



**CAMDENCOUNTY**  
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# **PLANNING BOARD**

**February 15, 2017**

**7:00 PM**

**Regular Meeting**

**Historic Courtroom**

**Courthouse Complex**

## **Agenda**

**Camden County Planning Board  
Regular Meeting  
February 15, 2017, 7:00 PM  
Historic Courtroom, Courthouse Complex**

**ITEM I.     Call to Order & Welcome**

Also Present List

**ITEM II.    Consideration of Agenda**

Motion to Approve Agenda:   As Presented   |   As Amended

**ITEM III.   Consideration of Minutes**

Minutes from 11-16-16

Motion to Approve Minutes:   As Written   |   As Corrected

**ITEM IV.    Public Comments**

**ITEM V.     Old Business**

**ITEM VI.    New Business**

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

UDO 2015-06-07 SUP Mill Run Prelim Plat

Motion to [Approve | Deny] UDO 2015-06-07 Special Use Permit Preliminary  
Plat Mill Run - Common Open Space Major Subdivision

**ITEM VII.   Information from Board and Staff**

**ITEM VIII.  Consider Date of Next Meeting - March 15, 2017**

**ITEM IX.    Adjourn**

Motion to Adjourn



**Camden County Planning Board**  
**AGENDA ITEM SUMMARY SHEET**  
Minutes

**Item Number:**

**Meeting Date:** February 15, 2017

**Submitted By:** Amy Barnett, Planning Clerk  
Planning Board  
Prepared by: Amy Barnett

**Item Title** PB Minutes from 11-16-16

**Attachments:** pbmins\_11-16-16\_Completed (PDF)

**CAMDEN COUNTY PLANNING BOARD**

Regular Meeting – November 16, 2016

**Camden County Planning Board****Regular Meeting****November 16, 2016 7:00 PM****Historic Courtroom, Courthouse Complex****Camden, North Carolina****MINUTES**

*The regular meeting of the Camden County Planning Board was held on November 16, 2016 in the Historic Courtroom, Camden, North Carolina. The following members were present:*

**I. CALL TO ORDER AND ROLL CALL**

Planning Board Members Present:

Attendee Name	Title	Status	Arrived
Calvin Leary	Chairman	Present	6:45 PM
Fletcher Harris	Board Member	Present	6:45 PM
Patricia Delano	Vice Chairman	Present	6:45 PM
Michael Etheridge	Board Member	Present	6:45 PM
Rick McCall	Board Member	Present	6:45 PM
Ray Albertson	Board Member	Present	6:45 PM

**Also Present List**

Also present for the purpose of either representing themselves for an agenda item or speaking in relation to an agenda item were the following persons:

Garry Meiggs - Applicant, B & M Investments, Special Use Permit Application for a Mining Operation

Steven Bradshaw - Applicant, Sandy Hook Crossing Major Subdivision

Linda Nwadike - Applicant, Sun Energy, Shiloh Hwy 1108 Solar LLC, Solar Farm

Neil Williams - Representative Sun Energy

Brian Kennedy - Representative Sun Energy

Public Commenters regarding Solar Farm:

John Barker - Sassafras Lane, Shiloh NC

Faye Perry - Sandy Hook Road, Shiloh NC

Kevin Corbell - South Sandy Hook Road, Shiloh NC

Christina Barker - Sassafras Lane, Shiloh NC

Attachment: pbmins\_11-16-16\_Completed (1556 : PB Minutes from 11-16-16)



**CAMDEN COUNTY PLANNING BOARD**

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**II. CONSIDERATION OF AGENDA****1. Motion to Approve Agenda: As Presented**

<b>RESULT:</b>	<b>PASSED [UNANIMOUS]</b>
<b>MOVER:</b>	Michael Etheridge, Board Member
<b>SECONDER:</b>	Patricia Delano, Vice Chairman
<b>AYES:</b>	Leary, Harris, Delano, Etheridge, McCall
<b>ABSENT:</b>	Albertson

**III. CONSIDERATION OF MINUTES****1. Minutes 10-19-16****2. Motion to Approve Minutes: As Written**

<b>RESULT:</b>	<b>PASSED [UNANIMOUS]</b>
<b>MOVER:</b>	Patricia Delano, Vice Chairman
<b>SECONDER:</b>	Michael Etheridge, Board Member
<b>AYES:</b>	Leary, Harris, Delano, Etheridge, McCall, Albertson

**IV. PUBLIC COMMENTS**

There were no public comments other than what was on the agenda under New Business.

**V. OLD BUSINESS*****A. Special Use Permit: UDO 2016-8-10 Mining Operations B & M Investments of NC***

Chairman Calvin Leary informed the public that there would not be any further public comments on this item, that the time for public comment was at the October 19, 2016 meeting of the Camden County Planning Board wherein this agenda item was presented.

Planning Director Dan Porter provided a brief recap of this agenda item noting that this item was presented at the October 19, 2016 Planning Board meeting, and that it was tabled until this meeting.

Due to a conflict of interest, Planning Board Member Ray Albertson requested to be recused from voting on this agenda item.

Michael Etheridge made a motion to recuse Ray Albertson from voting on this agenda item.

Vice Chairman Patricia Delano seconded the motion.

The motion passed with Chairman Calvin Leary, Vice Chairman Patricia Delano, Members Fletcher Harris, Ray Albertson, Michael Etheridge, and Rick McCall voting aye; None voting no; None absent; None not voting.

**CAMDEN COUNTY PLANNING BOARD**

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**Motion to Approve Special Use Permit: UDO 2016-8-10 Mining Operations B & M Investments of NC:**

(For the purpose of this vote, Ray Albertson was recused, and stepped into the audience for the duration of the consideration of this item.)

<b>RESULT:</b>	<b>PASSED [5 TO 0]</b>
<b>MOVER:</b>	Rick McCall, Board Member
<b>SECONDER:</b>	Fletcher Harris, Board Member
<b>AYES:</b>	Leary, Harris, Delano, Etheridge, McCall
<b>RECUSED:</b>	Albertson

**VI. NEW BUSINESS*****A. UDO 2012-05-01 Final Plat Phase 1B North River Crossing***

Dave Parks described this agenda item and went over the Findings of Facts (listed herein below).

-----

FINAL PLAT PHASE 1B  
NORTH RIVER CROSSING  
UDO 2012-05-01

- 1. Agent for Applicant:** Seaboard Development Alliance, LLC
- 2. Address of Agent:** 1073 Bullard Court, Raleigh, NC 27615
- 3. PIN:** 03-8965-00-35-1198-0000
- 4. Name(s) of Current Owner(s) of Record:** Seaboard Development Alliance, LLC
- 5. Street Address of Property:** See Final Plat
- 6. Location of Property:** Off Trotman Road Shiloh Township
- 7. Flood Zone:** X
- 8. Zoning District(s):** Mixed Single Family Residential (R2)
- 9. General Description of the Proposal:** Final Plat Phase 1B North River Crossing  
Major Subdivision - 10 lots this phase
- 10. Date Application Received by County:** September 27, 2016
- 11. Received by:** Dave Parks, Permit Officer
- 12. Application Fee Paid:** Yes, \$500.00, Check # 2329
- 13. Completeness of Application:** Application is generally complete.
- 14. Documentation received:**
  - A.** Ten (10) copies (18x24) of Phase 1B Final Plat
  - B.** Application Fee
  - C.** As Builts - 2 copies signed
  - D.** Letter of Credit for Bonding of Paving of roads (\$56,543) for this phase
  - E.** Fee in lieu of Recreational Improvements (Phase 1B portion \$10,830)
  - F.** Check for \$3,000 for the bonding of the required landscaping for this phase.

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**15. Compliance with preliminary Plat Special Use Permit:** All requirements of the Special Use Permit issued for this development have been met or guaranteed (i.e. bonded)

**16. Recommendation:** Staff recommends approval of Final Plat for Phase 1B North River Crossing

Chairman Calvin Leary asked if there was any discussion from the Board. Hearing none, he called for a motion.

**Motion to Approve UDO 2012-05-01 Final Plat Phase 1B North River Crossing:**

<b>RESULT:</b>	<b>PASSED [UNANIMOUS]</b>
<b>MOVER:</b>	Michael Etheridge, Board Member
<b>SECONDER:</b>	Rick McCall, Board Member
<b>AYES:</b>	Leary, Harris, Delano, Etheridge, McCall, Albertson

***B. UDO 2016-09-14 Sketch Plan Sandy Hook Crossing Major Subdivision***

Dave Parks described this agenda item and went over the Staff Report (listed herein below).

