.

## Dave Parks

---

**From:** Boone, Derek E - Elizabeth City, NC <Derek.E.Boone@usps.gov>  
**Sent:** Thursday, January 26, 2017 9:54 AM  
**To:** Dave Parks  
**Subject:** RE: Technical Review Committee (TRC) Meeting - Reminder

I won't be able to attend. If they will require mail delivery please express to everyone that cluster boxes have to be included in the plans.

---

**From:** Dave Parks [<mailto:dparks@camdencountync.gov>]  
**Sent:** Thursday, January 26, 2017 9:20 AM  
**To:** 'South Mills Water Assn'; 'David Credle'; 'Tommy & Karen Banks'; 'Kevin Carver'; Boone, Derek E - Elizabeth City, NC; Stygar, KRISTYNKA B 1LT USARMY NG TXARNG (US); [mhawkins@camden.k12.nc.us](mailto:mhawkins@camden.k12.nc.us); [rmorgan@camden.k12.nc.us](mailto:rmorgan@camden.k12.nc.us); Hoadley, James W; 'Tony Perry'; [nharris@mediacomcc.com](mailto:nharris@mediacomcc.com); [kevin.heath@aemc.coop](mailto:kevin.heath@aemc.coop); [paul.e.jones@centurylink.com](mailto:paul.e.jones@centurylink.com); [Michael.sipe@piedmontng.com](mailto:Michael.sipe@piedmontng.com); [newellj@co.pasquotank.nc.us](mailto:newellj@co.pasquotank.nc.us); 'Barefoot, Ronnie'; 'Ken Merner'; Mark Bissell; 'Gary Dunstan'  
**Cc:** Dan Porter; Michael Brillhart  
**Subject:** Technical Review Committee (TRC) Meeting - Reminder

This is a reminder of the TRC Meeting for both Mill Run Common Open Space Subdivision and Phase Ia of Camden Plantation Planned Unit Development. The meeting will be held on Wednesday, February 1, 2017 at 10:00 AM in the upstairs courtroom of the Camden County Courthouse. If you are unable to attend please let me know by email or phone call at (252) 338-1919 ext 232.

Sincerely,

David Parks, CFM  
Permit Officer  
Camden County

BOARD OF COMMISSIONERS

CLAYTON D. RIGGS  
Chairman

TOM WHITE  
Vice Chairman

GARRY W. MEIGGS  
RANDY KRAINIAK  
ROSS MUNRO



Camden County  
NEW ENERGY NEW VISION

MICHAEL BRILLHART  
County Manager

ANGELA WOOTEN  
Clerk to the Board

JOHN S. MORRISON  
County Attorney

January 4, 2017

From: Camden County Planning Department  
To: Technical Review Staff AEMC

RE: Mill Run Major Subdivision

Attached is a copy of the Preliminary Plat for Mill Run 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 Wednesday, February 1, 2017 at 10:00 AM in the upstairs courtroom of the Historic Camden County Courthouse. If you are unable to attend please fill out and fax to the Planning Office at 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: Kein Health Signature: [Handwritten Signature]

Thank you for your prompt attention to this matter. If you have any questions, please call me at (252) 338-1919 ext 263.

Sincerely,

Dan Porter  
Planning Director  
Camden County

January 4, 2017

From: Camden County Planning Department

To: Technical Review Staff EMS

RE: Mill Run Major Subdivision

Attached is a copy of the Preliminary Plat for Mill Run 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 Wednesday, February 1, 2017 at 10:00 AM in the upstairs courtroom of the Historic Camden County Courthouse. If you are unable to attend please fill out and fax to the Planning Office at 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: Jerry Newell

Thank you for your prompt attention to this matter. If you have any questions, please call me at (252) 338-1919 ext 263.

