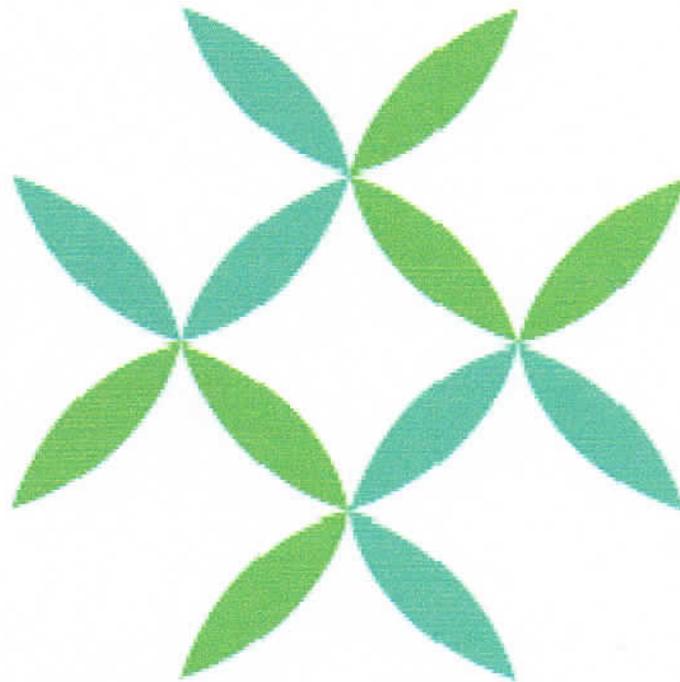


CAMDEN COUNTY
Planning Board Meeting
September 16, 2015, 7:00 PM



Camden County

NEW ENERGY. NEW VISION.

Camden County Courthouse
Historic Courtroom
Courthouse Complex

RODNEY NEEDHAM
Chairman
CALVIN LEARY
Vice Chairman
RAY ALBERTSON
MIKE ETHERIDGE
PATRICIA DELANO
FLETCHER HARRIS
RICK MCCALL



Camden County
NEW ENERGY. NEW VISION.

MICHAEL RENSHAW
County Manager
DAN PORTER
Planning Director
AMY BARNETT
Planning Clerk

Camden County Planning Board

Meeting Agenda, Wednesday, September 16, 2015, 7:00 PM Historic Courtroom, Camden County Courthouse

- I. Call to Order & Welcome
- II. Consideration of Agenda
- III. Consideration of the Minutes- August 19, 2015.....(Page 1-22)
- IV. Comments from the Public
- V. Old Business
None
- VI. New Business
 1. *UDO 2013-08-04, Special Use Permit - Preliminary Plat Green Meadows*(Page 23-64)
- VII. Information from Board and Staff
- VIII. Consider Date of Next Meeting – October 21, 2015
- IX. Adjournment

**CAMDEN COUNTY
PLANNING BOARD
AGENDA ITEM SUMMARY SHEET**

Item Number: III.
Meeting Date: September 16, 2015
Attachments: 1 (20 Pages)
Submitted by: Planning Clerk

ITEM TITLE: August 19, 2015 Minutes

SUMMARY:

RECOMMENDATION:

For your review and possible approval.

MOTION MADE BY:	
R. Needham	_____
C. Leary	_____
R. Albertson	_____
M. Etheridge	_____
P. Delano	_____
F. Harris	_____
R. McCall	_____
NO MOTION	_____
VOTE:	
R. Needham	_____
C. Leary	_____
R. Albertson	_____
M. Etheridge	_____
P. Delano	_____
F. Harris	_____
R. McCall	_____
ABSENT	_____
RECUSED	_____

**Camden County Planning Board
Minutes, August 19, 2015
Historic Courtroom
Camden County Courthouse Complex**

Members Present	Absent
Chairman Rodney Needham Fletcher Harris Ray Albertson Michael Etheridge Patricia Delano Rick McCall	Vice Chairman Calvin Leary

Call to Order & Welcome

Chairman Rodney Needham called to order the August 19, 2015 meeting of the Camden County Planning Board at 7:00 PM.

Staff Present at Meeting:

Dan Porter, Director of Planning
Dave Parks, Zoning/Flood Administrator
Amy Barnett, Planning Clerk

Others Present at Meeting:

Name	Title	Purpose/ Representing	Meeting Section
Christy Hall	Property Owner	Oppose Green Meadows Special Use Permit	Public Comments, New Business #1
Hollis Ellis	Engineer	Agent for Applicant, Green Meadows, LLC	New Business #1
Gary Grun	Property Owner	Oppose Green Meadows Special Use Permit	New Business #1
Tony Perry	Sheriff, Camden County	UDO Amendment for Police Shooting Range	New Business #2
Chad Meadows	Codewright	UDO Update Presentation	New Business #3
Jason Epley	Benchmark Planning	UDO Update Presentation	New Business #3

21 **Consideration of the Agenda**

22

23 Chairman Rodney Needham called for consideration of the agenda.

24

25 Motion to approve the agenda as presented made by: Ray Albertson.

26

27 Motion seconded by: Michael Etheridge.

28

29 The motion was approved with Chairman Rodney Needham, Members Fletcher Harris, Ray
30 Albertson, Michael Etheridge, Patricia Delano, and Rick McCall voting aye; none voting no; 1
31 absent; none not voting.

32

33 **Consideration of the Minutes - July 15, 2015**

34

35 Chairman Rodney Needham called for consideration of the minutes from the July 15, 2015
36 meeting of the Camden County Planning Board.

37

38 Motion to approve the minutes as written made by: Michael Etheridge.

39

40 Motion seconded by: Patricia Delano.

41

42 The motion was approved with Chairman Rodney Needham, Members Fletcher Harris, Ray
43 Albertson, Michael Etheridge, Patricia Delano, and Rick McCall voting aye; none voting no; 1
44 absent; none not voting.

45

46 **Public Comments**

47

48 *Christy Hall, Property Owner, Pudding Ridge Road*

49

50 Christy Hall, a property owner living on Pudding Ridge Road in the vicinity of the proposed
51 Green Meadows Subdivision, came before the Planning Board to request that the Board not hear
52 or decide upon the Special Use Permit-Preliminary Plat for Green Meadows Major Subdivision
53 due to the notice of hearing not being received within 10 days as the ordinances state. Ms. Hall
54 read from, and also provided copies of, identical letters from 4 other property owners who could
55 not be at the meeting. These letters are on file in the office of the Planning Clerk.

56 The letter is summarized below:

- 57 • Respectfully request the Planning Board not hear or decide upon the application for
- 58 Special Use Permit Preliminary Plat for Green Meadows Major Subdivision at the August
- 59 19, 2015 meeting
- 60 • Applicant has not followed Camden County Code of Ordinances regarding notice of
- 61 hearing.
- 62 ○ §151.551 Notice of Hearing. (A) In the case of a request for a special use permit, the
- 63 applicant will provide a mailed notice to all adjacent property owners within 150 feet
- 64 of the subject property at least ten days prior to the Planning Board meeting at which
- 65 the request is to be heard. Proof of mailing shall be furnished to the Planning
- 66 Department.
- 67 • Property Owners did not get notices in timely enough manner to prepare for the meeting
- 68 in order to express their concerns on this matter.

69
70 Dan Porter, Director of Planning, responded to Ms. Hall's Comments:

- 71 • As a matter of procedure, the notification letters are usually sent from the Planning Office
- 72 on behalf of the applicant.
- 73 • In this case, the letters were prepared, but not mailed until 8 days before the meeting.
- 74 • Mr. Porter read §151.551 (B) (6):
- 75 ○ "The Administrator shall make every reasonable effort to comply with the notice
- 76 provisions set forth in this section. However, it is not the Board's intention that
- 77 failure to comply with any of the notice provisions that are not statutorily required
- 78 shall render any decision invalid."
- 79 • This particular requirement is a requirement of the Unified Development Ordinance, it is
- 80 not a requirement of the General Statutes of the State of North Carolina.
- 81 • County Attorney, John Morrison, was consulted on this. Mr. Morrison advised that,
- 82 based on the validity of Ms. Hall's request, it would be appropriate for the Board to
- 83 render a decision on her request.

84
85 Ms. Hall further commented that she did receive the notification from Planning Department
86 regarding this meeting. The postmark on the envelope was August 12, and she received it on
87 August 14.

88
89 Patricia Delano asked Ms. Hall if she was a new resident. Ms. Hall responded that she purchased
90 her home in 2014 and that she is a new resident.

91
92 Fletcher Harris commented that the Green Meadows project has been in process for over 2 years
93 and that in his opinion the Board should proceed with it. *Fletcher Harris made a motion to*
94 *proceed with UDO 2013-08-04, Special Use Permit-Preliminary Plat Green Meadows.*

95
96 Ms. Hall added that there were 2 other property owners present at the meeting, that the letters she
97 submitted were from those property owners who could not be at the meeting.

98 Ray Albertson asked Ms. Hall if she knew about the proposed development prior to receiving the
99 letter on August 14. Ms. Hall responded that when she purchased her house, she thought there
100 was going to be one more house built. Ray Albertson further asked Ms. Hall if any of the other
101 property owners had spoken to her about this development. Ms. Hall responded that the other
102 property owners had mentioned that there might be a development, but that she didn't know any
103 of the specifics until she obtained information from the Planning Department prior to the
104 meeting.

105

106 Chairman Rodney Needham made the following comments with regard to Ms. Hall's request:

- 107 • Preliminary Plat is the stage at which public input is sought on a project
- 108 • Planning Board is a recommending Board that makes recommendations to the Board of
109 Commissioners
 - 110 ○ Recommendation will be either:
 - 111 ▪ Send to Board of Commissioners for their review; or
 - 112 ▪ Recommend changes be made by the applicant, and bring back to the Planning
113 Board at a later date.
- 114 • There will be ample time for public input as the project progresses. There will be several
115 public meetings.

116

117 Ms. Hall reiterated that her request was because the notifications were not delivered in a timely
118 enough manner to allow the other property owners to arrange their schedules to be able to be
119 present at the meeting.

120

121 Chairman Rodney Needham added that any property owner would be welcome to speak at the
122 Board of Commissioners meeting wherein this is heard.

123

124 At this time, Dan Porter reminded the Board that a motion had been made but had not yet been
125 seconded.

126

127 *Rick McCall seconded the motion which Fletcher Harris had made, to proceed with hearing*
128 *UDO 2013-08-04, Special Use Permit-Preliminary Plat Green Meadows.*

129

130 Michael Etheridge asked if the Board was within the law to proceed with hearing this matter.

131

132 Dan Porter responded that the notification provisions in the UDO relating to Planning Board
133 meetings are not required by the NC General Statutes, but that there are notification provisions in
134 the NC General Statutes that pertain to public hearings that the Board of Commissioners hold. In
135 the Camden County Ordinances, there is a loophole in §151.551(B)(6) that says "shall make
136 every reasonable effort to comply". County Attorney John Morrison has advised that it is the
137 decision of the Board whether or not to proceed with hearing this matter. Mr. Porter stated that
138 he feels the decision should be on record one way or the other.

139

140 Michael Etheridge asked if this matter was included in advertisements for the meeting. Mr.
141 Porter responded that the advertisements did not address specific agenda items, but that the
142 meeting had been advertised.

143 Patricia Delano asked if the property had been posted (signage and notifications placed at the
144 property). Mr. Porter replied that the property does not get posted until a public hearing has been
145 scheduled by the Board of Commissioners. At that time, an advertisement is placed in the legals
146 section of the newspaper, and letters go out again to the surrounding property owners, and the
147 property gets posted.