**STAFF REPORT**

**UDO 2016-09-14  
Sketch Plan Sandy Hook Crossing  
Major Subdivision**

**PROJECT INFORMATION:**

**File Reference:** UDO 2016-09-14  
**Project Name:** Sandy Hook Crossing  
**PIN:** 03-8964-00-94-3691-0000  
**Applicant:** Steve Bradshaw  
**Address:** 102 Avery Drive  
 Shiloh, NC 27974  
**Phone:** (252) 455-1028  
**Email:**  
**Agent for Applicant:**  
**Address:**  
**Phone:**  
**Email:**

**Current Owner of Record:** See Attached Deed

Attachment: pbmins\_11-16-16\_Completed (1556 : PB Minutes from 11-16-16)

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**Meeting Dates:**

10/25/2016 Neighborhood Meeting  
 11/02/2016 Technical Review Committee  
 11/16/2016 Planning Board

**Application Received:** 9/26/2016  
**By:** Dave Parks, Permit Officer

**Application Fee Paid:** \$2,400 Check #231

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

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

- A. Land Use Application
- B. Sketch Plan
- C. Deeds
- D. Perc Tests (2) from Albemarle Regional Health Services

**PROJECT LOCATION:**

**Street Address:** Property fronted by Sandy Hook and Bartlett Roads  
**Location Description:** Shiloh Township

**REQUEST:** Sketch Plan Sandy Hook Crossing Major Subdivision - 16 lots - **Article 151.230 of the Code of Ordinances.**

**SITE DATA:**

**Lot Size:** Approximately 22 acres  
**Flood Zone:** Zone X (Located outside the 100 & 500 year flood)  
**Zoning District(s):** Basic Residential (R3-1)  
**Adjacent Property Uses:** Predominantly agriculture with some residential  
**Streets:** Shall be dedicated to public under control of NCDOT  
**Street/Subdivision Name:** Approved by (Central Communications)  
**Open Space:** Provided  
**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:** N/A

**ENVIRONMENTAL ASSESSMENT**

**Streams, Creeks, Major Ditches:**

**Distance & description of nearest outfall:**

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**CAMDEN COUNTY PLANNING BOARD**Regular Meeting – November 16, 2016

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

- 1. South Camden Water:** Approved as is.
- 2. Albemarle Regional Health Department:** Perc test completed on 2 lots (10% of lots required to be perc tested)
- 3. South Camden Fire Department:** No Response
- 4. Pasquotank EMS (Central Communications):** No Response
- 5. Sheriff's Office:** Approved as is
- 6. Postmaster Elizabeth City:** No Response
- 7. Superintendent / Transportation Director of Schools:** No Response
- 8. Camden Soil & Water Conservationist:** No Response
- 9. NCDOT:** No Response
- 10. Mediacom:** No Response
- 11. Central Communications 911:** Approved as is.

**PLANS CONSISTENCY****CAMA Land Use Plan Policies & Objectives:** Both Consistent & Inconsistent

CAMA Land Suitability Map has land designated as Moderate Suitability and Future Land Use Maps has land designated as Low Density Residential.

**2035 Comprehensive Plan: Inconsistent**

Property zoned R3-1 (Basic Residential) prior to adoption of Comprehensive Plan Future Land Use Maps which has area designated as Rural Preservation.

**Comprehensive Transportation Plan: Consistent**

Property abuts Sandy Hook (SR 1107) and Bartlett (SR 1118) Roads

**FINDINGS REGARDING ADDITIONAL REQUIREMENTS:**

**Endangering the public health & safety?** No. In Staff's opinion, application does not appear to endanger public health & safety.

**Injure value of adjoining or abutting property?** No. In Staff's opinion, application does not appear to injure the value of adjoining or abutting property. Current zoning allows for Modular and Site built homes, consistent with the area.

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**EXCEED PUBLIC FACILITIES:**

**Schools:** Yes, Proposed development will generate 7 students (.44 per household x 16 lots). High School over capacity: 2016/2017 capacity: 570, Enrollment: 607.

**Fire & Rescue:** No

**Law Enforcement:** No

**Staff's Recommendation:**

**Staff recommends approval of Sketch Plan Sandy Hook Crossing Major Subdivision with the following recommendations:**

1. Need to look at obtaining drainage easements from adjacent property owners to the outfalls.
2. When preparing drainage plans, consult with Health Department for any ditching requirements related to the septic system.

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Chairman Calvin Leary asked if there was any discussion from the Board. Hearing none, he called for a motion.

**Motion to Approve UDO 2016-09-14 Sketch Plan Sandy Hook Crossing Major Subdivision:**

<b>RESULT:</b>	<b>PASSED [UNANIMOUS]</b>
<b>MOVER:</b>	Michael Etheridge, Board Member
<b>SECONDER:</b>	Ray Albertson, Board Member
<b>AYES:</b>	Leary, Harris, Delano, Etheridge, McCall, Albertson

Planning Director Dan Porter spoke briefly about the process of setting public hearings and public meetings.

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**C. Special Use Permit: UDO 2016-10-03 Solar Farm, Shiloh Hwy 1108 Solar LLC**

Dan Porter described this agenda item and went over the Findings of Facts / Staff Report (listed herein below).

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**UDO 2016-10-03  
Special Use Permit  
Findings of Facts**

**PROJECT INFORMATION**

**File Reference:** UDO 2016-10-03  
**Project Name:** Solar Farm  
**PIN:** 03-8973-00-40-4337-0000  
**Applicant:** Shiloh Hwy 1108 Solar LLC  
**Address:** 192 Raceway Drive  
 Mooresville, NC 28117  
**Phone:** (704) 662-0375  
**Email:**

**Agent for Applicant:** Linda Nwadike  
**Address:**  
**Phone:**  
**Email:**

**Current Owner of Record:** Michael / Stacey Riggs

**Meeting Dates:**  
 11/16/2016 Planning Board

**Application Received:** 10/19/2016  
**By:** David Parks, Permit Officer

**Application Fee Paid:** \$400, Check# 16843

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

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

- A. Land Use/Development Application
- B. Commercial Site Plan
- C. Project Summary Letter
- D. Deed & Lease Agreement
- E. Documentation of all requirements from NC State Utilities Commission  
(not in packet)
- F. Technical Review comments
- G. Drainage Report (not in packet)

Attachment: pbmins\_11-16-16\_Completed (1556 : PB Minutes from 11-16-16)

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**PROJECT LOCATION:****Street Address:** Intersections of Sandy Hook and Sassafras Lane**Location Description:** Shiloh Township**Request:** Construction of a 5MW AC Solar Facility. Camden County Code Article 151.334 Table of Permissible Uses (Use#17.400); Specific Standards - Article 151.347(V).**SITE DATA****Lot size:** Approximately 90 acres in size**Flood Zone:** X**Zoning District(s):** Mixed Single Family Residential (R2)**Existing Land Uses:** Farmland / Woodland**Adjacent Zoning & Uses:**

	North	South	East	West
<b>Zoning</b>	R2/GUD/CC	R2/GUD	R2	R2
<b>Use &amp; size</b>	Woodland/Farmland 41 acres	Farmland over 88 acres / 4 residential Lots - 4 acres	Woodland - approx. 32 acres; 1 residential lot	7 residential lots will be adjacent to the solar farm

**Proposed Use(s):** Solar Farm**Description of property:**

Property has approximately 36 acres of woodland and 54 acres under farm use.

**ENVIRONMENTAL ASSESSMENT****Streams, Creeks, Major Ditches:****Distance & description of nearest outfall:****INFRASTRUCTURE**

There are currently no utilities servicing the property.

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**Traffic:** During construction phase there will be increased traffic along Sandy Hook Road and Sassafras Lane.

**1. Utilities:**

**A. Does the application include a letter or certificate from the District Health Department regarding septic tanks?** Applicant requesting use of portable toilet.

**B. Does the applicant propose the use of public sewage systems?** No

**C. Does the applicant propose the use of public water systems?** No

**D. Distance from existing public water supply system:** Approximately 2,500 feet on Sandy Hook Road.

**E. Is the area within a five-year proposal for the provision of public water?**  
No

**F. Is the area within a five-year proposal for the provision of public sewage?**  
No

**2. Landscaping**

**A. Is any buffer required?** Yes. Indicated on site plan.

**B. Is any landscaping described in application?** Yes.

**3. Findings Regarding Additional Requirements:**

**A. Endangering the public health and safety:**

**B. Injure the value of adjoining or abutting property:**

**C. Harmony with the area in which it is located:** Yes. The property is zoned for the proposed use.

**D. Conformity with the Plans**

**(1) Land Use Plan** - Area is consistent with County's Future Land Use Map for proposed use.

**(2) Thoroughfare Plan** - Only access to site is off ponderosa Road (Private 30' easement).

**(3) Other Plans officially adopted by the Board of Commissioners** - N/A

**E. Will not exceed the county's ability to provide public facilities**

**(1) Schools** - No impact

**(2) Fire & Rescue** - Minimal impact

**(3) Law Enforcement** - Minimal impact

**F. Other County Facilities** - N/A

**Planning Staff is recommending approval of the Special Use Permit for the installation of the requested Solar Farm 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 plans contained in the file titled UDO 2016-10-03.