Sincerely,

Dan Porter  
Planning Director  
Camden County

BOARD OF COMMISSIONERS

CLAYTON D. RIGGS  
Chairman

TOM WHITE  
Vice Chairman

GARRY W. MEIGGS  
RANDY KRAINIAK  
ROSS MUNRO



**Camden County**  
NEW ENERGY NEW VISION

MICHAEL BRILLHART  
County Manager

ANGELA WOOTEN  
Clerk to the Board

JOHN S. MORRISON  
County Attorney

January 4, 2017

From: Camden County Planning Department

To: Technical Review Staff NC DOT

RE: Mill Run Major Subdivision

Attached is a copy of the Preliminary Plat for Mill Run 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 Wednesday, February 1, 2017 at 10:00 AM in the upstairs courtroom of the Historic Camden County Courthouse. If you are unable to attend please fill out and fax to the Planning Office at 333-1603.

Approved as is

Reviewed with no comments.

Approved with the following comments/recommendations:

NC DOT Review plans & find culvert proposed under Sharon Church Road  
NC DOT takes no ownership or responsibility for maintenance of any pipes  
installed outside of the ROW.

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

Name: James W Hadley

Signature: James W Hadley

Thank you for your prompt attention to this matter. If you have any questions, please call me at (252) 338-1919 ext 263.

Sincerely,

Dan Porter  
Planning Director  
Camden County

BOARD OF COMMISSIONERS

CLAYTON D. RIGGS  
Chairman

TOM WHITE  
Vice Chairman

GARRY W. MEIGGS  
RANDY KRAINIAK  
ROSS MUNRO



**Camden County**  
NEW ENERGY. NEW VISIONS.

MICHAEL BRILLHART  
County Manager

ANGELA WOOTEN  
Clerk to the Board

JOHN S. MORRISON  
County Attorney

January 4, 2017

From: Camden County Planning Department  
To: Technical Review Staff Chief Tommy Banks (South Mills Fire Dept)  
RE: Mill Run Major Subdivision

Attached is a copy of the Preliminary Plat for Mill Run 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 Wednesday, February 1, 2017 at 10:00 AM in the upstairs courtroom of the Historic Camden County Courthouse. If you are unable to attend please fill out and fax to the Planning Office at 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)  
There is no fire Hydrants or System  
for fire suppression.

Name: Tommy Banks Signature:

Thank you for your prompt attention to this matter. If you have any questions, please call me at (252) 338-1919 ext 263.

Sincerely,

Dan Porter  
Planning Director  
Camden County

## Dave Parks

---

**From:** Banks, Tommy (NSHC) <Tommy.Banks@nucor.com>  
**Sent:** Friday, January 27, 2017 7:38 PM  
**To:** Dave Parks  
**Subject:** Re: Mill Run Subdivision

Dave,

They only install fire hydrants, they just call them flushing hydrants. Look up the difference on the internet and then come up here and I will show you fire hydrants. I don't see any hydrants on the plantation site either. The South Mills water association has to maintain a certain pressure on their system to provide drinking water to the customer. If they are maintaining this requirement then the system has sufficient flow to provide the fire hydrants with a minimum flow of 250 gallons per min. The department of insurance gives us credit on our inspection if the hydrants are in place and we are allowed to use them. South Mills Water has installed 3 fire hydrants at the development site 1000ft before the mill run site. These were tested by the mill run engineering firm and they found 500 to 600 gallons per min flow on these hydrants. So the system has the ability to provide the flow for additional hydrants at the mill run site. This is a issue that the county and water department needs to resolve. I do not mind sitting in and advising on how this affects homeowners insurance rates and fire protection. I will not approve these developments without fire hydrants. It just makes no sense whatsoever. I would advise the county to consider fixing the water issues before moving forward with these developments. Let me know if you need anything else.

Thanks  
Chief Tommy Banks  
SMVFD

---

**From:** Dave Parks <[dparks@camdencountync.gov](mailto:dparks@camdencountync.gov)>  
**Sent:** Friday, January 27, 2017 11:16 AM  
**To:** Banks, Tommy (NSHC)  
**Cc:** Dan Porter  
**Subject:** Mill Run Subdivision

Tommy,

South Mills Water Association did not allow Fire Hydrants to be connected to the proposed water lines for Mill Run Subdivision. However, they did allow the installation of Flushing Hydrants to the water lines. Will this be a sufficient source of water for the South Mills Fire Department to provide adequate fire protection for the buildings intended to be located within this subdivision?