148

149 Mr. Porter stated that Ms. Hall was not on the original mailing list, that the list used was that of
150 the surrounding property owners at the time of the sketch plan. Ms. Hall's address was obtained
151 when she came seeking information and is why her letter was postmarked on the 12th. Mr. Porter
152 added that in this case, due to circumstances within the office, the letters did not get mailed on
153 time and that property owners did not get 10 days notice. Mr. Porter reminded the Board that it
154 is their decision whether or not to hear the matter.

155

156 At this time, Chairman Rodney Needham called for a vote regarding whether or not to hear UDO
157 2013-08-04, Special Use Permit-Preliminary Plat Green Meadows.

158

159 By a vote of 6-0, with Chairman Rodney Needham, Members Fletcher Harris, Ray Albertson,
160 Michael Etheridge, Patricia Delano, and Rick McCall voting aye; none voting no; one member
161 absent; and none not voting, the Planning Board voted to proceed with hearing UDO 2013-08-
162 04, Special Use Permit-Preliminary Plat Green Meadows.

163

164 **Old Business**

165

166 NONE

167 **New Business**

168

169 *Item #1*

170 *Special Use Permit-Preliminary Plat Green Meadows Major Subdivision*

171

172

STAFF REPORT

UDO 2013-08-04

Special Use Permit – Preliminary Plat

Green Meadows

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175

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177

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180

PROJECT INFORMATION

File Reference: UDO 2013-08-04
Project Name; Green Meadows
PIN: 01-7999-03-34-7305
Applicant: Green Meadows, LLC
 Keith Nowell
Address: 987 Swamp Road
 Hertford, NC 27944
Phone:
Email:

Agent for Applicant: CAE Inc., Hollis D. Ellis
Address: 321 Office Square Lane
 Suite 101 A
 Virginia Beach, VA 23462
Phone: (252) 562-0430
Email:

Current Owner of Record: Keith Nowell

Meeting Dates: TRC – June 4, 2014

Planning Board

Board of Commissioners

Application Received: 5/2/2014
By: David Parks, Permit Officer

Application Fee paid: \$1,800 Check #14920

Completeness of Application: Application
 is generally complete

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

- A.** Applicant acting as agent letter
- B.** 10 copies Preliminary Plat Green Meadows Major Subdivision – 9 lots
- C.** 1 copy of Construction Plans for Green Meadows Major Subdivision
- D.** DENR Erosion and Sedimentation Control Plan No. CAMDE-2009-007
- E.** DENR Stormwater Permit NO SW7131108
- F.** ARHS Perc tests on lots 1-9

181

PROJECT LOCATION:

183

184 **Street Address:** Adjacent to 137 Pudding Ridge Road

185 **Location Description:** South Mills Township

186 **REQUEST:**

187

188 Preliminary Plat approval Green Meadows Major Residential Subdivision – 9 lots

189

190 **SITE DATA:**

191

192 **Lot size:** Approximately 11 acres.193 **Flood Zone:** X/AE194 **Zoning District(s):** Basic Residential (R3-1)195 **Existing Land Uses:** Vacant Land

196

197 **Adjacent Zoning & Uses:**

	North	South	East	West
Zoning	Basic Residential (R3-2)	Basic Residential (R3-2)	Basic Residential (R3-2)	Basic Residential (R3-2)
Use & size	House – 4 Acres	House – 4.3 acres	Farm land 45 acres House – 1.5 acres;	McPherson Estates 21 - .9 acres lots

198

199 **Proposed Use(s):** Single Family Dwellings

200

201 **Description of property:**

202

203 Property is located off Pudding Ridge Road in South Mills Township. Developer received an administrative approval for a 4 lot minor subdivision on lots that abut Pudding Ridge Road.

204 Current zoning at the time required two acre lots. Remaining land (11 acres) was approved for rezoning to one acre lots on March 18, 2013.

205

206

207 **ENVIRONMENTAL ASSESSMENT**

208

209

210 **Streams, Creeks, Major Ditches:**

211

212 There is a lead ditch to the north of the property that drains to the north of McPherson Estates and on out to Joyce Creek.

213

214 **Distance & description of nearest outfall:**

215

216 Nearest outfall is Joyce Creek approximately 4,000 feet away

217

218

219 **Soils:**

220

221 **Predominant:** Tomotley (ToA) Severe: wetness, percs slowly222 **Other:** Perquimans (PeA) Severe wetness; percs slowly

223 **INFRASTRUCTURE**

224

225 **Water:** South Mills Water – will require watermain extension approval by DENR

226

227 **Sewer:** Septic tank – perc tests attached

228

229 **Traffic:** Minimal increase of traffic flow on Pudding Ridge Road

230

231 **Technical Review Staff at Preliminary Plat**

Approve	Approve With Comments	Dis-Approve	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(a) South Mills Water District
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(b) Albemarle Regional Health Department (attached)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(c) South Mills Fire Department
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(d) Sheriff's Office (approved)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	(e) South Mills Post Office (See attached)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(f) Camden Soil & Water Technician (See attached)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(g) Central Communications (911) (attached)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	(h) Superintendent of Camden County Schools (See attached)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(i) Transportation Director of Camden County Schools (See attached)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(j) NCDOT
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(k) Albemarle EMC
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(l) Century Link – Info only.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(m) Pasquotank EMS – No response

232

233 - **Streets:**

234 **A. Are all streets designed to be place under State system?** Yes

235 **B. Proposed street name?** Atkinson Court

236 **C. Are any street names already being used elsewhere in the County?** No.

237 - **Open Space:**

238 **A. Is open space proposed?** Yes. $11 \times .05 = .55$ acres required. Proposed +/-

239 **B. Recreational Land:** N/A

240 **C. Will property owner restrictive covenants be needed?** Yes.

241 - **Utilities:**

242 **A. Does the application include a letter or certificate from the District Health Department regarding septic tanks?** Yes.

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

245 **C. Does the applicant propose the use of public water systems?** Yes, with South Mills Water Association.

247 **D. Distance from existing public water supply system:** Adjacent to property.

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

249 - **Landscaping:**

250 **A. Is any buffer required?** No.

251 **B. Will trees be required along dedicated streets UDO Article 151.156?** Yes.

- 252 - **Findings Regarding Additional Requirements:**
 253 **A. Endangering the public health and safety:** The application doesn't appear to endanger
 254 the public health and safety.
 255 **B. Injure the value of adjoining or abutting property:** The application does not appear to
 256 injure the value of adjoining or abutting property.
 257 **C. Harmony with the area in which it is located:** Proposed use is in Harmony with the
 258 area that it is located as there are Single Family Dwellings adjacent to the property.
 259 **D. Conformity with the Plans:**
 260
 261 **1. Comprehensive Plan**
 262 - Future Land Use Maps has land identified as Rural Residential with densities up
 263 to 1 dwelling unit per acre.
 264 **2. Land Use Plan:**
 265 - Property located outside Core Village of South Mills.
 266 - Policy 9 states the county supports greater residential densities in areas that are
 267 accessible to water and/or sewer services. Water lines exist adjacent to property.
 268 **3. Thoroughfare Plan:** Access is off Pudding Ridge Road
 269 **4. Other plans officially adopted by the Board of Commissioners:**
 270
 271 **E. Will not exceed the county's ability to provide public facilities:**
 272
 273 **1. Schools:** Development will create approximately 4 students (.44 X 9 lots). High
 274 School over capacity: **2014/2015 capacity: 570 Enrollment: 628**
 275 **2. Fire and Rescue:** No response.
 276 **3. Law Enforcement:** Approved by Sherriff's Office.
 277

278 **STAFF COMMENTARY/RECOMMENDATIONS:**
 279

280 **Staff recommends approval of the Special Use Permit for Preliminary Plat Green Meadows**
 281 **Major Subdivision with the following conditions and modifications:**
 282

- 283 1. The applicant must strictly abide by all requirements of the Unified Development
 284 Ordinance of Camden County, North Carolina, and must also strictly comply with all
 285 other local, state, and federal ordinances, laws, rules and regulations as one or more
 286 ordinances, laws, rules and regulations may apply to this development.
 287 2. The applicant shall complete the development strictly in accordance with the approved
 288 Preliminary Plat and specifications submitted to the Planning Office of Camden County,
 289 North Carolina, and contained in the file titled (UDO 2013-08-04).
 290 3. Prior to any land disturbing activity, developer shall provide approved waterline
 291 extension letter from NCDENR Public Water Supply Section.
 292 4. All lots shall be crowned to where the dwelling is located to an elevation at or above the
 293 100 year flood. Those elevations shall be indicated on each lot on the final plat for each
 294 phase. No building permit shall be issued until such elevations are verified by a Surveyor
 295 or Engineer licensed to do business in North Carolina.
 296 5. Landscaping in accordance with Article 151.156 shall be planted prior to submission of
 297 final plat for that phase.

- 298 6. Developer and or Home Owners Association shall provide Camden County certification
 299 by a licensed North Carolina Engineer of compliance with approved Drainage Plan for
 300 Green Meadows every five years starting from recording of Final Plat in the Camden
 301 County Registry of Deeds.
- 302 7. Per Camden County Schools a School Bus Stop shelter required. Minimum
 303 specifications are listed in Camden County's Unified Development Ordinance Article
 304 151.232(M).
- 305 8. Per South Mills Post office/Area Post Master Community Mail Boxes shall be installed
 306 with Master Keys going to Post Office. HOA shall distribute keys to home owners.
- 307 9. Home Owners Restrictive Covenants shall include the following information:
 308 (a) All requirements (to include Maintenance and allowable built upon area) listed under
 309 NCDENR Stormwater Permit No. SW7131108.
 310 (b) Maintenance requirements of the outfall ditch located on the most northern property
 311 line behind lots 1-4.
 312 (c) The re-certification to the County of the approved drainage plan every five years.
 313 (d) Property owners shall be responsible for the maintenance/upkeep of the School Bus
 314 Shelter and Community Mail Boxes.
- 315 10. If any of the conditions affixed hereto or any part thereof shall be held invalid or void,
 316 then this approval in its entirety shall be void and have no effect.
 317
-

318

319 Dave Parks described this agenda item:

- 320 • Applicant is Keith Knowell, he is being represented by Hollis Ellis
 321 • Green Meadows is a 9 lot subdivision located off Pudding Ridge Rd in South Mills
 322 • Property is 11 acres
 323 • Was rezoned a couple of years ago to allow for 1 acre lots
 324 • Sketch Plan was approved after re-zoning
 325 • Original development consisted of 18-19 acres, there was a minor subdivision at the front
 326 of the property which was built out, and lots/houses sold
 327 • CAMA Land Use Plan and 2035 Comprehensive Plan both call for mixed residential low
 328 density 1 acre lots
- 329 • Technical Review Committee:
 330 ○ South Mills Water - Approved
 331 ○ Albemarle Regional Health Department - Approved
 332 ▪ Perc tests have been done on every lot
 333 ○ South Mills Fire Department - has been sent information, however have received
 334 no comments from them. Hearing nothing back from them, will consider that
 335 approval.
 336 ○ Sheriff's Office - Approved
 337 ○ South Mills Post Office - Approved with comments: Community mailboxes will
 338 be required.
 339 ○ Camden Soil and Water - Approved
 340 ○ Central Communications (911) - approved