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3. Applicant shall provide Camden County Planning Office proof of the continuous operation annually (no later than January 30<sup>th</sup>) or upon request of the county which shall not be unreasonable in the form of a letter from the facility owner stating the facility has been operational during the previous year.
4. Upon completion of the installation of the solar farm, Sun Energy shall provide training to Fire Marshall, South Camden Volunteer Fire Department, and Sheriff's Office personnel as to the potential risks involved in case of an emergency inside the facility.
5. Applicant shall provide the Sheriff's Office with a key or combination to the entrance into the facility in case of an emergency. Sheriff's Office shall contact owner prior to entry to ensure all power has been secured prior to entry.
6. Place Type A-Opaque Landscape Buffer starting at the South East portion of the property from Sassafras Lane to a point 10 feet past the out building of the property that abuts the solar farm.
7. Hours of operations during construction phase shall be Monday - Saturday, dawn to dusk.
8. Property shall be maintained throughout the solar farms lifetime to include maintenance of the buffer area and grass. Grass shall not exceed 24' in height.
9. 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.

**Additional possible conditions:**

**The property owner shall agree to sign the Special Use Permit and abide by all its conditions.**

**The applicant shall provide Camden County with a third party estimate of the salvage value of all equipment related to the project.**

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At this time, Dan Porter introduced Linda Nwadike, representative of Sun Energy, who further described the project:

- Shiloh Hwy 1108 project is a 5 megawatt ac solar facility
- Located at South Sandy Hook Road & Sassafras Lane
- Approximately 50 acres, and will utilize approximately 21,000 solar panels
- Requires Federal/State/Local requirements that will have to be met or exceeded
- Have tried to meet or exceed all of Camden's Solar Ordinance
- Per Camden ordinance, a 50 foot setback is included on the diagrams
- Commercial Landscaping buffer - on the residential side, utilizing opaque type A buffer, on the other side is a semi-opaque type B.
- Commercial standards for spacing of the buffer are observed.
- Have submitted stormwater plan, which was a conditional approval as long as the build out is as stated in the plans and application
- Showed diagrams
  - When buffers are fully grown, panels will be obscured from view
- Will create approximately 100-300 new jobs and will employ local vendors to build the facility
- Kindly request approval

Chairman Calvin Leary asked about the jobs that this facility will create. He wanted to know if these would be full time positions or just for the construction. Ms. Nwadike stated that it would be for the construction. She added that after construction, there would be about 4-6 permanent full time employees for upkeep and maintenance.

Chairman Leary asked about the landscaping maintenance. Ms. Nwadike stated that the landscaping would be maintained. She added that the type of grass that would be grown on the property would be of the type that is short. She also stated that tall grass would have an adverse effect on the efficiency of the solar panels as it would create shade and so the grass would be short.

Dan Porter continued reading through the staff report and noted the following:

- In the packet are the application, the commercial site plan, deed and lease agreement with the property owner, documentation that all the requirements from the NC State Utilities Commission have been approved (not in packet but is in the files), a letter from the county's engineer approving the stormwater plan (also not in packet but is in the files).
  - The stormwater plan is a very simple plan... the applicant does not plan to dig any new ditches or have any impervious surfaces
  - The engineer was concerned about whether or not there will be interior roads. There will be access roads which will be entrances to the property but they won't be paved surfaces or gravel surfaces inside any part of the facility other than just the entrance ways.

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- In the staff recommendations there were a few changes between what was provided in the packet and what is recommended by staff at this meeting here tonight. (Mr. Porter provided a printout with those changes to the board, and those recommendations are reflected in the embedded staff report herein above).
- Staff is asking for two additional conditions:
  - Decommissioning Plan
    - Include estimated cost of decommissioning
    - Include agreement regarding salvage value and who receives such in addition to bond for cost of decommissioning minus the salvage value
    - Include estimated salvage value
      - Salvage value to be determined by independent entity
      - 3<sup>rd</sup> party appraisal
    - If the solar farm ceases operation and Sun Energy fails to decommission it, then property owner shall have the right to decommission it and salvage the property
  - Asking that the property owner who is leasing the property to Sun Energy be required to sign in agreement to the conditions required in the decommissioning plan.
    - Asking this so that if it ceases operation for 12 months, either the applicant will decommission it or the property owner will decommission it.

Rick McCall asked if there was anything to protect the county from the changing salvage values over time. Dan Porter responded that all the county is concerned with is that if it ceases operation that it is decommissioned and taken down.

Vice Chairman Patricia Delano asked if the documents and agreements were transferrable if the applicant or the property owner were to sell the facility sometime in the future. Dan Porter stated that the special use permit runs with the facility and the agreements run with the land.

Dan Porter added that the County Ordinances state that the owner of the facility has to provide a re-appraisal of the salvage value every 5 years. This is a standard within the County Ordinances, and is not a condition of the special use permit.

Ray Albertson asked what becomes of the panels when they are decommissioned. Ms. Nwadike responded saying that the panels are recycled at an appropriate facility located within the US.

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521 Michael Etheridge asked what the initial size of the buffer would be. Ms. Nwadike stated  
522 that the evergreen used as buffer is 4 feet in height and for the residential buffer they are  
523 spaced 10 feet apart. For highway buffers it is also 4 feet in height but is 20 feet apart.  
524 The height is the initial height of the tree when planted. Mr. Etheridge asked how long  
525 would it take for the grow of the buffer to reach the full buffering capacity. Ms. Nwadike  
526 said that it would take between 4 to 5 years for the trees to grow to maturity, at which  
527 point, the trees would be about 20 feet high and as the trees grow, their width also grows  
528 and so the space between trees will be reduced some.  
529

530 Michael Etheridge then asked if the bond includes any soil testing for contaminants from  
531 the facility. Dan Porter stated that the County Ordinances do not require that and staff  
532 has not addressed that at this point. Ms. Nwadike added that the panels are made of  
533 silicon which is basically sand, which is used in various different types of construction,  
534 so there is no danger of contamination from it.  
535

536 At this point, Chairman Calvin Leary asked if there were any further questions from the  
537 Board, hearing none, he opened the floor to public comments.  
538

539 John Barker, of Sassafras Lane, Shiloh, NC

- 540 • Concerned about the potential for ground water contamination from the project,  
541 concerned about possibility of contamination from copper wire in the ground for  
542 the project and other metallic components of the project
- 543 • Area is not served by county water, is on wells
- 544 • Would like county to test the water quality periodically to make sure that there is  
545 no water contamination from this project.  
546

547 Ms. Nwadike spoke about how the panels are constructed and installed. She stated that a  
548 steel post is driven into the ground and then the panel is placed on top of it. The steel  
549 post is about 6 feet in height and then the panel is on top of that.  
550

551 Mr. Neil Williams of Sun Energy added the following:

- 552 • The copper wire is inside conduit
- 553 • The steel posts are about 5 to 6 feet in the ground, and they are not galvanized.  
554

555 Mr. Barker asked about risk of lightening attraction due to the copper in the ground. Mr.  
556 Williams explained that copper wires that connect the panels can be both in the ground  
557 and above the ground, and where it is in the ground it is in protective conduit and not in  
558 direct contact with the ground.  
559

560 Mr. Barker also questioned the method of disposal of the panels. Ms. Nwadike stated  
561 that there are no contaminants in any of the materials and that the panels and associated  
562 materials would be recycled. Mr. Barker asked if it would be safe at the point of  
563 decommissioning for the panels to be disposed of in a land fill. Ms. Nwadike stated that  
564 the technology involved would be recycled rather than simply disposed of due to the  
565 expense in creating such materials.  
566

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Brian Kennedy, of Kenway Loop, Mooresville NC, Sun Energy Representative

- Panels to be used in this project are the same kind of panels that homeowners add to their houses to utilize renewable energy.
- They are silicon, glass, and aluminum
- Company is Required on an Engineering Construction and Procurement contract to provide an affidavit that there are no hazardous materials used on site.
- There are no hazardous materials used on a solar farm
- There are 3 inverters and transformers on site that convert DC to AC power
- The lubricant used in the transformers is vegetable oil with a containment system underneath

Patricia Delano asked if the technology would be changed out after about a 5-10 year time period. Mr. Kennedy responded that the panels proposed are the same technology that has been used for over 50 years, only more efficient. Mr. Kennedy added that there are some technologies that use materials such as cadmium tartrate which is referred to in the industry as thin film, but that Sun Energy does not use this kind of material. All of their panels are silicon based.

Mr. Barker reiterated his desire to have the county test the water periodically or to run county water lines down to properties along Sassafras Lane.