Sincerely,

David Parks, CFM  
Permit Officer  
Camden County

---

CONFIDENTIALITY NOTICE

This e-mail contains privileged and confidential information which is the property of Nucor, intended only for

the use of the intended recipient(s). Unauthorized use or disclosure of this information is prohibited. If you are not an intended recipient, please immediately notify Nucor and destroy any copies of this email. Receipt of this e-mail shall not be deemed a waiver by Nucor of any privilege or the confidential nature of the information.

PRELIMINARY  
For Review Purposes Only

GUNGE CHECK



P: 15 PSI, C = 0.9, ID = 2.5"

$$Q = 29.83 \text{ cdf} \sqrt{P} = 29.83 (0.9) (2.5^2) (\sqrt{15}) = 650 \text{ GPM}$$

TEST #1

Flow @ #1 = 640 GPM

STATIC @ #3, RESIDUAL @ #3

45 PSI → 24 PSI (GREATEST DROP)

$$Q_R = Q_F * \frac{h_r^{0.54}}{h_f^{0.54}}$$

$$h_f = 45 - 24 = 21 \text{ PSI}$$

$$h_r = 45 - 20 = 25 \text{ PSI}$$

$$Q_R = 640 \left( \frac{25^{0.54}}{21^{0.54}} \right) = \boxed{703 \text{ GPM}}$$

TEST #2

Flow @ #2 = 650 GPM

STATIC @ #5, RESIDUAL @ #5

48 PSI → 23 PSI (GREATEST DROP)

$$h_f = 48 - 23 = 25 \text{ PSI}$$

$$h_r = 48 - 20 = 28 \text{ PSI}$$

$$Q_R = 650 \left( \frac{28^{0.54}}{25^{0.54}} \right) = \boxed{691 \text{ GPM}}$$

DESCRIPTION

PROJECT NAME \_\_\_\_\_

DESIGNED BY \_\_\_\_\_ DATE \_\_\_\_\_

CHECKED BY \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_



DISSELL PROFESSIONAL GROUP  
Firm License # C-956  
3512 North Creation Highway  
P O Box 1068  
Kitty Hawk, North Carolina 27849  
(252) 261-3225 ext 261 3266  
FAX (252) 261-1700

This document is the sole property of EPD, Inc. all Kitty Hawk, North Carolina. Its reproduction in whole or part, or the modification of any detail or design is not to be made without the express written consent of Mark S. Bissell, Principal of EPD, Inc. Copyright 2005.