- 341 ○ Superintendent of Camden County Schools - Approved with condition that a bus
342 stop shelter be constructed
 - 343 ▪ Both the bus stop and community mailboxes are located in the curve
 - 344 ▪ Home owners association will be responsible for the upkeep and
345 maintenance of both
- 346 ○ Transportation Director of Camden County Schools - Approved
- 347 ○ NCDOT - Approved
- 348 ○ Albemarle EMC (Electric Company) - Approved
- 349 ○ Century Link (Telephone Company) - Approved
- 350 ○ Pasquotank Emergency Management (EMS) - Approved
- 351 ● Streets are to be placed under state system once they meet minimum requirements
 - 352 ○ Letter of maintenance / bond to be submitted by developer for maintenance of the
353 road until accepted by NCDOT
- 354 ● Open Space - areas around bus stop and community mailbox, and also at back of Lot # 4
355 where there is an area set aside for the sedimentation pond which is required for their
356 drainage
- 357 ● Drainage plan has been submitted by their engineer, reviewed by the County's engineer,
358 and has been approved
- 359 ● Fire hydrants will be installed at various locations within the development, to meet all
360 requirements set forth by the Fire Department
- 361 ● Landscaping plan is required at final plat, which will reflect where trees are to be planted
- 362 ● Student generation for this development is approximately 4 students total
 - 363 ○ .44 students per household
 - 364 ▪ .2 for high school
 - 365 ▪ .12 for middle school(s)
 - 366 ▪ .12 for primary school
- 367 ● Staff recommends approval with the conditions and modifications listed in the staff
368 report.
- 369 ● Agent for the applicant, Hollis Ellis, is present to answer any questions

370

371 At this point, Dave Parks opened the floor for questions and comments from the Board.

372

373 Chairman Rodney Needham commented that the location of the mailboxes and school bus
374 shelter as shown on the plans might block the view of children or pedestrians from vehicular
375 traffic. Mr. Ellis stated he would take a look at this.

376

377 Fletcher Harris commented that the biggest thing left to do on this was upgrading the water line
378 to support the subdivision. Mr. Ellis stated that this was correct, and that the site plan for the
379 water lines was in the process of being updated for submittal to South Mills Water.

380

381 Rick McCall asked who was responsible for the maintenance on the storm ditches between the
382 lots and the existing homes. Dave Parks replied that the Home Owners Association would be
383 responsible for that.

384 At this point, Dave Parks opened the floor for comments from the public.

385

386 *Gary Grun, Property Owner, Pudding Ridge Road*

- 387 • On the north side of the property there is an existing ditch which runs along the northwest
- 388 corner towards the back and drains into Warren Riggs' property.
- 389 • Nothing on Mr. Riggs' property is maintained
- 390 • Everything runs through Mr. Riggs' property through what looks like a hand dug ditch all
- 391 the way around McPherson Estates where it ties into the drainage for McPherson Estates.
- 392 • What provisions are being made to take care of these drainage ways?

393

394 Dan Porter replied that all the run-off drains into a retention pond at the back corner of the
 395 property. Water in the retention pond is then released at a rate appropriate to the storm water
 396 regulations, and it does release into the outfall ditch that runs along Mr. Riggs' property among
 397 others, and then to Bunker Hill Road.

398

399 Mr. Porter further stated that Mr. Riggs visited the Planning Department office the day before the
 400 Planning Board meeting to ask about that ditch and to ask if a secondary ditch was to be dug on
 401 his property (which it is not). Mr. Porter stated that he believes the developer should try to
 402 obtain an easement from the property owners so that they can maintain that ditch. Mr. Porter
 403 stated that Mr. Riggs has expressed his approval for someone to come on his property for the
 404 purpose of cleaning and clearing the ditch. There are other land owners between the outfall and
 405 Bunker Hill Road from whom easements will also be needed. Mr. Porter stated that maintenance
 406 easements should not be a requirement of the special use permit, that any one land owner who
 407 did not give an easement would hold up the project were it a requirement.

408

409 Chairman Rodney Needham asked if this was something the Army Corps of Engineers needs to
 410 look at. Mr. Porter responded that it might need to be looked at, but not necessarily by the Army
 411 Corps of Engineers. The watershed committee for that area can look at it and make any
 412 necessary recommendations for improvements or repairs. This particular ditch is on the list of
 413 watershed areas of improvement / maintenance, just not for this years budget.

414

415 At this time, Chairman Rodney Needham asked if there were any further public comments.

416

417 *Christy Hall, Property Owner, Pudding Ridge Road*

- 418 • Ms. Hall read a letter she composed for the purpose of opposing the Special Use Permit
- 419 for Green Meadows Major Subdivision. A copy of that letter is maintained in the office
- 420 of the Planning Clerk and summarized herein below along with other comments from Ms.
- 421 Hall:
 - 422 ○ Opposing the Special Use Permit for Green Meadows Major Subdivision
 - 423 ○ Believes it will endanger the public safety
 - 424 ▪ Believes addition of 9 new homes will increase area population by 70%
 - 425 ▪ Believes an average of 2 vehicles per home will increase the number of
 - 426 vehicles in the area by 18
 - 427 ▪ Believes the increase in vehicles is a safety hazard to children playing in
 - 428 their own front yards

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- 472
- Believes it will injure the value of adjoining or abutting property
 - At the time Ms. Hall and her husband purchased their house, they were led to believe that there was only going to be one more house built, which at the time seemed acceptable to them
 - The road for the new development will run alongside her property on the right hand side and all the way around the back of her lot
 - The roadway will surround her property on 3 sides with 2 busy roads
 - Believes the additional noise from the added homes and vehicles will reduce the value of her home.
 - Believes it is not in harmony with the area in which it is located
 - Pudding Ridge Road area currently has 13 houses, on 2 acre lots, which is what the 2035 Comprehensive Plan calls for
 - The proposed 9 additional houses are proposed to be on 1 acre lots which goes against the 2035 Comprehensive Plan
 - The proposed 9 additional homes will increase the population in the immediate area by 70%
 - Increase in population will affect the harmony of the area in that it will double the traffic in the area and noise and will alter the quiet, peaceful nature of the area
 - Believes it will exceed the County's ability to provide adequate public facilities
 - The current 4 homes at the front of the property have a total of 9 children living in those homes. That is an average of 2.25 children per household.
 - County says that the development will create approximately 4 children for the school system
 - According to the 2010 census, the average number of children per NC household is 3, therefore the development will create a minimum of 20 students for the school systems
 - Ms. Hall is concerned about crowding at the bus stops, on school busses, and over crowding at the schools
 - Ms. Hall is concerned that the over crowding at the schools will affect the quality of education each child receives
 - Believes the Drainage Plan for the project is not being implemented properly'
 - Referring to the 9-18-13 meeting of the Planning Board, wherein the sketch plan for Green Meadows was approved, staff stated "With regard to drainage considerations, staff is asking that the 4 lots to the front of the property (along Pudding Ridge Road) which have already been sold, be considered in the drainage plan for the project."
 - No drainage improvements have been made to the 4 lots fronting the property
 - Front 4 lots currently experience drainage problems, severe at times
 - Ms. Hall is concerned that additional development will cause the drainage problems to worsen
 - Respectfully requested that the Camden County Planning Board reject the Special Use Permit for Green Meadows Major Subdivision.

473 Chairman Rodney Needham asked Mr. Porter if the projected number of students generated has
474 ever caused a development to not be approved. Mr. Porter responded that to his knowledge it
475 has not. Mr. Porter added that the county tracks projected school student membership based on
476 building permits. There is a provision that insufficient public facilities (schools) could cause an
477 application to be denied. The schools superintendent, during TRC, could disapprove based on
478 the school membership numbers if they are over capacity, which they are at the high school, but
479 he has not done that.

480

481 Ray Albertson asked if the ditch that goes around this property has been calculated to handle the
482 stormwater flow.

483

484 Dan Porter replied:

- 485 • They performed, for this stormwater plan, a set of calculations, the hydrolic grades, what
486 the rate of outflow would be, and all that information was reviewed by Greg Johnson, the
487 review engineer for the county.
- 488 • One of the things Mr. Johnson required is the area that flows into the subdivision, all the
489 way down to where the road curves to the east, which covered 100 acres to the north,
490 there is water that flows to that area from the north so it had to be included in the
491 stormwater plan.
- 492 • Also the four lots up front were included in the calculations.
- 493 • The above were included in calculations for pre and post development of the property

494

495 Mr. Hollis Ellis added that the way the stormwater plan was designed originally, the four lots had
496 to be included due to the way the property drains.

497

498 Mr. Porter asked Mr. Ellis which way the lots upfront drained. Mr. Ellis responded that it is a
499 split drainage, part to the roadside and part toward the back of the property, and eventually will
500 drain into the retention pond.

501

502 Mr. Porter stated that Greg Johnson and the developer had gone through several versions of the
503 stormwater plan to get it to what it is now. At one time, it included cleaning and clearing of the
504 swales, but since that required permission from the land owners, that was removed from the plan.

505

506 Mr. Ellis stated that the stormwater flow is out to the road then to the retention pond behind lot
507 number four, then there is an overflow and a restrictor that flows from the retention pond out into
508 the ditch on the north side that flows into the Riggs property. The remainder of the drainage
509 from the original four lots that are up front flow underneath Atkinson Court and then go out into
510 the ditch between lots 2 and 3, and that also drains out to the Riggs property ditch. So
511 everything was calculated to work together with one another, taking into account the drainage
512 from the original four lots and with this subdivision. And off site drainage going downstream
513 from this point all the way to Bunker Hill.

514

515 Ray Albertson asked if the Riggs ditch was on schedule for maintenance for next year. He
516 commented that it needs to get done. Mr. Porter agreed with him.

517 At this time, Christy Hall came back to the podium with additional questions / concerns:

- 518 • Ms. Hall asked if the student generation information was the only information that the
519 school superintendent has to base his decision of whether or not to approve the
520 development at the TRC.

521

522 Mr. Porter responded that is the only information the Planning Department gives him, but he has
523 many other sources of information to base his decision on.

524

525 Ms. Hall spoke again about the number of students the subdivision will produce for the school
526 system and that four students is not a realistic number since there are already 9 students in the 4
527 houses at the front of the property.

528

529 Ms. Hall also spoke about the ditch on her property and that the property lines run down the
530 middle of the ditch. She stated that the portion of the ditch on her property would be her
531 responsibility and asked if the Home Owners Association would be responsible for the other
532 side.

533

534 Mr. Ellis confirmed this was correct.

535

536 Ms. Hall added that she would like to give her permission for the developer to come on her
537 property to make drainage improvements.

538

539 At this time, Chairman Rodney Needham called for a motion.

540

541 Fletcher Harris made a motion to approve UDO 2013-08-04 Special Use Permit Preliminary Plat
542 Green Meadows, with the condition that the water line improvements be completed per South
543 Mills Water requirements.

544

545 Chairman Needham called for a second to the motion.

546

547 After a brief pause, Rick McCall asked about what the vote would be for, and procedures thereto.

548

549 Dan Porter stated that the vote would be to do one of 3 things:

- 550 • Recommend approval;
551 • Recommend denial; or
552 • Recommend approval with certain conditions.

553

554 Mr. Porter added that the recommendation would go to the Board of Commissioners, who would
555 then set a date for a public hearing at their next meeting, and hold that public hearing on the date
556 set for it. The public hearing would be a quasi-judicial hearing, and it would be an evidentiary
557 proceeding hearing information and evidence both in favor of and in opposition to the special use
558 permit. If it is approved by the Board of Commissioners, the developer can move forward.