Dan Porter stated that in regards to the extension of waterlines, there are no plans to do so within the next 5 to 10 years, unless the property owners themselves were willing to fund such a project. But that the county does not have any plans for extending county water lines down Sassafras Lane.

Faye Perry, of Sandy Hook Road, Shiloh NC

- Questioned whether there would be a retention pond to handle stormwater runoff
- Is this project going to be part of Camden County's Economic Development Plan in the future.

To address Ms. Perry's first question, Mr. Parks explained that most of the residential development plans require the use of stormwater ponds to hold the runoff from a 100 year storm per the County Ordinances because of the development of impervious surfaces. Based on the drainage plan for this project, which was approved by the County's 3<sup>rd</sup> party engineer, a stormwater pond is not required for this project because there would not be enough impervious surfaces to warrant its need.

Mr. Porter added that the County's 3<sup>rd</sup> party engineer placed a condition on the approval of the drainage plan that if there were to be any additional impervious surfaces beyond that of a simple driveway that additional stormwater management would be required. The plans are to have a simple driveway in and out of the property. There won't be a paved roadway at all.

Attachment: pbmins\_11-16-16\_Completed (1556 : PB Minutes from 11-16-16)



**CAMDEN COUNTY PLANNING BOARD**Regular Meeting – November 16, 2016

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611 To answer Ms. Perry's second question regarding whether solar farms would be part of  
612 the economic development plan for the future, Mr. Porter stated that the county does not  
613 address where, how, and how many solar farms there should be. There are areas in the  
614 county that have been zoned to allow solar farms. The county also allows solar panels on  
615 houses and small solar facilities in residential areas for people to power things in their  
616 houses, but the county is not targeting companies for recruitment of solar facilities to this  
617 area.

618  
619 Ms. Perry asked if the 5-6 full time positions created by this facility would be filled with  
620 local personnel or if this would be people that the company would bring in. Ms. Nwadike  
621 responded saying that the company likes to employ local people in the facilities.

622  
623 Ms. Perry added that she wished it wasn't in her back yard, that the buffer is not enough  
624 in her opinion. Trees as a buffer take too long to grow. She doesn't want to see the  
625 facility from her property while the buffer grows.

626  
627 Kevin Corbell, of South Sandy Hook Road, Shiloh NC

- 628 • Questioned what this project will do to adjacent property values

629  
630 Ms. Nwadike answered Mr. Corbell's concern stating that there have been major studies  
631 done in regards to what affects property values. Things that make property values go  
632 down are typically negative things that happen within neighborhoods such as drugs,  
633 crime, and so on. Projects like this are not known to cause a decrease in property values.

634  
635 Mr. Corbell added that like Ms. Perry, he doesn't like the idea of having to look out his  
636 window and see the facility.

637  
638 Mr. Corbell questioned the size of the facility. Ms. Nwadike answered saying that  
639 because of the setbacks, the facility would be about 50 acres for this 5 megawatt project.

640  
641 Mr. Porter asked for clarification that 50 acres would be the footprint of the facility. Ms.  
642 Nwadike stated that the property boundaries include approximately 90 acres but the  
643 facility itself is only using 50 acres.

644  
645 Mr. Corbell asked about the 3phase power running in the area and how is the power  
646 going to transfer to and from the facility. Ms. Nwadike stated that there are points of  
647 inter-connection for hook up to the lines and that run along Sassafras Lane, and that the  
648 facility would be hooked up to the existing transmission lines.

649  
650 Christina Barker, of Sassafras Lane, Shiloh NC

- 651 • Questioned if there would be a backup buyer for the excess electricity generated  
652 by the facility in the event that Dominion Power pulls out of the project like Duke  
653 Energy pulled out of the Moyock project.

Attachment: pbmins\_11-16-16\_Completed (1556 : PB Minutes from 11-16-16)

**CAMDEN COUNTY PLANNING BOARD**Regular Meeting – November 16, 2016

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Brian Kennedy of Sun Energy responded saying that Dominion Power would be the buyer for the excess electricity generated. Sun Energy owns the facility. Out of about 30 facilities that Sun Energy has built in the US, they have retained ownership of about 10 of them. The plan is for Sun Energy to keep this facility but they could sell it to someone else. The fact that someone is already lined up to buy the power, it wouldn't be hard to find someone to buy in that event.

Ms. Barker made mention of the system in Moyock, Mr. Kennedy stated that the Moyock facility is a much larger system and that for systems of the size proposed here Dominion Power is required to be the buyer. Mr. Kennedy added that Sun Energy would not start construction of the facility until there was either a buyer for the power or for Sun Energy to keep it for themselves. Mr. Kennedy also added that this project is going to cost between 10-12 Million Dollars just to build, and that it would not be built unless there was provision for the sale of the power.

At this time, Chairman Calvin Leary asked if there were any further public comments. Hearing none, he called for a motion.

**Motion to Approve Special Use Permit: UDO 2016-10-03 Solar Farm, Shiloh Hwy 1108 Solar LLC:**

<b>RESULT:</b>	<b>PASSED [UNANIMOUS]</b>
<b>MOVER:</b>	Fletcher Harris, Board Member
<b>SECONDER:</b>	Ray Albertson, Board Member
<b>AYES:</b>	Leary, Harris, Delano, Etheridge, McCall, Albertson

Attachment: pbmins\_11-16-16\_Completed (1556 : PB Minutes from 11-16-16)



**CAMDEN COUNTY PLANNING BOARD**Regular Meeting – November 16, 2016

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**VII. ADJOURN****Motion to Adjourn**

At 7:58 PM, the meeting adjourned.

<b>RESULT:</b>	<b>PASSED [UNANIMOUS]</b>
<b>MOVER:</b>	Ray Albertson, Board Member
<b>SECONDER:</b>	Michael Etheridge, Board Member
<b>AYES:</b>	Leary, Harris, Delano, Etheridge, McCall, Albertson

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*Chairman Calvin Leary  
Camden County Planning Board*

*ATTEST:*

---

*Amy Barnett  
Planning Clerk*

Attachment: pbmins\_11-16-16\_Completed (1556 : PB Minutes from 11-16-16)



**Camden County Planning Board**  
**AGENDA ITEM SUMMARY SHEET**  
New Business

**Item Number:**

**Meeting Date:** February 15, 2017

**Submitted By:** Dave Parks, Permit Officer  
Planning & Zoning  
Prepared by: Amy Barnett

**Item Title** UDO 2015-06-07 SUP Mill Run Prelim Plat

**Attachments:** UDO 2015-06-07 Special Use Permit Preliminary Plat Mill  
Run - Common Open Space Major Subdivision (PDF)  
UDO 2015-06-07 Signed Preliminary Plat Mill Run dated 12-12-16 Full Set (PDF)

**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**

<b>Lot size:</b>	Two parcels approximately 54 acres total.
<b>Flood Zone:</b>	Zone X (Located outside the 100 year flood)
<b>Zoning District(s):</b>	Base Zoning; Basic Residential (R3-1 & R3-2 (wooded areas))
<b>Adjacent property uses:</b>	Predominantly agriculture with some residential.
<b>Streets:</b>	Shall be dedicated to public under control of NCDOT.
<b>Street name:</b>	Mill Run Loop
<b>Open Space:</b>	23.68 acres
<b>Landscaping:</b>	Landscaping Plan required at Preliminary plat.
<b>Buffering:</b>	Per Article 151.232 (N), a 50' landscaped vegetative buffer required along all property lines that abut non-residential uses.
<b>Recreational Land:</b>	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.

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## **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.

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**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 ☐