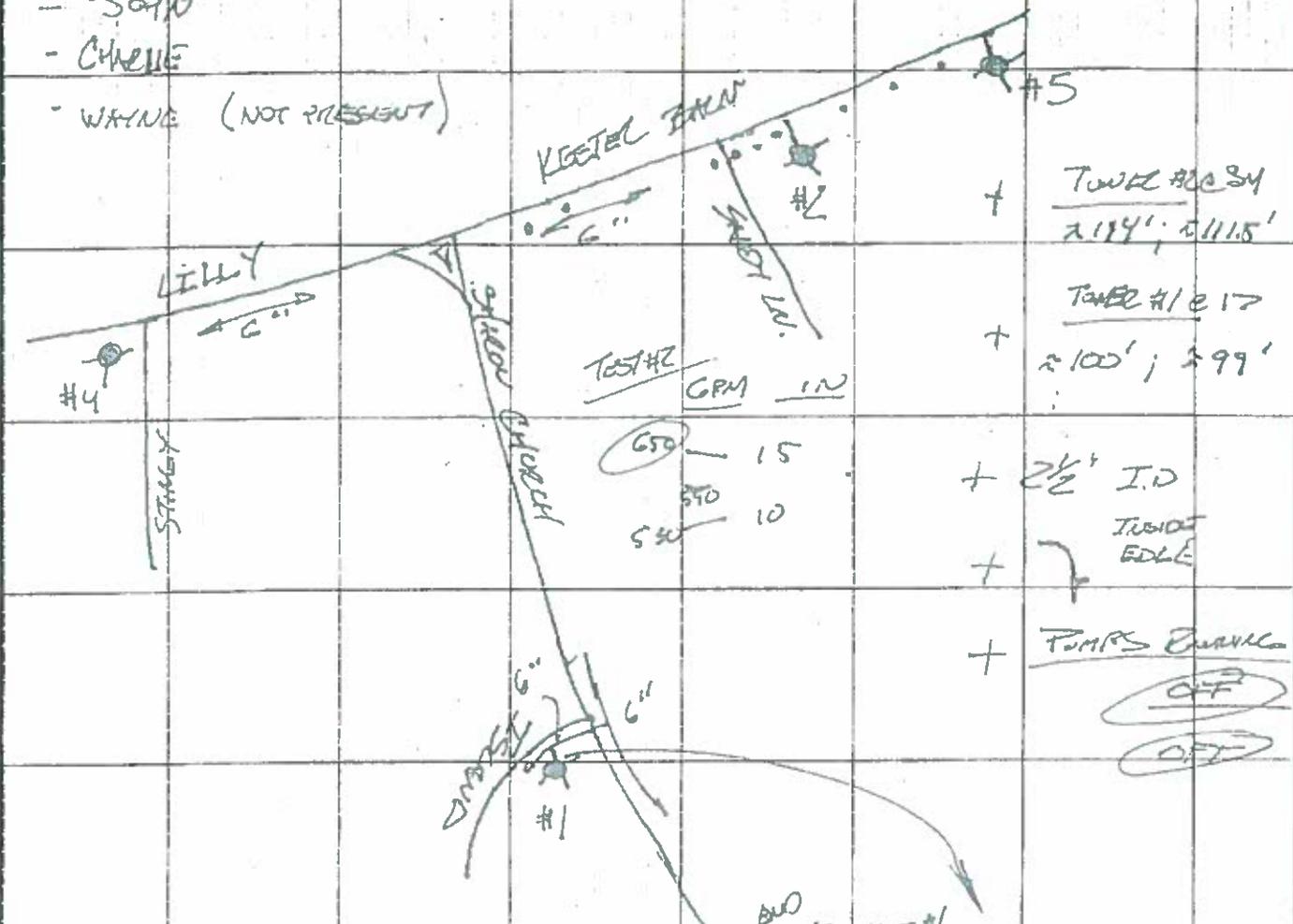
PROJECT # \_\_\_\_\_

SHEET \_\_\_ OF \_\_\_

DATE \_\_\_\_\_

6/14/16 DMC

- BOB
- CHASE
- WAYNE (NOT PRESENT)



TOWER #1 @ 34  
2194'; 21115'

TOWER #1 @ 17  
2100'; 299'

+ 2 1/2" I.D  
TOWER  
EDGE

+ PUMPS  
OUT  
OUT

TEST #	GPM	IN
650	15	
570	10	
530		

TEST #	GPM	PSI
650	15	68.0
570	10	
530		

TEST #1 @ 1:20 P.M.

Flow #1	640	STATIC #1	44 PSI
STATIC #2	52	RES #2	34
STATIC #3	45	RES #3	24
STATIC #4	45	RES #4	20

TEST #2 @ 1:00

Flow #2	650	STATIC #2	48 PSI
STATIC #1	43	RES #1	28
STATIC #4	44	RES #4	25
STATIC #5	38	RES #5	23

PRELIMINARY  
NOT FOR CONSTRUCTION

DESCRIPTION \_\_\_\_\_  
 PROJECT NAME \_\_\_\_\_  
 DESIGNED BY \_\_\_\_\_ DATE \_\_\_\_\_  
 CHECKED BY \_\_\_\_\_ DATE \_\_\_\_\_  
 APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_



BISSELL PROFESSIONAL GROUP  
 Firm License # C-358  
 3512 North Croatan Highway  
 P.O. Box 1058  
 City Hawk, North Carolina 27649  
 (252) 261-3225 or 261-3266  
 FAX (252) 251-1730

PROJECT # \_\_\_\_\_  
 SHEET \_\_\_ OF \_\_\_  
 DATE \_\_\_\_\_

This document is the sole property of BPG, Inc. or Kitty Hawk, North Carolina. The reproduction, in whole or part, or the modification of any detail or design is not to be made without the express written consent of Mark S. Bessel, Principal of BPG, Inc. Copyright 2005.

217117  
AF