559

560 Michael Etheridge asked to amend the motion to include the language that the applicant make
561 every reasonable effort to obtain easements for the maintenance of the outfall ditch all the way to
562 Bunker Hill Road.

563 Fletcher Harris amended his motion to include the amendment requested above. The motion
 564 now is to "Approve UDO 2013-08-04 Special Use Permit Preliminary Plat Green Meadows, with
 565 the condition that the water line improvements be completed per South Mills Water
 566 requirements, and that the applicant make every reasonable effort to obtain easements for the
 567 maintenance of the outfall ditch all the way to Bunker Hill Road."

568
 569 Rick McCall seconded the motion.

570
 571 The motion was approved with Chairman Rodney Needham, Members Fletcher Harris, Ray
 572 Albertson, Michael Etheridge, Patricia Delano, and Rick McCall voting aye; none voting no; 1
 573 absent; and none not voting.

574
 575
 576 *Item # 2*
 577 *Amendment to Camden County Code of Ordinances*
 578 *Add Law Enforcement Shooting Ranges to the Table of Permissible Uses*
 579

580
 581 **Ordinance No. 2015-08-01**

582
 583 **An Ordinance**
 584 **Amending the Camden County**
 585 **Code of Ordinances**

586
 587 **Camden County, North Carolina**

588
 589 BE IT ORDAINED BY THE CAMDEN COUNTY BOARD OF COMMISSIONERS as follows:

590
 591 **Article I: Purpose**

592
 593 The purpose of this Ordinance is to amend Chapter 151 of the Camden County Code of Ordinances of
 594 Camden County, North Carolina, which was originally adopted by the County Commissioners on December
 595 15, 1997, and subsequently amended and as otherwise incorporated into the Camden County Code.

596
 597 **Article II. Construction**

598
 599 For purposes of this Ordinance, underlined words (underline) shall be considered as additions to
 600 existing Ordinance language and strikethrough words (~~strikethrough~~) shall be considered deletions to
 601 existing language. New language of proposed ordinance shall be shown in italics (*italics*) and
 602 underlined.

603
 604 **Article III. Amend Chapter 151 as amended of the Camden County Code which shall read as**
 605 **follows:**

606
 607 **CHAPTER 151: UNIFIED DEVELOPMENT**

608
 609 **§ 151.334 TABLE OF PERMISSIBLE USES.**

USE#	DESCRIPTION	R-1	R-2	R-3	CCD	NCD	HC	MC	GUD	I-1	I-2
6.310	<u>Private Outdoor Firing Range - Law Enforcement Only</u> <i>Subject to §151.347(S)</i>								S	S	S

613 Adopted by the Board of Commissioners for the County of Camden this day of September, 2015.
 614
 615

616 County of Camden
 617

618
 619 _____
 620 P. Michael McLain, Chairman
 621 Board of Commissioners

622 ATTEST:

623 _____
 624 Angie Wooten
 625 Clerk to the Board

626 -----
 627
 628 Dan Porter described this agenda item:

- 629 • Sheriff Tony Perry has made application for a change to the UDO, Table of Permissible
 630 Uses, to allow shooting ranges for law enforcement personnel only in the General Use
 631 District
- 632 • Currently such ranges are only allowed in Industrial 1 & 2 zoning districts
- 633 • Such a range would be subject to County Ordinance §151.347(S) which sets buffers,
 634 setbacks, and incorporates the military handbook for range facilities and miscellaneous
 635 training facilities by reference
- 636 • Sheriff Perry was present at the meeting to speak about his request
 637

638 Sheriff Perry provided the following information:

- 639 • The county needs a shooting range for training and certification of law enforcement
 640 personnel
- 641 • Has been looking for an appropriate location for a range for sometime
- 642 • Found an area in Shiloh, 200 acres, that will work
 643 ○ Closest home is 2000 feet
- 644 • UDO doesn't allow private ranges, and it does not address law enforcement ranges
- 645 • There is not much I-1 or I-2 zoning in the county
- 646 • Such a range, will still require a special use permit, which he will be applying for if this is
 647 approved.
 648

649 Rick McCall asked if this would help meet training requirements. Sheriff Perry stated it would,
 650 and also allow for certification / re-certification for firearm use.
 651

652 Fletcher Harris asked if other counties would be allowed to use such a range. Sheriff Perry
 653 stated that it would be for law enforcement only.
 654

655 Chairman Rodney Needham commented that where the land is being leased to the County for a
 656 small amount by one of the Camden County Commissioners, he would like to see the land
 657 deeded to the county with a provision that if the county ever stopped using it, the land would be
 658 deeded back to the Commissioner who is leasing it to the County.

659 Dan Porter stated that the text amendment does not concern the specific land and details of the
 660 land to be used for that purpose. It only concerns the Table of Permissible Uses and allowing
 661 Law Enforcement Ranges in the General Use Zone. Mr. Porter stated that any such range would
 662 still require a special use permit and details can be worked out at that point as to where it is to be
 663 located, any leasing details, etc.

664

665 At this time, Chairman Rodney Needham asked if there were any more questions or comments.
 666 Hearing none, he called for a motion.

667

668 Rick McCall made a motion to approve Ordinance Number 2015-08-01, Amdendment to the
 669 Camden County Code of Ordinances. Michael Etheridge seconded the motion. The motion was
 670 approved with Chairman Rodney Needham, Members Fletcher Harris, Ray Albertson, Michael
 671 Etheridge, Patricia Delano, and Rick McCall voting aye; none voting no; 1 absent; and none not
 672 voting.

673

674

675 ***Item #3***

676 ***UDO Update Presentation - Codewright Consultants***

677

678 Chad Meadows of Codewright Consultants and Jason Epley of Benchmark Planners gave a
 679 presentation outlining the process of updating the Camden County Code of Ordinances, Unified
 680 Development Ordinance.

681

682 The presentation included a timeline that will take approximately 17 months, and will
 683 accomplish 7 tasks:

684

1. Project Initiation

685

2. Evaluation Report

686

3. Annotated Outline - will be presented to Planning Board and Board of Commissioners

687

4. Drafting

688

5. Testing - will include an element of community involvement

689

6. Consolidated Version - will be published online

690

7. Adoption - will include 3 hearings, 1 or 2 at Planning Board, possible joint Planning

691

Board / Board of Commissioners

692

693 Issues to be addressed:

694

- Stormwater

695

- Wastewater - onsite (septic) and central (county sewer)

696

- Community development

697

- Rural character - real desire to protect

698

- Procedure efficiency

699

- User friendliness - easey to read and understand

700

701 Community development is needed but residential development must come before that.

702

Stormwater and wastewater will likely be an issue to any residential development.

703 Mr. Meadows asked the Board to be thinking about things they would like to see changed and
704 things they would like to see stay as they are.

705

706 Rick McCall commented that there needs to be a divide between grandfathered and new
707 regulations. Mr. Meadows stated that non-conforming properties need to be handled fairly but
708 with incentives to improve properties.

709

710 Mr. Meadows said that they would be back in 6 or 7 weeks for a work session to go over the
711 Evaluation Report.

712

713 Dan Porter encouraged the Board to read the UDO and comment on any areas of concern.

714

715 Patricia Delano asked if this would be available in a database. Dan Porter responded stating that
716 updates are currently codified and sent to American Legal for publishing.

717

718 Rick McCall asked if there would be a definitions section with explanations. Mr. Meadows said
719 that the short answer to that is 'yes'. He also said that there are some definitions and explanations
720 that are statutory and cannot be changed.

721

722 Mr. Meadows spoke of the possibility of in-house codification.

723

724 Mr. Porter mentioned the website program for this project... Basecamp. This is a central
725 location for all information for the project.

726

727 Chairman Rodney Needham asked if the Board had any further questions for Mr. Meadows.
728 Hearing none, he thanked him for the presentation.

729

730 **Information from Board and Staff**

731

732 None.

733

734 **Consider Date of Next Meeting - September 16, 2015 (unless no matters for board)**

735 **Adjournment**

736

737 At 8:45 PM, Chairman Rodney Needham called for a motion to adjourn. Ray Albertson made a
738 motion to adjourn. Rick McCall seconded the motion. The motion was approved with Chairman
739 Rodney Needham, Members Fletcher Harris, Ray Albertson, Michael Etheridge, Patricia Delano,
740 and Rick McCall voting aye; none voting no; 1 absent; and none not voting.

741

742

743 Date: _____

744

745

746 Approved: _____

747 Chairman Rodney Needham

748

749

750 Attested: _____

751 Amy Barnett, Planning Clerk

**CAMDEN COUNTY
PLANNING BOARD
AGENDA ITEM SUMMARY SHEET**

Item Number: VI. 1.
Meeting Date: September 16, 2015
Attachments: 1 (40 Pages)
Submitted by: Staff

ITEM TITLE: 1. UDO 2013-08-04 - Special Use
Permit - Preliminary Plat -
Green Meadows

SUMMARY:

RECOMMENDATION:

MOTION MADE BY:	
R. Needham	_____
C. Leary	_____
R. Albertson	_____
M. Etheridge	_____
P. Delano	_____
F. Harris	_____
R. McCall	_____
NO MOTION	_____
VOTE:	
R. Needham	_____
C. Leary	_____
R. Albertson	_____
M. Etheridge	_____
P. Delano	_____
F. Harris	_____
R. McCall	_____
ABSENT	_____
RECUSED	_____