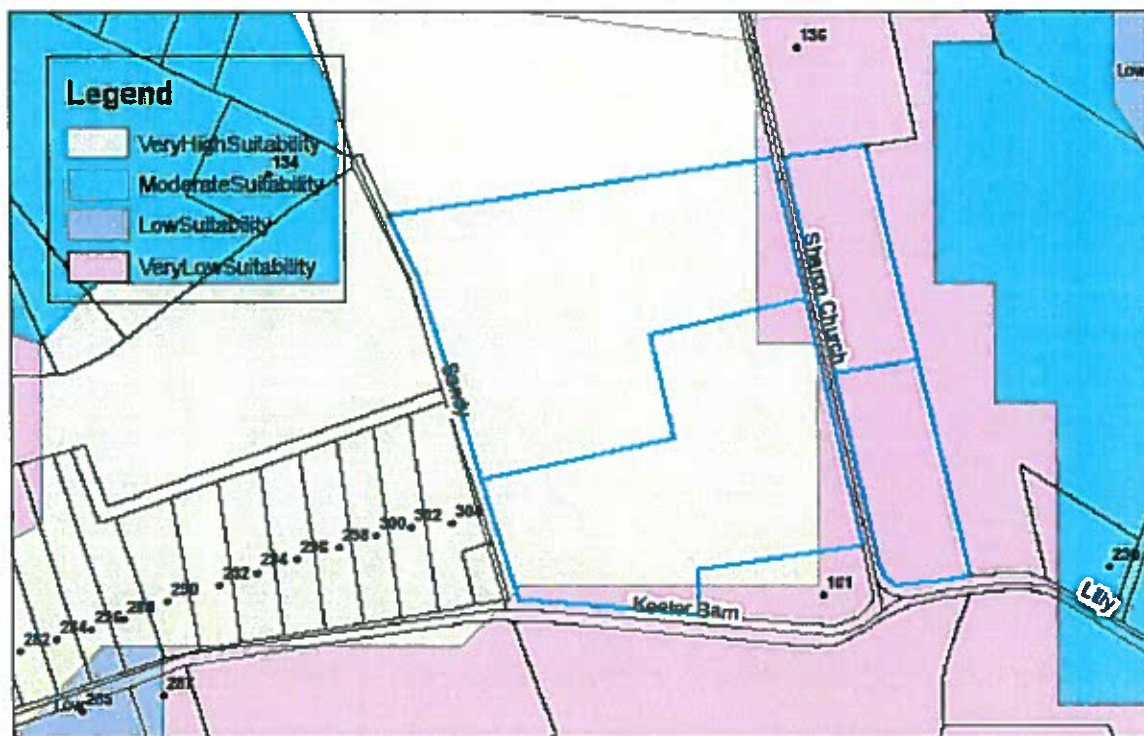
Land Suitability Maps (below) reflect Very High Suitability for the portion of the property proposed to be subdivided.

**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

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

## ALBEMARLE REGIONAL HEALTH SERVICES

198981

**Applicant:**

HARBINGER LAND AND TIMBER, LLC AND ASSORTED  
P.O. BOX 4  
HARBINGER, NC 27941

**Owner:**

HARBINGER LAND AND TIMBER, LLC AND ASSO  
P.O. BOX 4  
HARBINGER, NC 27941

**Site Location:**

SHARON CHURCH ROAD LOT#1  
SOUTH MILLS, NC 27976

LOTS 2-45 in file.  
JP

GPD: 360      LTAR: 0.200      Classification: PS w/Fill

**If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):**

- \* Fill Area 120 ft. by 68 ft. with 24 in. of Sand

**To obtain an Authorization to Construct:**

- \* Submit a plat or scale drawing of the lot, showing location and dimensions of all property lines, proposed structures and driveways
- \* Pay permit fee of \$225

**Comments:**

A detailed site plan shall be prepared by a NC Licensed Surveyor or NC Professional Engineer. The site plan should include, but not limited to, property lines, house, driveway, septic system and repair, filled area, driveway, decks, and all desired ammenities to verify all setbacks can be met.

EHS:



Carver, Kevin

Date: 08/25/2016

THIS APPROVAL WILL BECOME VOID AFTER 12 MONTHS AND A NEW APPLICATION WILL BE NECESSARY.

Bertie (252) 794-5303    Camden (252) 338-4460    Chowan (252) 482-1199    Currituck (252) 232-6603  
Gates (252) 357-1380    Pasquotank (252) 338-4490    Perquimans (252) 426-2100



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

received  
1-25-17

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.

Erosion and Sedimentation Control Plan No. Camde-2017-001

Project Name: Mill Run

January 20, 2017

Guidelines and Statutory Requirements

Page 1

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;



Erosion and Sedimentation Control Plan No. Camde-2017-001

Project Name: Mill Run

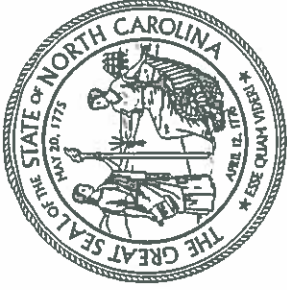
January 20, 2017

Guidelines and Statutory Requirements

Page 3

- 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



Environmental  
Quality

SARA DUNBAR, 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-Upon Area and  
Deed Restriction Calculations**

Low Density

Lot No	Lot Area (sf)	Max Allowable Built-Upon Area (sf)
1	24,128	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.
Total Project Area:	2,260,263	51.89 Ac.

## 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, LLCGary DunstanAddress: 509 West Wilkinson Street  
Kill Devil Hills, NC, 27949Telephone Number: (252) 202-1100Size (acres) 51.89Nearest Waterway Joyce CreekUSGS HUC 03010205Nearest Town South MillsRiver Basin Albemarle-ChowanCoordinates Latitude: 36.490843Longitude: -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

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

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:

*K. S. [Signature]*

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:
----------------------------------	-------	-------------------

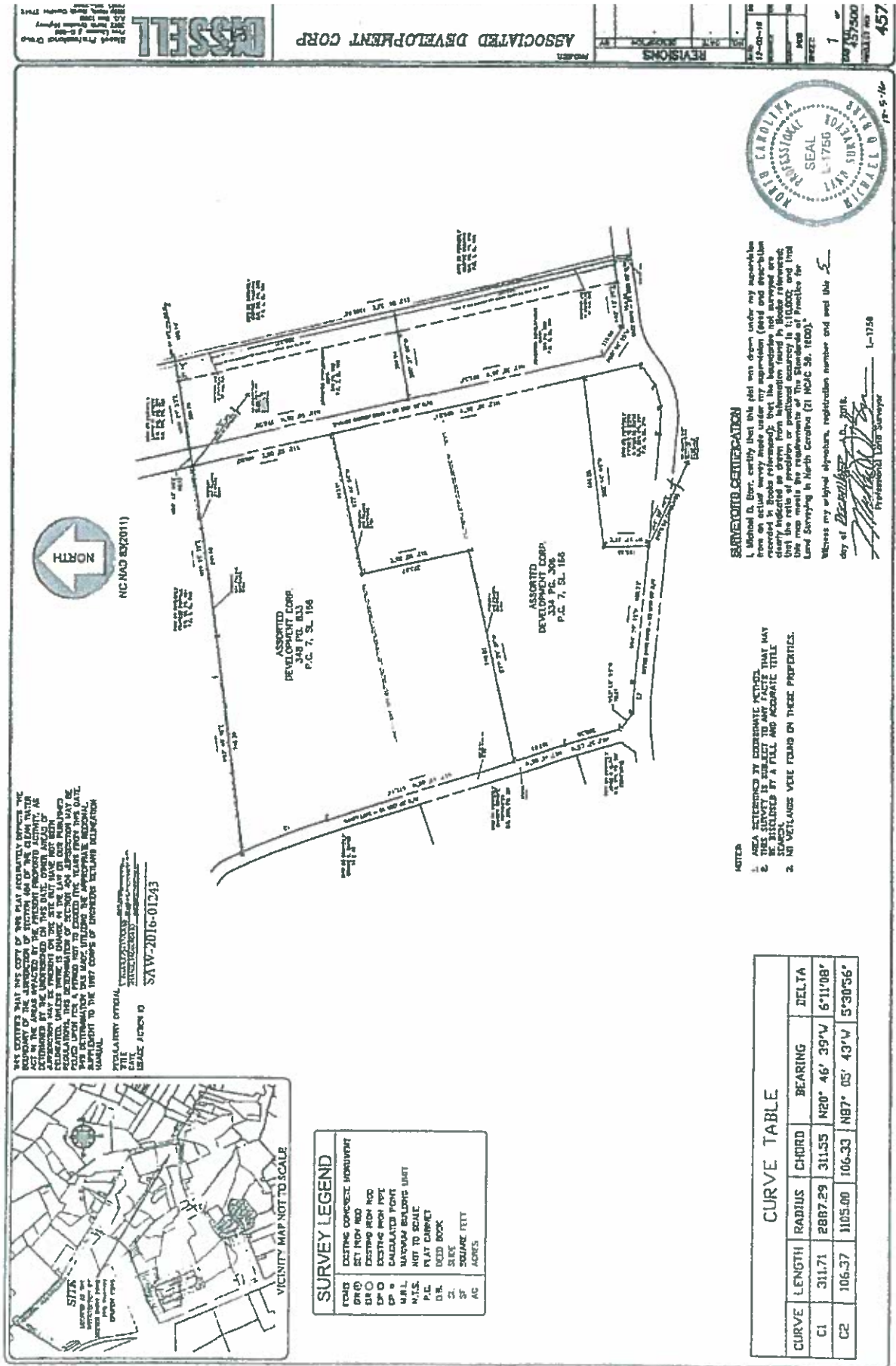
For appeals on Initial Proffered Permits send this form to:

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





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Vice Chairman

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ROSS MUNRO



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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 Perry

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:

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 Perry

Signature:

Sheriff Tony Perry

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

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Clerk to the BoardJOHN 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 MORGANSignature: 

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, KRYSTYNKA 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