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STAFF REPORT

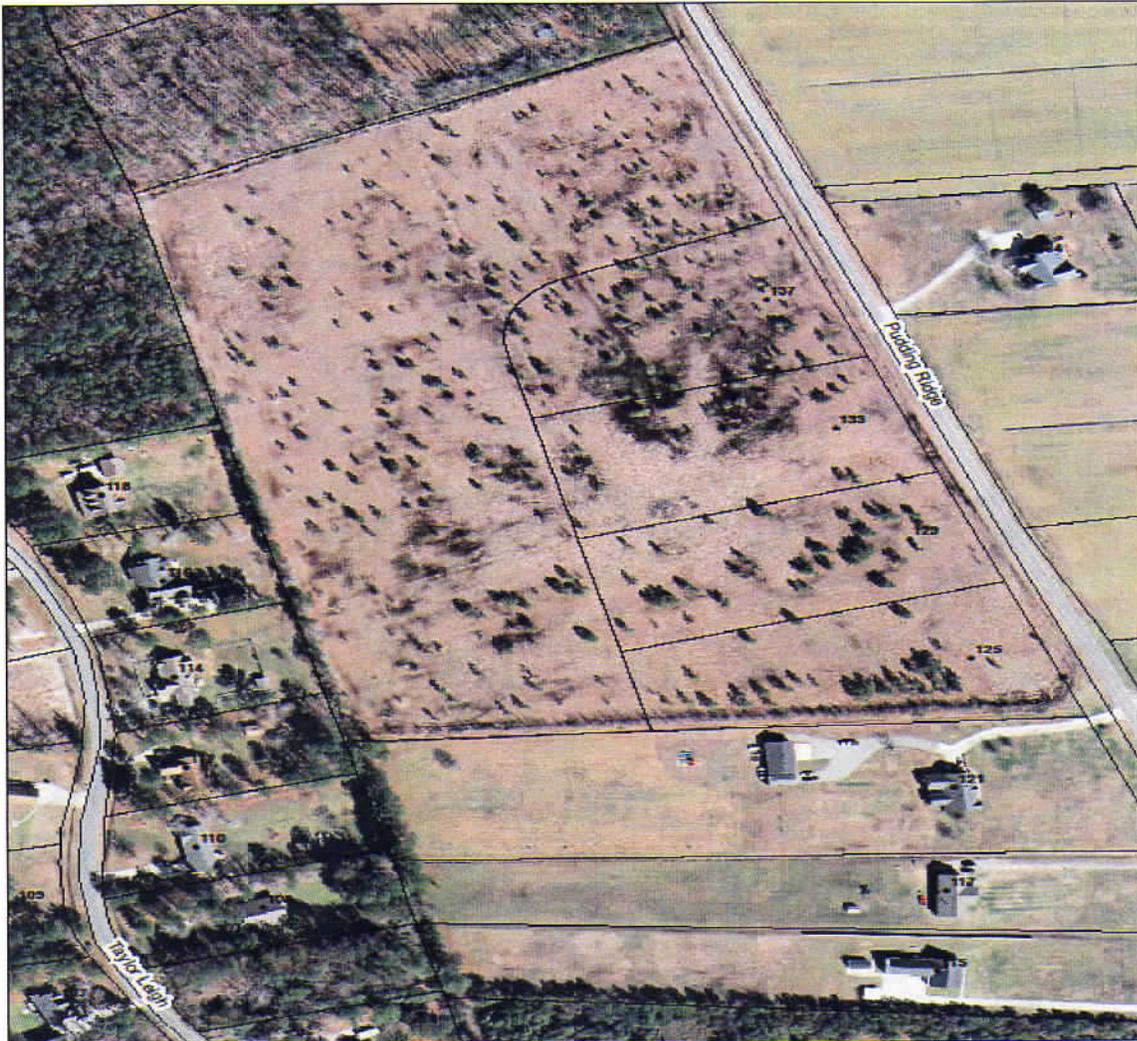
UDO 2013-08-04
Special Use Permit – Preliminary Plat
Green Meadows

PROJECT INFORMATION

<p>File Reference: UDO 2013-08-04 Project Name; Green Meadows PIN: 01-7999-03-34-7305 Applicant: Green Meadows, LLC Keith Nowell Address: 987 Swamp Road Hertford, NC 27944 Phone: Email:</p> <p>Agent for Applicant: CAE Inc., Hollis D. Ellis Address: 321 Office Square Lane Suite 101 A Virginia Beach, VA 223462 Phone: (252) 562-0430 Email:</p> <p>Current Owner of Record: Keith Nowell</p> <p>Meeting Dates: TRC – June 4, 2014</p> <p>Planning Board Board of Commissioners</p>	<p>Application Received: 5/2/2014 By: David Parks, Permit Officer</p> <p>Application Fee paid: \$1,800 Check #14920</p> <p>Completeness of Application: Application is generally complete</p> <p>Documents received upon filing of application or otherwise included:</p> <p>A. Applicant acting as agent letter B. 10 copies Preliminary Plat Green Meadows Major Subdivision – 9 lots C. 1 copy of Construction Plans for Green Meadows Major Subdivision D. DENR Erosion and Sedimentation Control Plan No. CAMDE-2009-007 E. DENR Stormwater Permit NO SW7131108 F. ARHS Perc tests on lots 1-9</p>
--	--

PROJECT LOCATION:

Street Address: Adjacent to 137 Pudding Ridge Road
Location Description: South Mills Township

Vicinity Map:

REQUEST: Preliminary Plat approval Green Meadows Major Residential Subdivision – 9 lots

SITE DATA

Lot size:	Approximately 11 acres.
Flood Zone:	X/AE
Zoning District(s):	Basic Residential (R3-1)
Existing Land Uses:	Vacant Land

Adjacent Zoning & Uses:

	North	South	East	West
Zoning	Basic Residential (R3-2)	Basic Residential (R3-2)	Basic Residential (R3-2)	Basic Residential (R3-2)
Use & size	House – 4 Acres	House – 4.3 acres	Farm land 45 acres House – 1.5 acres;	McPherson Estates 21 - .9 acres lots

Proposed Use(s): Single Family Dwellings

Description of property:

Property is located off Pudding Ridge Road in South Mills Township. Developer received an administrative approval for a 4 lot minor subdivision on lots that abut Pudding Ridge Road. Current zoning at the time required two acre lots. Remaining land (11 acres) was approved for rezoning to one acre lots on March 18, 2013.

ENVIRONMENTAL ASSESSMENT**Streams, Creeks, Major Ditches:**

There is a lead ditch to the north of the property that drains to the north of McPherson Estates and on out to Joyce Creek.

Distance & description of nearest outfall:

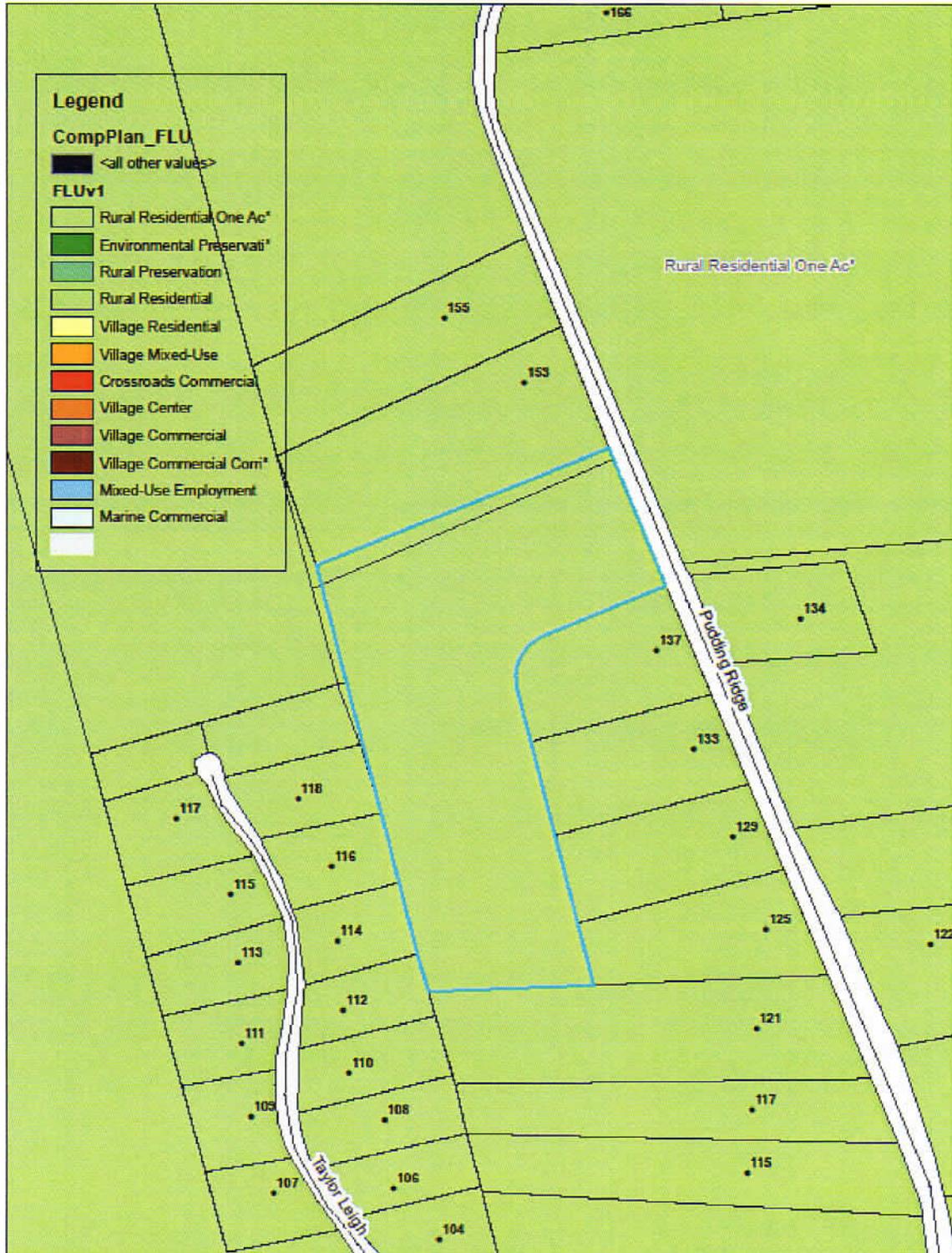
Nearest outfall is Joyce Creek approximately 4,000 feet away

Soils:

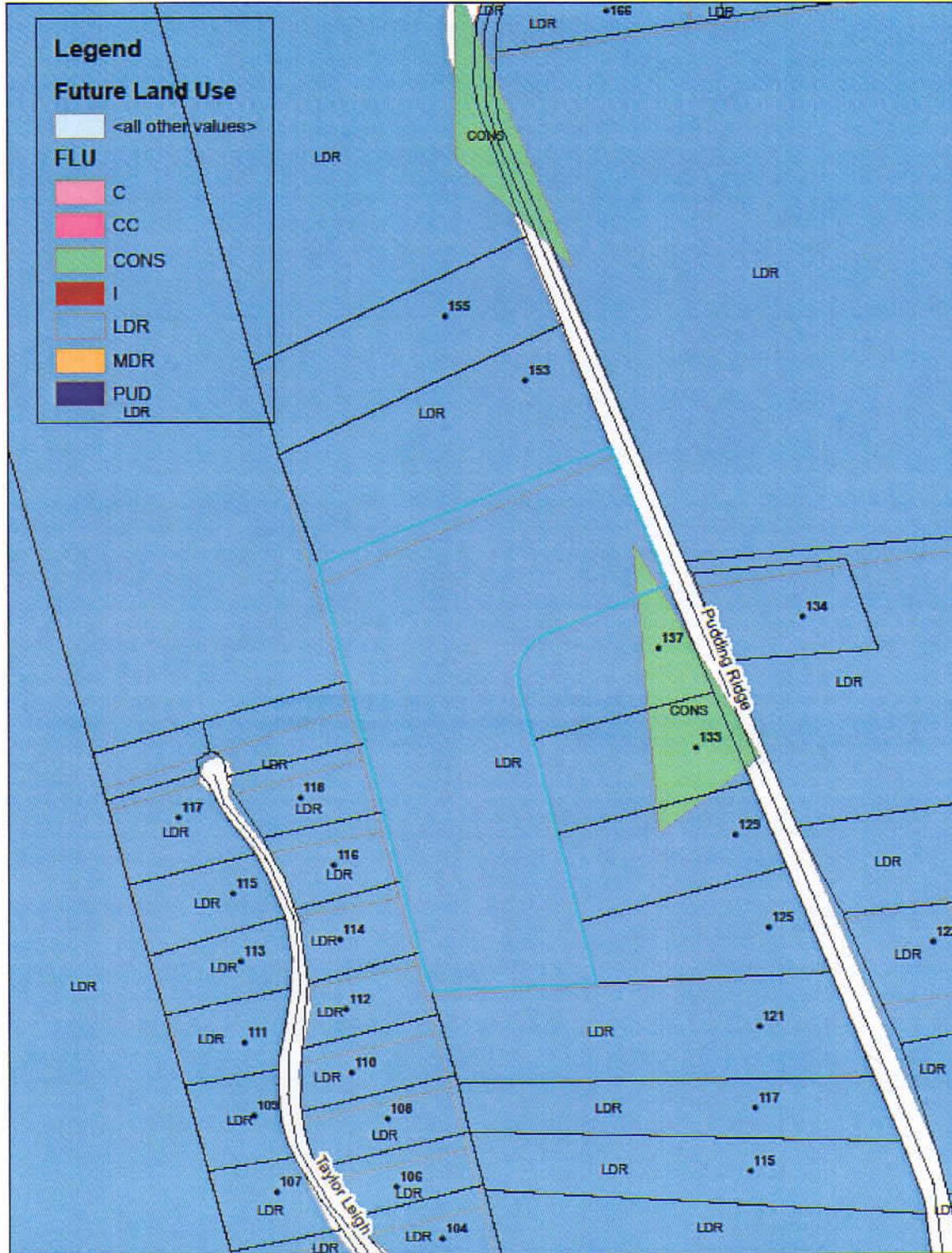
Predominant: Tomotley (ToA) Severe: wetness, percs slowly

Other: Perquimans (PeA) Severe wetness; percs slowly

Comprehensive Plan Future Land Use Maps:



CAMA LAND USE MAP



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INFRASTRUCTURE

Water: South Mills Water – will require watermain extension approval by DENR

Sewer: Septic tank – perc tests attached

Traffic: Minimal increase of traffic flow on Pudding Ridge Road

Technical Review Staff at Preliminary Plat

Approve	Approve With Comments	Dis-Approve	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(a) South Mills Water District
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(b) Albemarle Regional Health Department (attached)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(c) South Mills Fire Department
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(d) Sheriff's Office (approved)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	(e) South Mills Post Office (See attached)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(f) Camden Soil & Water Technician (See attached)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(g) Central Communications (911) (attached)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	(h) Superintendent of Camden County Schools (See attached)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(i) Transportation Director of Camden County Schools (See attached)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(j) NCDOT
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(k) Albemarle EMC
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(l) Century Link – Info only.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(m) Pasquotank EMS – No response

- **Streets:**
 - A. Are all streets designed to be place under State system? Yes
 - B. Proposed street name? Atkinson Court
 - C. Are any street names already being used elsewhere in the County? No.
- **Open Space:**
 - A. Is open space proposed? Yes. 11 X .05 = .55 acres required. Proposed +/-
 - B. Recreational Land: N/A
 - C. Will property owner restrictive covenants be needed? Yes.
- **Utilities:**
 - A. Does the application include a letter or certificate from the District Health Department regarding septic tanks? Yes.
 - B. Does the applicant propose the use of public sewage systems? No. Septic
 - C. Does the applicant propose the use of public water systems? Yes, with South Mills Water Association.
 - D. Distance from existing public water supply system: Adjacent to property.

- E. Is the area within a five-year proposal for the provision of public sewage?** No.
- **Landscaping:**
 - A. Is any buffer required?** No.
 - B. Will trees be required along dedicated streets UDO Article 151.156?** Yes.
 - **Findings Regarding Additional Requirements:**
 - A. Endangering the public health and safety:** The application doesn't appear to endanger the public health and safety.
 - B. Injure the value of adjoining or abutting property:** The application does not appear to injure the value of adjoining or abutting property.
 - C. Harmony with the area in which it is located:** Proposed use is in Harmony with the area that it is located as there are Single Family Dwellings adjacent to the property.
 - D. Conformity with the Plans:**
 - 1. Comprehensive Plan**
 - Future Land Use Maps has land identified as Rural Residential with densities up to 1 dwelling unit per acre.
 - 2. Land Use Plan:**
 - Property located outside Core Village of South Mills.
 - Policy 9 states the county supports greater residential densities in areas that are accessible to water and/or sewer services. Water lines exist adjacent to property.
 - 3. Thoroughfare Plan:** Access is off Pudding Ridge Road
 - 4. Other plans officially adopted by the Board of Commissioners:**
 - E. Will not exceed the county's ability to provide public facilities:**
 - 1. Schools:** Development will create approximately 4 students (.44 X 9 lots). High School over capacity: **2014/2015 capacity: 570 Enrollment: 628**
 - 2. Fire and Rescue:** No response.
 - 3. Law Enforcement:** Approved by Sherriff's Office.

STAFF COMMENTARY/RECOMMENDATIONS:

Staff recommends approval of the Special Use Permit for Preliminary Plat Green Meadows Major Subdivision with the following conditions and modifications:

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 2013-08-04).
3. Prior to any land disturbing activity, developer shall provide approved waterline extension letter from NCDENR Public Water Supply Section.
4. All lots shall be crowned to where the dwelling is located to an elevation at or above the 100 year flood. Those elevations shall be indicated on each lot on the final plat for each phase. No

building permit shall be issued until such elevations are verified by a Surveyor or Engineer licensed to do business in North Carolina.

5. Landscaping in accordance with Article 151.156 shall be planted prior to submission of final plat for that phase.
6. Developer and or Home Owners Association shall provide Camden County certification by a licensed North Carolina Engineer of compliance with approved Drainage Plan for Green Meadows every five years starting from recording of Final Plat in the Camden County Registry of Deeds.
7. Per Camden County Schools a School Bus Stop shelter required. Minimum specifications are listed in Camden County's Unified Development Ordinance Article 151.232(M).
8. Per South Mills Post office/Area Post Master Community Mail Boxes shall be installed with Master Keys going to Post Office. HOA shall distribute keys to home owners.
9. 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. SW7131108.
 - b. Maintenance requirements of the outfall ditch located on the most northern property line behind lots 1-4.
 - c. The re-certification to the County of the approved drainage plan every five years.
 - d. Property owners shall be responsible for the maintenance/upkeep of the School Bus Shelter and Community Mail Boxes.
10. 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: 01-7999-03-34-7305
UDO# 2013 - 08 - 04
Date Received: 5/2/2014
Received by: DP
Zoning District: R3-1
Fee Paid \$ 1800.00

Perk # 14920

PLEASE PRINT OR TYPE

Applicant's Name: CAE, Inc., Hollis D. Ellis

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.

Keith Nowell

Applicant's Mailing Address: 321 Office Square Lane, Suite 101 A
Virginia Beach, VA 23462-3655

Daytime Phone Number: (252) 562-0430

Street Address Location of Property: Adjacent to 137 Pudding Ridge Road, South Mills Township

General Description of Proposal: Special Use Permit - Preliminary Plat Green Meadows 9 lot 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: Hollis D. Ellis

Dated: May 2, 2014

* Information to be filled out by Planning Department

*Is the Property in a Watershed Protection area? No

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



NORTHWEST CONTRACTORS, INC

August 6, 2013

To: Mr. David Parks
County of Camden
PO Box 190
117 North NC 343
Camden, NC 27921

Re: Representation for Green Meadows, LLC

Dear Mr. Parks,

Please let this letter stand as my authorization for Mr. Hollis Ellis of CAE, Inc. to represent and act on behalf of Green Meadows, LLC and Northwest Contractors, Inc. if no representatives of these entities are able to attend meetings.

Regards,

Keith M. Howell
President



North Carolina Department of Environment and Natural Resources
Division of Energy, Mineral, and Land Resources
 Land Quality Section

Tracy E. Davis, PE, CPM
 Director

Pat McCrory, Governor
 John E. Skvarla, III, Secretary

January 8, 2014

Green Meadows, LLC
 Attn.: Mr. Keith Novell, Member/Manager
 937 Swamp Road
 Hertford, NC 27944

**Subject: Stormwater Permit No. SW7131108
 Green Meadows Subdivision
 Low Density Subdivision Permit
 Camden County**

Dear Mr. Nowell:

The Washington Regional Office received a complete Stormwater Management Permit Application for Green Meadows Subdivision on November 7, 2013 and additional information on January 7, 2014. Staff review of the plans and specifications has determined that the project, as proposed, will comply with the Stormwater Regulations set forth in Session Law 2008-211 and Title 15A NCAC 2H.1000. We are forwarding Permit No. SW7131108, dated January 8, 2014, 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,

Samir Dumpor, PE
 Environmental Engineer

PHM/sd: G:\LR\SWP\SD\Permits-Low Density\SW7131108

cc: Hollis Ellis, PE, CAE, Inc. (321 Office Square Lane, Suite 101 A, Virginia Beach, VA 23462-3655)
Camden County Inspections
Washington Regional Office

STATE OF NORTH CAROLINA
DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES
DIVISION OF ENERGY, MINERAL, AND LAND RESOURCES
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

Green Meadows, LLC

Green Meadows Subdivision

Camden County

FOR THE

construction, operation and maintenance of a 24% low density subdivision in compliance with the provisions of Session Law 2008-211 and 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 9 lots is limited to a maximum of (see Attachment) square feet of built-upon area for a total of 112,319 square feet of built-upon area (including streets), 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 Session Law 2008-211 and 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. Level spreaders shall be provided at the ends of all swales that discharge into a regulated wetland or any surface water.
7. One stormwater basin is proposed to address local requirements and is 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. 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.
8. 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.11 and II.12 of this permit.

9. 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 SW7131108, 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.
10. The permittee shall submit a copy of the recorded deed restrictions within 30 days of the date of recording.
11. 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.
12. 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.
13. 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.

14. 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.

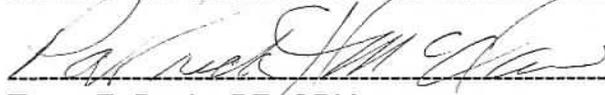
III. GENERAL CONDITIONS

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 Session Law 2008-211, 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 8th day of January, 2014.

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 SW7131108

ATTACHMENT

Lot Listing for Green Meadows Subdivision
 South Mills Township, Camden County, North Carolina

<u>Lot</u>	<u>Area (sf)</u>	<u>Area (acres)</u>	<u>Max. Impervious Area per Lot (sf)</u>
1	43,600	1.00	9,330
2	44,799	1.03	9,586
3	43,562	1.00	9,322
4	55,415	1.27	11,858
5	43,560	1.00	9,321
6	43,560	1.00	9,321
7	43,560	1.00	9,321
8	44,135	1.01	9,444
9	43,560	1.00	9,321
R/W	25,488	0.59	
Total:	431,239	9.90	86,831



North Carolina Department of Environment and Natural Resources

Pat McCrory
Governor

John E. Skvarla, III
Secretary

December 18, 2014

Green Meadows, LLC
Attn.: Mr. Keith Novell
937 Swamp Road
Hertford, NC 27944

**Subject: Approved Plan Revision
 Green Meadows Subdivision
 Stormwater Project No. SW7131108
 Camden County**

Dear Mr. Novell:

On November 21, 2014, the Washington Regional Office received a Plan Revision request for Stormwater Management Permit Number SW7131108.

The plan revision request is for the following:

To modify ditch cross sections and slopes to provide for pre-post detention in accordance with the County of Camden comments.

Based on the current Division of Energy, Mineral, and Land Resources Guidance on this issue your plan revision request is hereby approved. Please replace plan sheet 3 of 5 of the original set as approved on January 8, 2014 with the attached one and insert the attached drainage report into your file.

Please be aware that all terms and conditions of the permit issued on January 8, 2014 remain in full force and effect. Please also understand that the approval of this revision to the approved plans for the subject State Stormwater Permit is done on a case-by-case basis. Any other changes to this project must be submitted to and approved through the Division of Energy, Mineral, and Land Resources prior to construction. The issuance of this plan revision does not preclude the permittee from complying with all other applicable statutes, rules, regulations or ordinances which may have jurisdiction over the proposed activity, and obtaining a permit or approval prior to construction.