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ChairmanTOM WHITE  
Vice ChairmanGARRY W. MEIGGS  
RANDY KRANIAK  
ROSS MUNROCamden County  
NEW ENERGY. NEW VISION.MICHAEL BRILLHART  
County ManagerANGELA WOOTEN  
Clerk to the BoardJOHN 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:

Kevin Heath

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

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  
ChairmanTOM WHITE  
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ROSS MUNROCamden County  
NEW ENERGY NEW VISIONMICHAEL BRILLHART  
County ManagerANGELA WOOTEEN  
Clerk to the BoardJOHN 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. HadleySignature: 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 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 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: Tommy Banks

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 costumer. 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

---

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# PRELIMINARY

## For Review Purposes Only

GUNGE CHECK

P: 15 PSI, C: 0.9, ID: 2 1/2"

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

### TEST #1

Flow @ #1 = 640 GPM

Static @ #3, Residual @ #3

45 PSI → 24 PSI (GREATEST DROP)

$$Q_R = Q_F \times \frac{h_r^{0.54}}{h_F^{0.54}}$$

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

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

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

### TEST #2

Flow @ #2 = 650 GPM

Static @ #5, Residual @ #5

48 PSI → 23 PSI (GREATEST DROP)

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

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

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

#### DESCRIPTION

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

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

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

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

**DISSELL**  
PROFESSIONAL GROUP

Engineers, Planners, Surveyors and  
Environmental Specialists

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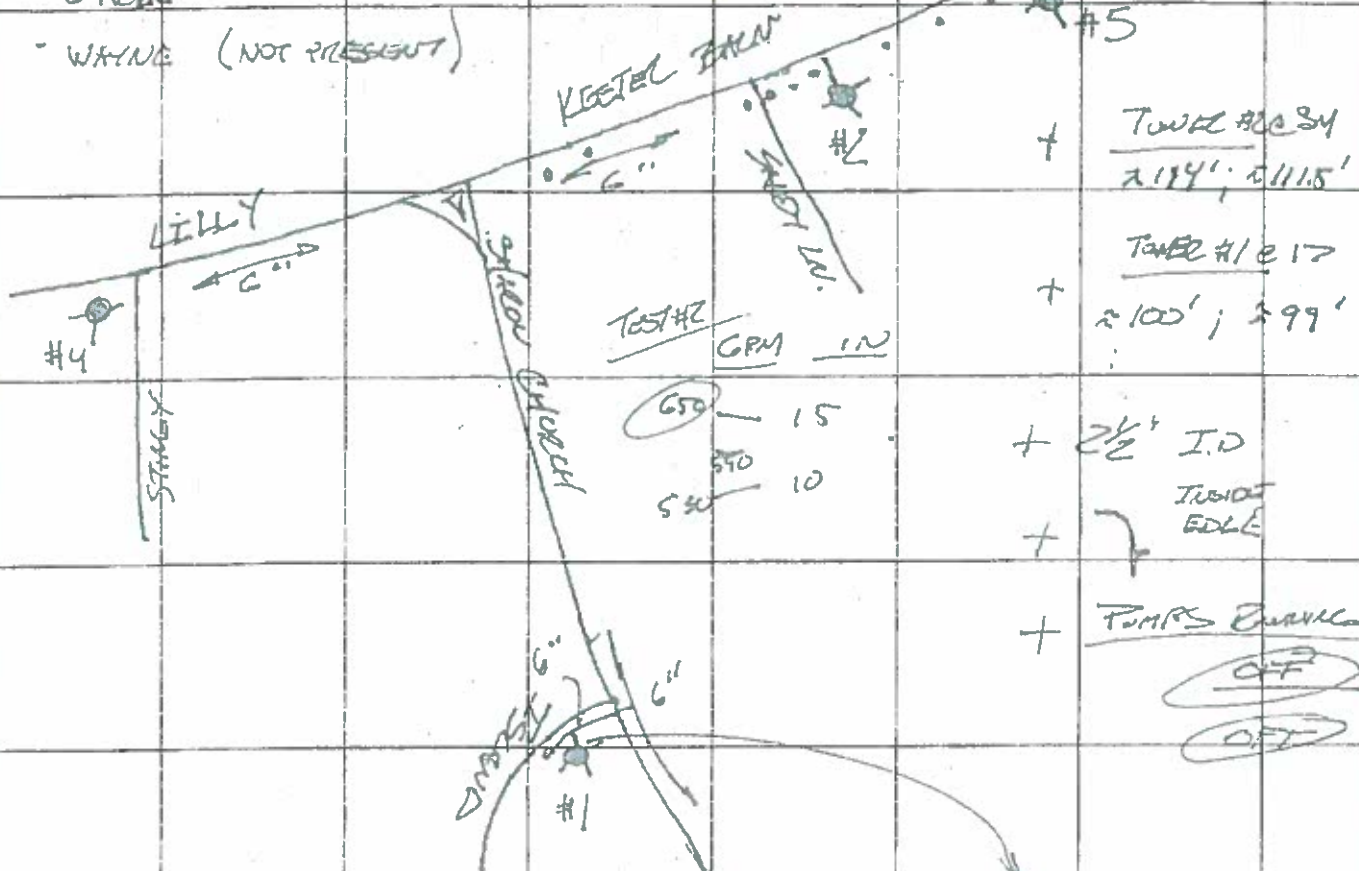
DISSELL PROFESSIONAL GROUP  
Firm License # C-956  
3512 North Carolina Highway  
P O Box 1068  
Kitty Hawk, North Carolina 27849  
(252) 261-3225 or 261-3256  
FAX (252) 261-1700

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

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

DATE \_\_\_\_\_

6/14/16 DMC  
 - SONO  
 - CHAVE  
 - WAYNE (NOT PRESENT)



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 20  
 STATIC #4 44 RES #4 25  
 STATIC #5 48 RES #5 23

TEST #1  
 GPM PSI  
 650 15  
 550 10  
 530 10  
 INITIAL BACKLOG

PRELIMINARY  
 NOT FOR CONSTRUCTION

## DESCRIPTION

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

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

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

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



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

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

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

DATE \_\_\_\_\_



217117  
AF





**CERTIFICATE OF APPROVAL**

I HEREBY CERTIFY THAT ALL STREETS SHOWN ON THIS PLAT ARE WITHIN CAMDEN COUNTY, ALL STREETS AND OTHER IMPROVEMENTS SHOWN ON THIS PLAT HAVE BEEN INSTALLED OR COMPLETED OR GUARANTEED TO ACCORDING TO § 151.243 AND THAT THE SUBDIVISION SHOWN ON THIS PLAT IS IN ALL RESPECTS IN COMPLIANCE WITH THE CAMDEN COUNTY UNIFIED DEVELOPMENT AND, THEREFORE, THIS PLAT HAS BEEN APPROVED BY THE CAMDEN COUNTY PLANNING BOARD AND SIGNED BY THE CHAIRPERSON, BOARD OF COMMISSIONERS, SUBJECT TO ITS BEING RECORDED IN THE CAMDEN COUNTY REGISTRY WITHIN NINETY (90) DAYS OF THE DATE BELOW.

DATE

CHAIRPERSON, BOARD OF COMMISSIONERS

**CERTIFICATE OF REVIEW OFFICER**

STATE OF NORTH CAROLINA  
COUNTY OF CAMDEN

I, \_\_\_\_\_, REVIEW OFFICER  
OF CAMDEN COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS  
AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER

DATE

**HEALTH DEPARTMENT CERTIFICATE**

THIS SUBDIVISION, ENTITLED \_\_\_\_\_, HAS BEEN DESIGNED FOR THE CONSTRUCTION OF INDIVIDUAL SEWAGE SYSTEMS AND MEETS THE CRITERIA AND REQUIREMENTS OF THE DISTRICT HEALTH DEPARTMENT BASED ON EXISTING CONDITIONS AND REGULATIONS. THE DISTRICT HEALTH DEPARTMENT RESERVES THE RIGHT TO REQUIRE ADDITIONAL IMPROVEMENTS TO THESE PROPERTIES AND TO LIMIT THE NUMBER OF BEDROOMS AND SIZE OF STRUCTURE BASED ON SITE CONDITIONS UPON ISSUANCE OF THE FINAL SITE IMPROVEMENTS PERMITS. THIS CERTIFICATION DOES NOT CONSTITUTE A WARRANTY AND IS ISSUED BASED ON THIS SUBDIVISION BEING SERVICED.