If you have any questions concerning this matter, please do not hesitate to call me at (252) 948-3959.

Sincerely,

Samir Dumpor, PE
Environmental Engineer

PHM\sd: G:\LR\SWP\SD\PLANREVISIONS\SW7131108

cc: ✓ Hollis Ellis, PE, CAE, Inc.
 Camden County Inspections
 Washington Regional Office



North Carolina Department of Environment and Natural Resources
Division of Land Resources
 Land Quality Section

James D. Simons, PG, PE
 Director and State Geologist

May 6, 2009

Beverly Eaves Perdue, Governor
 Dee Freeman, Secretary

LETTER OF APPROVAL WITH MODIFICATIONS

Green Meadows, LLC
 ATTN: Mr. Keith Nowell, Partner
 987 Swamp Road
 Hertford, North Carolina 27944

RE: Erosion and Sedimentation Control Plan No. CAMDE-2009-007
 Project Name: Green Meadows Subdivision
 Location: SR 1225 County: Camden
 River Basin: Pasquotank
 Date Received by LQS: April 2, 2009
 Acres Approved: 19 Project Type: New
 Project Description: Residential subdivision, including lot development, as shown on the submitted plan dated March 27, 2009

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 with Modifications. The modifications required for approval are listed on the attached page. 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.

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. 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.

Acceptance and approval of this plan is conditioned upon your compliance with Federal and State water quality laws, regulations and rules. In addition, local city or county ordinances or rules may also apply to this land-disturbing activity. This approval does not supersede any other permit or approval

Washington Regional Office

943 Washington Square Mall, Washington, North Carolina 27889 • Phone: 252-946-6481 / FAX: 252-975-3716

Internet: <http://www.dlr.enr.state.nc.us/pages/landqualitysection.html>

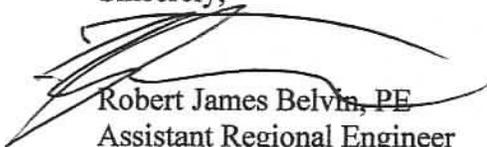
An Equal Opportunity / Affirmative Action Employer - 50%Recycled/10% Post Consumer Paper

Green Meadows, LLC
ATTN: Mr. Keith Nowell, Partner
May 6, 2009
Page 2

Please be aware that your project will be covered by the enclosed NPDES General Stormwater Permit NCG010000 (Construction Activities). You should first become familiar with all of the requirements for compliance with the enclosed permit.

Please note that this approval is based in part on the accuracy of the information provided in the Financial Responsibility/Ownership Form, which you have submitted. You are required to file an amended form if there is any change in the information included on the form. In addition, 15A NCAC 4B.0127(c) requires that you notify this office of the proposed starting date for this project (using the enclosed Project Information Sheet). Please notify us if you plan to have a preconstruction conference.

Sincerely,



Robert James Belvin, PE
Assistant Regional Engineer

Enclosures

cc w/o enc: Hollis D Ellis, PE, CAE, Inc
Alton Hodge, Division of Water Quality

May 6, 2009

Erosion and Sedimentation Control Plan No. CAMDE-2009-007

Project Name: Green Meadows Subdivision

Modifications

Page 1

1. 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;
2. All revisions 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.
3. 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;
4. The CERTIFICATE OF PLAN APPROVAL must be posted at the primary entrance to the job site and remain until the site is permanently stabilized;
5. Except in the case of a storm related emergency, **a revised erosion and sedimentation control plan must be submitted to and approved by this office prior to initiating any significant changes in the construction, grading or drainage plans;**
6. Erosion and sediment control measures or devices are to be installed to safely withstand the runoff resulting from a 10 year storm event - 6.5 - 7 inches in 24 hours or at the rate of 6.5 - 7 inches in 1 hour.
7. Unless the off-site borrow and/or disposal sites are identified in the erosion control plan, no earthen material is to be brought on or removed from the project site;
8. Buffer zone, sufficient to restrain visible sedimentation within the 25% of the width closest to the land disturbance, must be provided and maintained between the land-disturbing activity and any adjacent property or watercourse;
9. In order to comply with the intent of the Act, the scheduling of the land-disturbing activities is to be such that both the area of exposure and the time between the land disturbance and the providing of a ground cover is minimized;

May 6, 2009

Erosion and Sedimentation Control Plan No. CAMDE-2009-007

Project Name: Green Meadows Subdivision

Modifications

Page 2

10. Unless a temporary, manufactured, lining material has been specified, a clean straw mulch must be applied, at the minimum rate of 2 tons/acre, to all seeded areas. The mulch must cover at least 75% of the seeded area after it is either tacked, with an acceptable tacking material, or crimped in place;
11. New or affected cut or filled slopes must be at an angle that can be retained by vegetative cover, AND **must be provided with a ground cover** sufficient to restrain erosion **within 21 calendar days of completion of any phase (rough or final) of grading (RYE GRASS IS NOT** in the **APPROVED** seeding specifications **NOR** is it an **ACCEPTABLE** substitute for the providing of a temporary ground cover);
12. A **permanent ground cover**, sufficient to restrain erosion, **must be provided** within the shorter of 15 working or 90 calendar days (if in a High Quality Zone, the shorter of 15 working or 60 calendar days) after completion of construction or development on any portion of the tract (**RYE GRASS IS NOT** in the **APPROVED** seeding specifications **NOR** is it an **ACCEPTABLE** substitute for the providing of a nurse cover for the permanent grass cover);

PROJECT INFORMATION SHEETAPPROVAL DATE: May 6, 2009RESPONSIBLE PARTY: Green Meadows, LLCPROJECT NAME: Green Meadows SubdivisionCOUNTY: Camden No. CAMDE-2009-007

START-UP DATE: _____

CONTRACTOR: _____

ON-SITE CONTACT: _____

ON-SITE PHONE NO.: _____

OFFICE PHONE NO.: _____

PLEASE COMPLETE & RETURN TO:

N.C.D.E.N.R.
LAND QUALITY SECTION
ATTN: *Eric Pare*
943 WASHINGTON SQUARE MALL
WASHINGTON, NORTH CAROLINA 27889

ALBEMARLE REGIONAL HEALTH SERVICES

48707

Applicant: NOWELL, KEITH M
987 SWAMP ROAD
HERTFORD, NC 27944

Owner: NOWELL, KEITH M
987 SWAMP ROAD
HERTFORD, NC 27944

Site Location: LOT 1 GREEN MEADOWS

Texture: SCL	Mineralogy: SEXP	GPD: 360	Overall
Structure: SBK	Wetness (In.): 18	LTAR: .24	Lot Class: US

If unsuitable, the site may be reclassified to provisionally suitable with the following modification:

- Fill Area 120ft. by 60ft. with 18in. of sand

Fill Mound must be inspected before permit can be issued.

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 \$225.00

Comments: **The last 20' of each line will need to be modified with sand to 4 feet.** House pad will need to be higher than finished septic grade. Top of rock in trenches will be at top of 18 inch fill mound. Property line swales are needed to promote surface water away from home and septic system.

EHS: _____



Kevin Carver

Date: 04/02/2014

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

ALBEMARLE REGIONAL HEALTH SERVICES

48708

Applicant: NOWELL,KEITH M
987 SWAMP ROAD
HERTFORD, NC 27944

Owner: NOWELL,KEITH M
987 SWAMP ROAD
HERTFORD, NC 27944

Site Location: LOT 2 GREEN MEADOWS

Texture: SCL	Mineralogy: SEXP	GPD: 360	Overall
Structure: SBK	Wetness (In.): 18	LTAR: .24	Lot Class: US

If unsuitable, the site may be reclassified to provisionally suitable with the following modification:

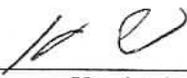
- Fill Area 120ft. by 60ft. with 18in. of sand

Fill Mound must be inspected before permit can be issued.

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- Submit a plat or scale drawing of the lot, showing location and dimensions of all property lines, proposed structures and driveways
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Comments: **The last 20' of each line will need to be modified with sand to 4 feet.** House pad will need to be higher than finished septic grade. Top of rock in trenches will be at top of 18 inch fill mound. Property line swales are needed to promote surface water away from home and septic system.

EHS: 
Kevin Carver

Date: 04/02/2014

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ALBEMARLE REGIONAL HEALTH SERVICES

47909

Applicant: NOWELL, KEITH M
987 SWAMP RD
HERTFORD, NC 27944

Owner: NOWELL, KEITH M.
987 SWAMP RD
HERTFORD, NC 27944

Site Location: LOT 4 GREEN MEADOWS, BEHIND 4 LOTS ON PUDDIN RIDGE RD

Texture: SCL	Mineralogy: SEXP	GPD: 360	Overall
Structure: SBK	Wetness (In.): 18	LTAR: .24	Lot Class: US

If unsuitable, the site may be reclassified to provisionally suitable with the following modification:

- Fill Area 120ft. by 60ft. with 18in. of sand

Fill Mound must be inspected before permit can be issued.

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 \$225.00

Comments: **The last 20' of each line will need to be modified with sand to 4 feet.** House pad will need to be higher than finished septic grade. Top of rock in trenches will be at top of 18 inch fill mound. Property line swales are needed to promote surface water away from home and septic system.

EHS: 
Kevin Carver

Date: 08/14/2013

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

ALBEMARLE REGIONAL HEALTH SERVICES

48710

Applicant: NOWELL, KEITH M
987 SWAMP ROAD
HERTFORD, NC 27944

Owner: NOWELL, KEITH M
987 SWAMP ROAD
HERTFORD, NC 27944

Site Location: LOT 5 GREEN MEADOWS

Texture: SCL	Mineralogy: SEXP	GPD: 360	Overall
Structure: SBK	Wetness (In.): 18	LTAR: .24	Lot Class: US

If unsuitable, the site may be reclassified to provisionally suitable with the following modification:

- Fill Area 120ft. by 60ft. with 18in. of sand

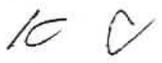
Fill Mound must be inspected before permit can be issued.

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 \$225.00

Comments: **The last 20' of each line will need to be modified with sand to 4 feet.** House pad will need to be higher than finished septic grade. Top of rock in trenches will be at top of 18 inch fill mound. Property line swales are needed to promote surface water away from home and septic system.

EHS: _____


Kevin Carver

Date: 04/02/2014

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

ALBEMARLE REGIONAL HEALTH SERVICES

48714

Applicant: NOWELL,KEITH M
987 SWAMP RD
HERTFORD, NC 27944

Owner: NOWELL,KEITH M
987 SWAMP RD
HERTFORD, NC 27944

Site Location: LOT 9 GREEN MEADOWS

Texture: SCL	Mineralogy: SEXP	GPD: 360	Overall
Structure: SBK	Wetness (In.): 18	LTAR: .24	Lot Class: US

If unsuitable, the site may be reclassified to provisionally suitable with the following modification:

- Fill Area 120ft. by 60ft. with 18in. of sand

Fill Mound must be inspected before permit can be issued.

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 \$225.00

Comments: **The last 20' of each line will need to be modified with sand to 4 feet.** House pad will need to be higher than finished septic grade. Top of rock in trenches will be at top of 18 inch fill mound. Property line swales are needed to promote surface water away from home and septic system.