DATE

DISTRICT HEALTH DEPARTMENT

OPEN SPACE, DRAINAGE FACILITIES, RESERVED UTILITY OPEN SPACE, AND PONDS REQUIRED TO BE PROVIDED BY THE DEVELOPER IN ACCORDANCE WITH CH. 151 OF THE CODE OF ORDINANCES SHALL NOT BE DEDICATED TO THE PUBLIC, EXCEPT UPON WRITTEN ACCEPTANCE BY THE COUNTY, BUT SHALL REMAIN UNDER THE OWNERSHIP AND CONTROL OF THE DEVELOPER (OR HIS OR HER SUCCESSOR) OR A HOMEOWNER'S ASSOCIATION OR SIMILAR ORGANIZATION THAT SATISFIES THE CRITERIA ESTABLISHED IN §151.198 OF THE COUNTY'S CODE OF ORDINANCES.

# PRELIMINARY PLAT

# MILL RUN SUBDIVISION

## 45 LOT COMMON OPEN SPACE SUBDIVISION

SOUTH MILLS TOWNSHIP CAMDEN COUNTY NORTH CAROLINA

**CERTIFICATE OF OWNERSHIP & DEDICATION**

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION REGULATION JURISDICTION OF CAMDEN COUNTY, THAT I HEREBY FREELY ADOPT THIS PLAT OF SUBDIVISION AND DEDICATE TO PUBLIC USE ALL AREA SHOWN ON THIS PLAT AS STREETS, ALLEYS, WALKS, PARKS, OPEN SPACE AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY. ALL PROPERTY SHOWN ON THIS PLAT AS DEDICATED FOR A PUBLIC USE SHALL BE DEEMED TO BE DEDICATED FOR ANY OTHER PUBLIC USE AUTHORIZED BY LAW WHEN SUCH USE IS APPROVED BY THE APPROPRIATE PUBLIC AUTHORITY IN THE PUBLIC INTEREST.

DATE

OWNER

I, \_\_\_\_\_, A NOTARY PUBLIC OF  
COUNTY, NORTH CAROLINA, DO HEREBY CERTIFY THAT PERSONALLY APPEARED BEFORE ME THIS  
DATE AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING CERTIFICATE.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

**DIVISION OF HIGHWAY DISTRICT ENGINEER CERTIFICATE FOR PUBLIC STREETS**

I HEREBY CERTIFY THAT THE PUBLIC STREETS SHOWN ON THIS PLAT ARE INTENDED FOR DEDICATION AND HAVE BEEN COMPLETED IN ACCORDANCE WITH AT LEAST THE MINIMUM SPECIFICATIONS AND STANDARDS OF THE NC DEPARTMENT OF TRANSPORTATION FOR ACCEPTANCE OF SUBDIVISION STREETS ON THE NC HIGHWAY SYSTEM FOR MAINTENANCE.

DATE

DISTRICT ENGINEER

**ENGINEER CERTIFICATION OF STORMWATER IMPROVEMENTS**

IN THE SUBDIVISION ENTITLED \_\_\_\_\_, STORMWATER DRAINAGE IMPROVEMENTS HAVE BEEN INSTALLED (1) ACCORDING TO PLANS AND SPECIFICATIONS PREPARED BY BISSELL PROFESSIONAL GROUP, OR (2) ACCORDING TO AS-BUILT PLANS SUBMITTED BY \_\_\_\_\_ AND APPROVED BY THE COUNTY. CAMDEN COUNTY ASSUMES NO RESPONSIBILITY FOR THE DESIGN, MAINTENANCE OR THE GUARANTEED PERFORMANCE OF THE STORMWATER DRAINAGE IMPROVEMENTS AND THEIR EFFECTS.

REGISTERED LAND SURVEYOR/CIVIL ENGINEER

DATE

**NC DOT COMPLIANCE CERTIFICATE**

I HEREBY CERTIFY THAT THESE STREETS AS INSTALLED (OR AS DESIGNED AND GUARANTEED BY THE APPLICANT) ARE IN ACCORDANCE WITH THE MINIMUM DESIGN CRITERIA PRESENTLY REQUIRED BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS FOR ACCEPTANCE OF SUBDIVISION STREETS ONTO THE SYSTEM FOR MAINTENANCE.

DATE

DISTRICT ENGINEER NC DEPARTMENT OF TRANSPORTATION

**GENERAL NOTES:**

- PROJECT NAME: MILL RUN SUBDIVISION
- OWNER/APPLICANT: ASSORTED DEVELOPMENT CORP.  
P.O. BOX 402  
KITTY HAWK, NC 27949
- PROPERTY DATA:  
PARCEL ID#: 01-7090-00-07-688, 01-7090-00-17-0117  
PRIMARY ADDRESS: SHARON CHURCH ROAD, SOUTH MILLS, NC  
RECORDED REFERENCES: D.B. 334, PG. 306; D.B. 348, PG. 833; P.C. 7, SL. 166  
PROPERTY ZONING: BASIC RESIDENTIAL (R3-1)
- F.I.R.M. DATA:  
ZONE: ZONE X  
F.E.M.A. F.I.R.M. PANEL# 3721709000 J, EFFECTIVE DATE OCTOBER 5, 2004.
- EXISTING CONDITION INFORMATION BASED ON A COMBINATION OF THE FOLLOWING:
  - 2015 FIELD SURVEY DATA OBTAINED BY BISSELL PROFESSIONAL GROUP
  - 2012 AERIAL IMAGERY OBTAINED FROM NCONEMAP.COM
  - FIELD TOPOGRAPHIC SURVEY AND TREE LOCATION DATA BY BISSELL PROFESSIONAL GROUP
  - ELEVATIONS ARE REFERENCED TO NAVD 1988 VERTICAL DATUM.
- ALL UTILITIES MUST BE INSTALLED UNDERGROUND.

**DEVELOPMENT NOTES:**

- EXISTING TRACT 1 AREA: 28.13 AC.  
EXISTING TRACT 2 AREA: 23.78 AC.  
TOTAL COMBINED AREA: 51.89 AC.
- DEVELOPMENT SUMMARY:  
# OF PROPOSED LOTS: 45  
AVERAGE LOT AREA: 24,347 SQ. FT.  
TOTAL PROPOSED LOT AREA: 25.15 AC.  
PROPOSED SUBDIVISION R/W AREA: 3.05 AC.  
REQUIRED OPEN SPACE: 23.68 AC.  
OPEN SPACE PROVIDED: 23.68 AC.
- PROPOSED SUBDIVISION ROAD R/W WIDTH: 50 FT.  
PROPOSED SUBDIVISION ROADWAY WIDTH: 20 FT.  
LINEAR FEET OF SUBDIVISION ROADWAY: 2,700 L.F.±
- DEVELOPMENT IMPERVIOUS COVERAGE DATA (BUA):  
INDIVIDUAL LOT COVERAGE WILL BE LIMITED BY DEED RESTRICTIONS  
MAXIMUM TOTAL LOT COVERAGE: 212,200 SF (4.87 AC.)  
ROADWAY COVERAGE: 53,980 SF (2.67 AC.)  
WALKING TRAIL: 20,000 SF (0.84 AC.)  
BUS STOP & MAIL KIOSK: 7,980 SF (0.18 AC.)  
TOTAL COVERAGE: 390,406 SF (8.96 AC.)  
COVERAGE PERCENTAGE: 12.66%
- TOTAL PROPOSED DISTURBED AREA: 34.0 AC.
- VEHICULAR/BUILDING SETBACKS:  
FRONT: 25'  
SIDE/REAR: 10'
- DRAINAGE/UTILITY EASEMENTS:  
FRONT: 15'  
SIDE/REAR: 10' (AS MEASURED FROM PROPERTY LINE 5' EITHER SIDE)

**SURVEYOR'S CERTIFICATION**

I, Michael D. Barr, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed and description recorded in Books referenced); that the boundaries not surveyed are clearly indicated as drawn from information found in Books referenced; that the ratio of precision as calculated is 1:280,566; that this plat was prepared in accordance with G.S. 47-30 as amended.

This is to certify that this survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

Witness my original signature, registration number and seal this 13  
day of DECEMBER, 2016.

Signature

L-1756

**NOTES:**

FOR SITE CONSTRUCTION DETAILS AND INFORMATION  
SEE MILL RUN CONSTRUCTION PLANS AND DRAWINGS  
BEING SUBMITTED ALONG WITH THIS PRELIMINARY PLAT

Sheet Number	Sheet Title
1	COVER SHEET, NOTES AND SITE LOCATION
2	DEVELOPMENT OVERVIEW PLAN
3	SUBDIVISION PLAT
4	SUBDIVISION PLAT

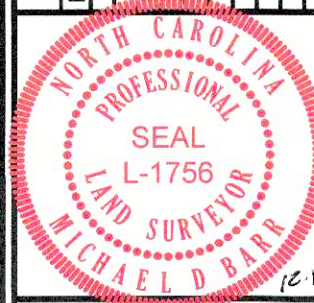
Bissell Professional Group  
Firm License # C-956  
3512 North Ocotan Highway  
P.O. Box 1088  
Kitty Hawk, North Carolina 27949  
(252) 261-5266  
FAX (252) 261-1760

**BISSELL**  
PROFESSIONAL GROUP  
Engineers, Planners, Surveyors  
and Environmental Specialists

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PROJECT: MILL RUN  
COVER SHEET  
SOUTH MILLS TOWNSHIP CAMDEN COUNTY NORTH CAROLINA  
PRELIMINARY PLAT

REVISIONS	NO.	DATE	DESCRIPTION	BY



DATE:	SCALE:
12-12-16	N/A
DESIGNED:	CHECKED:
BPG	MSB
DRAWN:	APPROVED:
MDB	BPG

SHEET:

1 OF 4

CAD FILE:

457500PP1

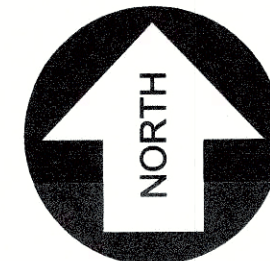
PROJECT NO:

4575



LEGEND

	ROADWAY CENTERLINE
	RIGHT-OF-WAY
	PROPERTY BOUNDARY
	ADJOINING PROPERTY LINE
	EXISTING DITCH TOP OF BANK
	EXISTING WETLAND BOUNDARY
	BUILDING SETBACK LINES
	EXISTING CONCRETE MONUMENT
	SET CONCRETE MONUMENT
	SET IRON ROD
	EXISTING IRON ROD
	EXISTING IRON PIPE
N.T.S.	NOT TO SCALE
P.C.	PLAT CABINET
D.B.	DEED BOOK
SL	SLIDE
SF	SQUARE FEET
AC	ACRES

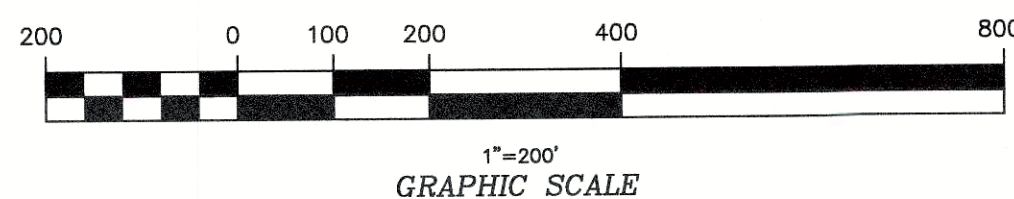


NC NAD 83(2011) GRID NORTH



CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C-P3	311.71'	2887.29'	311.55'	N20° 46' 39"W	6°11'08"
C-P4	106.37'	1105.00'	106.33'	N87° 05' 43"W	5°30'56"



**BisSELL**  
PROFESSIONAL GROUP  
Engineers, Planners, Surveyors  
and Environmental Specialists

BisSELL Professional Group  
Firm License # C-958  
3512 North Croatan Highway  
P.O. Box 1068  
Kitty Hawk, North Carolina 27949  
(252) 251-3366  
FAX (252) 251-1780

**MILL RUN  
OVERVIEW**

**PRELIMINARY PLAT**

PROJECT: SOUTH MILLS TOWNSHIP CAMDEN COUNTY NORTH CAROLINA

NO.	DATE	DESCRIPTION	BY

DATE: 12-12-16  
DESIGNED: BPG  
DRAWN: MDB  
CHECKED: MSB  
APPROVED: BPG

SHEET: 2 OF 4

CAD FILE: 457500PP1

PROJECT NO: 4575



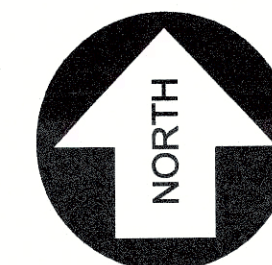
[illegible]



## LEGEND

	ROADWAY CENTERLINE
	RIGHT-OF-WAY
	PROPERTY BOUNDARY
	ADJOINING PROPERTY LINE
	EXISTING DITCH TOP OF BANK
	EXISTING WETLAND BOUNDARY
	BUILDING SETBACK LINES
	EXISTING CONCRETE MONUMENT
	SET CONCRETE MONUMENT
	SET IRON ROD
	EXISTING IRON ROD
	EXISTING IRON PIPE
	STREET ADDRESS
N.T.S.	NOT TO SCALE
P.C.	PLAT CABINET
D.B.	DEED BOOK
SL	SLIDE
SF	SQUARE FEET
AC	ACRES

CURVE TABLE					CURVE TABLE					CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA	CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA	CURVE	LENGTH	RADIUS
C-P3	311.71'	2887.29'	311.55'	N20° 46' 39"W	6°11'08"	C18	61.37'	210.00'	61.15'	S42° 22' 35"E	16°44'34"	C36	56.50'	135.00'
C-P4	106.37'	1105.00'	106.33'	N87° 05' 43"W	5°30'56"	C19	47.88'	210.00'	47.77'	S27° 28' 25"E	13°03'47"	C37	75.32'	975.00'
C1	8.08'	1025.00'	8.08'	S77° 40' 41"W	0°27'05"	C21	93.46'	5025.00'	93.45'	S20° 24' 34"E	1°03'56"	C38	98.27'	1025.00'
C2	17.40'	975.00'	17.40'	S77° 57' 49"W	1°01'21"	C22	102.75'	4975.00'	102.75'	N19° 37' 33"W	1°11'00"	C39	128.03'	975.00'
C3	89.40'	1025.00'	89.38'	S80° 24' 10"W	4°59'51"	C23	97.35'	5025.00'	97.35'	S19° 19' 18"E	1°06'36"	C40	113.94'	1025.00'
C4	75.33'	975.00'	75.31'	S80° 41' 17"W	4°25'36"	C24	105.70'	4975.00'	105.70'	N18° 25' 32"W	1°13'02"	C43	100.03'	1025.00'
C5	56.55'	375.00'	56.36'	N78° 34' 53"E	8°38'25"	C25	98.17'	5025.00'	98.17'	N18° 12' 25"W	1°07'10"	C44	100.03'	1025.00'
C6	73.21'	425.00'	73.12'	S77° 58' 01"W	9°52'09"	C26	36.83'	4975.00'	36.83'	N17° 36' 17"W	0°25'27"	C45	131.44'	975.00'
C7	103.46'	375.00'	103.13'	S86° 21' 27"W	15°48'27"	C27	22.32'	5025.00'	22.32'	S17° 31' 12"E	0°15'16"	C46	100.05'	1025.00'
C8	92.90'	425.00'	93.69'	S86° 46' 13"W	12°31'26"	C28	248.19'	135.00'	214.69'	N35° 16' 33"E	105°20'14"	C48	94.61'	1025.00'
C9	30.87'	375.00'	30.86'	N56° 05' 44"E	4°42'59"	C29	52.65'	185.00'	52.47'	S9° 14' 26"E	16°18'16"	C49	62.91'	4975.00'
C11	84.46'	210.00'	83.90'	N65° 15' 36"E	23°02'41"	C30	63.18'	185.00'	62.88'	S8° 41' 45"W	19°34'06"	C50	211.28'	160.00'
C12	18.20'	425.00'	18.20'	N54° 57' 51"E	2°27'12"	C31	59.39'	185.00'	59.14'	S27° 40' 37"W	18°23'38"	C51	20.00'	1025.00'
C13	67.11'	210.00'	66.82'	N85° 56' 14"E	18°18'35"	C32	61.02'	185.00'	60.74'	N48° 19' 21"E	18°53'51"	C52	133.89'	975.00'
C14	82.83'	160.00'	81.91'	N68° 34' 06"E	29°39'42"	C33	70.98'	185.00'	70.54'	N66° 45' 45"E	21°58'57"	C53	127.68'	975.00'
C15	63.53'	210.00'	63.29'	S76° 14' 30"E	17°19'58"	C34	71.36'	185.00'	70.92'	S88° 48' 17"W	22°06'07"	C54	32.03'	425.00'
C17	61.68'	210.00'	61.45'	S59° 09' 42"E	16°49'39"	C35	38.96'	185.00'	38.89'	N74° 06' 38"W	12°04'01"			



NC NAD 83(2011) GRID NORTH



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 Engineers, Planners, Surveyors  
 and Environmental Specialists

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**MILL RUN**  
 SUBDIVISION PLAT  
 SOUTH MILLS TOWNSHIP CAMDEN COUNTY NORTH CAROLINA  
 PRELIMINARY PLAT

REVISIONS

NO.	DATE	DESCRIPTION	BY

**NORTH CAROLINA**  
 SURVEYOR  
 MICHAEL D. BARN  
 12-12-16

DATE: 12-12-16 SCALE: 1"=100'  
 DESIGNED: BPG CHECKED: MSB  
 DRAWN: MDB APPROVED: BPG

SHEET: 4 OF 4  
 CAD FILE: 457500PP1  
 PROJECT NO: 4575