EHS: _____
Kevin Carver

Date: 04/02/2014

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



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

PATRICK L. MCCRORY
GOVERNOR

ANTHONY J. TATA
SECRETARY

December 5, 2013

Permit # 2573

Subject: Driveway Permit
County: Camden (SR 1225)

Northwest Contractors, Inc.
Keith Nowell
122 Dominion Blvd. South
Chesapeake, VA 23322

Dear Mr. Nowell,

Attached for your files is a copy of a Driveway Permit, which has been properly executed. Please note any comments, which may appear on the reverse side of the permit form.

Sincerely,

Randy Midgett, P.E.
District I Engineer

Brent W. Bass
Assistant District I Engineer

BWB
Attachments

Cc: Division Engineer (W/Attachments)
County Maintenance Engineer (W/Attachments)

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APPLICATION IDENTIFICATION

Driveway Permit No. **2573** Date of Application **December 5, 2013** **748**
 County: **Camden**
 Development Name: **Green Meadows**

N.C. DEPARTMENT OF TRANSPORTATION
 STREET AND DRIVEWAY ACCESS
 PERMIT APPLICATION

LOCATION OF PROPERTY

Route/Road: **1225 (Puddin Ridge Road)**

Exact Distance **2,192'**

Miles Feet
 N S E W

From the Intersection of Route No. **1225** and Route No. **1217** Toward **17**

Property Will Be Used For: Residential /Subdivision Commercial Educational Facilities TND Emergency Services Other
 Property: is is not within **Camden County** City Zoning Area

AGREEMENT

- I, the undersigned property owner, request access and permission to construct driveway(s) or street(s) on public right-of-way at the above location.
- I agree to construct and maintain driveway(s) or street ontrance(s) in absolute conformance with the current "Policy on Street and Driveway Access to North Carolina Highways" as adopted by the North Carolina Department of Transportation.
- I agree that no signs or objects will be placed on or over the public right-of-way other than those approved by NCDOT.
- I agree that the driveway(s) or street(s) will be constructed as shown on the attached plans.
- I agree that that driveway(s) or street(s) as used in this agreement include any approach tapers, storage lanes or speed change lanes as deemed necessary.
- I agree that if any future improvements to the roadway become necessary, the portion of driveway(s) or street(s) located on public right-of-way will be considered the property of the North Carolina Department of Transportation, and I will not be entitled to reimbursement or have any claim for present expenditures for driveway or street construction.
- I agree that this permit becomes void if construction of driveway(s) or street(s) is not completed within the time specified by the "Policy on Street and Driveway Access to North Carolina Highways".
- I agree to pay a \$50 construction inspection fee. Make checks payable to NCDOT. This fee will be reimbursed if application is denied.
- I agree to construct and maintain the driveway(s) or street(s) in a safe manner so as not to interfere with or endanger the public travel.
- I agree to provide during and following construction proper signs, signal lights, flaggers and other warning devices for the protection of traffic in conformance with the current "Manual on Uniform Traffic Control Devices for Streets and Highways" and Amendments or Supplements thereto. Information as to the above rules and regulations may be obtained from the District Engineer.
- I agree to indemnify and save harmless the North Carolina Department of Transportation from all damages and claims for damage that may arise by reason of this construction.
- I agree that the North Carolina Department of Transportation will assume no responsibility for any damages that may be caused to such facilities, within the highway right-of-way limits, in carrying out its construction.
- I agree to provide a Performance and Indemnity Bond in the amount specified by the Division of Highways for any construction proposed on the State Highway system.
- The granting of this permit is subject to the regulatory powers of the NC Department of Transportation as provided by law and as set forth in the N.C. Policy on Driveways and shall not be construed as a contract access point.
- I agree that the entire cost of constructing and maintaining an approved private street or driveway access connection and conditions of this permit will be borne by the property owner, the applicant, and their grantees, successors, and assignees.
- **I AGREE TO NOTIFY THE DISTRICT ENGINEER WHEN THE PROPOSED WORK BEGINS AND WHEN IT IS COMPLETED.**

2004-07

NOTE: Submit Four Copies of Application to Local District Engineer, N.C. Department of Transportation
 61-03419

T&E 65-04rev.

SIGNATURES OF APPLICANT

PROPERTY OWNER (APPLICANT)		WITNESS	
COMPANY	<u>GREEN MEADOWS LLC</u>	NAME	<u>Nancy Meads</u>
SIGNATURE	<u>[Signature]</u>	SIGNATURE	<u>[Signature]</u>
ADDRESS	<u>987 SWAMP ROAD NEWTON N.C. 27944</u> Phone No. <u>757-548-0789</u>	ADDRESS	<u>1929 North Road St Eliz. City, NC 27909</u>

AUTHORIZED AGENT		WITNESS	
COMPANY	_____	NAME	_____
SIGNATURE	_____	SIGNATURE	_____
ADDRESS	_____	ADDRESS	_____
	Phone No. _____		

APPROVALS

APPLICATION RECEIVED BY DISTRICT ENGINEER

[Signature] 11/29/13
SIGNATURE DATE

APPLICATION APPROVED BY LOCAL GOVERNMENTAL AUTHORITY (when required)

SIGNATURE TITLE DATE

APPLICATION APPROVED BY NCDOT

[Signature] Asst. Dist. Engr. 12/5/13
SIGNATURE TITLE DATE

INSPECTION BY NCDOT

SIGNATURE TITLE DATE

COMMENTS:

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STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

PATRICK L. McCRORY
GOVERNOR

ANTHONY J. TATA
SECRETARY

December 5, 2013

Permit #2573

MEMORANDUM TO: Mark L. Foster
Chief Financial Officer

FROM: Randy W. Midgett, P.E.
District Engineer – Division 1, District 1

BY: Brent W. Bass
Assistant District Engineer – Division 1, District 1

SUBJECT: Fee for Inspection of a Commercial Driveway Pipe or
Installation / Inspection of Residential Driveway Pipe.

Transmitted herewith is Check Number : 14476 in the amount of \$50.00 provided by Northwest Contractors, Inc. This check is for Driveway Pipe Inspection by the Division of Highways for a Street and Driveway Access Permit Application.

The funds should be distributed as shown below:

Charge: 150181-47900024-1.101511-3845



NORTHWEST CONTRACTORS, INC

TELEPHONE (757) 548-0780
122 DOMINION BOULEVARD SOUTH
CHESAPEAKE, VIRGINIA 23322

TOWNE BANK
1312 GREENBRIER PARKWAY
CHESAPEAKE, VIRGINIA 23320

68-894/514

14476

PAY TO THE ORDER OF

NC DOT

\$ 50.00

DOLLARS

NORTHWEST CONTRACTORS, INC

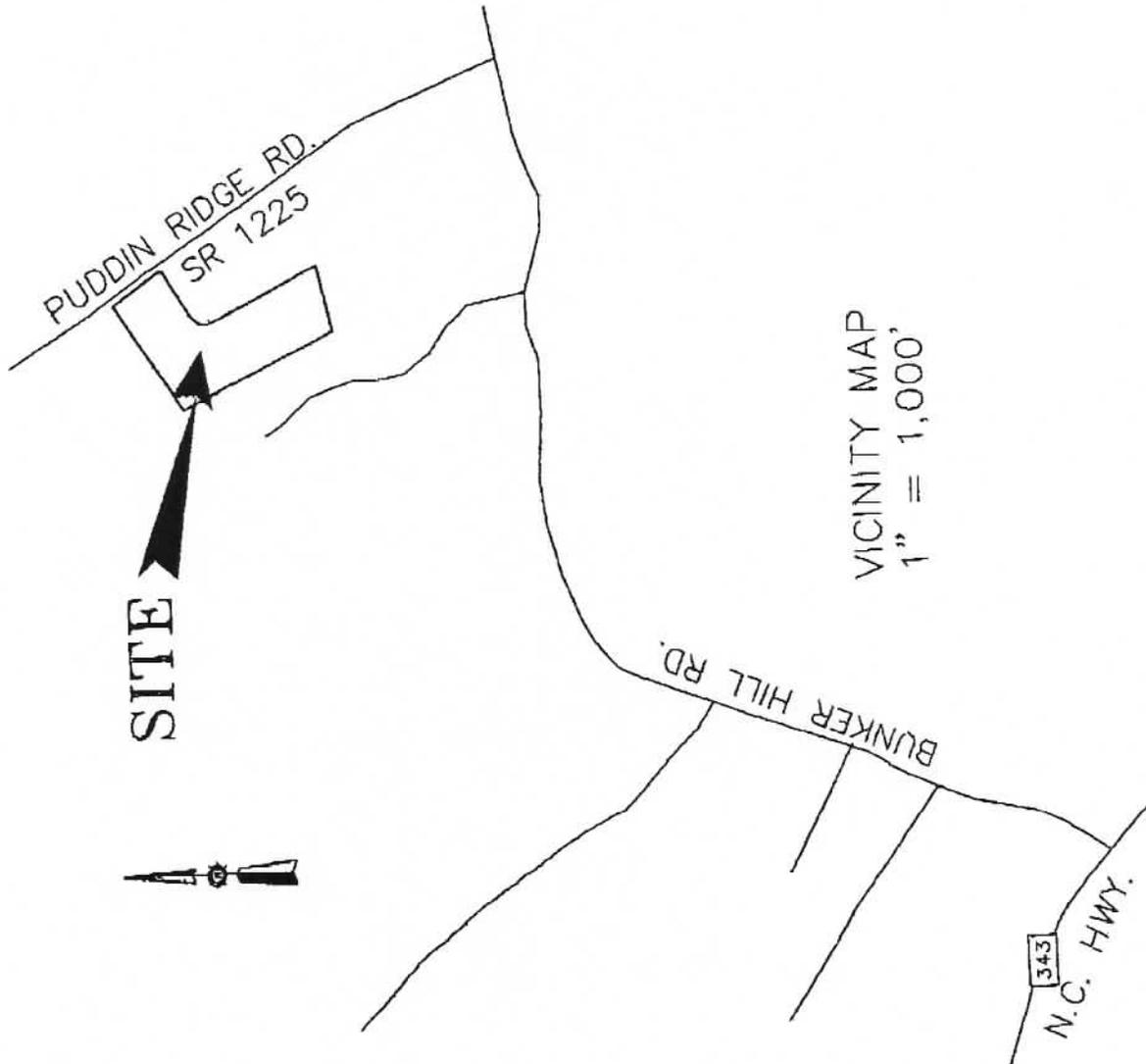
[Signature]
AUTHORIZED SIGNATURE

MEMO GARDEN MEADOWS

00014476 051408949:0221183035

SHEET	CAE	Inc					
1							

757-271-1009



Roadway Construction

All work under this sec
Construction Standards

Materials:

A. Any reference to be
NCDOT gradation stand
SP-9.5. Minimum thick
of SP-9.5 Asphalt.

B. On-site determinati
by the engineer.

Memorandum

To: Dan Porter, Planning Director
From: Greg Johnson, Drainage Engineer
Date: November 13, 2014
Re: Green Meadows Subdivision

SWMM Study/Calculations dated 11/2/14
and Plans Sealed 10/10 and revised 10/30/14



I reviewed the referenced calculations and plans and recommend that they be accepted with the following conditions.

1. Provide a copy of a revised drainage report patterned after the 10-20-14 document.
2. Seal the drainage report.
3. Include in the report an appendix a paper copy of the pre and post 10 year storm INP files. This will allow a future reader to recreate the files.
4. Include in another appendix the printout of the spread sheet which compares the node elevations.
5. Deliver one copy of the revised copy to me and a number of plans and revised reports as specified by Planning Department criteria.

If you have any questions concerning this site please call me.

Respectively submitted

C. Gregory Johnson, P.E.