

CAMDEN COUNTY PLANNING BOARD

Regular Meeting – June 17, 2020

1 **Camden County Planning Board**
2 **Regular Meeting**
3 **June 17, 2020 7:00 PM**
4 **Historic Courtroom, Courthouse Complex**
5 **Camden, North Carolina**
6

7 **MINUTES**

8 *The regular meeting of the Camden County Planning Board was held on June 17, 2020 in the*
9 *Historic Courtroom, Camden, North Carolina. The following members were present:*

10 **CALL TO ORDER & WELCOME**

11 Planning Board Members Present:

Attendee Name	Title	Status	Arrived
Calvin Leary	Chairman	Present	6:50 PM
Fletcher Harris	Board Member	Present	6:50 PM
Rick McCall	Board Member	Absent	
Ray Albertson	Board Member	Present	6:50 PM
Steven Bradshaw	Board Member	Present	6:50 PM
Cathleen M. Saunders	Board Member	Present	6:50 PM
Nathan Lilley	Board Member	Present	6:50 PM

12
13 Staff Members Present:

Attendee Name	Title	Status	Arrived
Dan Porter	Planning Director	Present	6:45 PM
Amber Curling	Zoning Officer	Present	6:45 PM
Amy Barnett	Planning Clerk	Present	6:35 PM

14
15 Others Present:

Attendee Name	Title / Company	Meeting Section
Eddie Hyman	Timmons Group, Agent for Applicant	New Business # A
Mark Bissell	Bissell Professional Group, Agent for Applicant	New Business # B
Virginia N. Matthews	Adjacent Property Owner	New Business # B
Herbert Mullen	Attorney for Virginia N. Matthews	New Business # B

16 **INTRODUCTION OF NEW ZONING OFFICER**

17
18 Dan Porter introduced Amber Curling, the new Zoning Officer, who took over for Dave Parks
19 upon his retirement.
20

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21 **ADMINISTER OATH OF OFFICE - Steve Bradshaw**

22 Planning Clerk Amy Barnett administered the Oath of Office to Planning Board Member Steve
23 Bradshaw. Copy of signed / Notarized oath is on file in the Planning Office.

24 **CONSIDERATION OF AGENDA**

25 *Motion to Approve Agenda as Presented*

26	RESULT:	PASSED [UNANIMOUS]
27	MOVER:	Ray Albertson, Board Member
28	SECONDER:	Steven Bradshaw, Board Member
29	AYES:	Leary, Harris, Albertson, Bradshaw, Saunders, Lilley
30	ABSENT:	McCall

31 **CONSIDERATION OF MINUTES - FEBRUARY 19, 2020**

32 *Motion to Approve 2-19-20 Minutes as Written*

33	RESULT:	PASSED [UNANIMOUS]
34	MOVER:	Fletcher Harris, Board Member
35	SECONDER:	Cathleen M. Saunders, Board Member
36	AYES:	Leary, Harris, Albertson, Bradshaw, Saunders, Lilley
37	ABSENT:	McCall

38 **OLD BUSINESS**

39 There was no Old Business.

40

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41 **NEW BUSINESS**

42 UDO 2020-05-32 Rezoning Request Tonter Investments Inc.

43
44 Amber Curling described this agenda item and went over the staff report as incorporated
45 herein below:

48 **STAFF REPORT**
49 **UDO 2020-05-32**
50 **Zoning Map Amendment**

52 **PROJECT INFORMATION:**

53
54 **File Reference:** UDO 2020-05-32
55 **Project Name:** N/A
56 **PIN:** 02-8934-04-81-1727-0000

57
58 **Applicant:** Tonter Investments Inc.
59 **Address:** P. O. Box 66
60 Currituck, NC 27929
61 **Phone:** N/A
62 **Email:** N/A

63
64 **Agent for Applicant:** Timmons Group
65 **Address:** 1805 W City Dr., Unit E
66 Elizabeth City, NC 27909
67 **Phone:** 252-621-5030
68 **Fax:** 252-562-6974
69 **Email:** eddie.hyman@timmons.com

70
71 **Current Owner of Record:** Applicant

72
73 **Meeting Dates:**
74 6/08/2020 **Neighborhood**
75 6/17/2020 **Planning Board**

76
77 **Application Received:** 5/20/2020
78 **By:** Amber Curling, Zoning Officer

79
80 **Application Fee paid:** \$650.00, Check# 3222

81
82 **Completeness of Application:** Application is generally complete

83
84 **Documents received upon filing of application or otherwise included:**

- 85 **A.** Rezoning Application
86 **B.** Deed
87 **C.** GIS Aerial, Current zoning, CAMA Future Land Use, Comprehensive Plan
88 Future Land Use, Wetlands, Floodplain and CAMA Land Use Plan
89 Suitability Maps
90 **D.** Neighborhood Meeting Comments
91 **E.** Zoning Comparison RR and NR
92

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93 **REQUEST:**

94
95 Rezone approximately 3 acres from Rural Residential (RR) to Neighborhood
96 Residential (NR) on Parcel with PIN 02-8934-04-81-1727-0000. The property
97 is located directly across from 267 Country Club Road in Courthouse
98 Township.
99

100 **From:** Rural Residential (RR) Article 151.3.5.3 (Purpose Statement)

101
102 The Rural Residential (RR) district is established to accommodate low
103 density residential neighborhoods and supporting uses on lots near bona
104 fide farms and agricultural areas in the rural portion of the County. The
105 district is intended to accommodate residential development in ways that
106 will not interfere with agricultural activity or negatively impact the
107 rural character of the County. One of the primary tools for character
108 protection is the requirement to configure residential subdivisions of
109 more than five lots as conservation subdivisions. The conservation
110 subdivision approach seeks to minimize the visibility of new residential
111 development from adjacent roadways through proper placement and screening.
112 The district accommodates several differing agricultural uses and single-
113 family detached homes. It also allows supporting uses like educational
114 facilities, parks, public safety facilities, and utilities. District
115 regulations discourage uses that interfere with the development of
116 residential dwellings or that are detrimental to the rural nature of the
117 district.
118

119 **To:** Neighborhood Residential (NR) - Article 151.3.5.5 (Purpose Statement)

120
121 The Neighborhood Residential (NR) district serves as a transition district
122 from the rural and suburban portions of the County to areas proximate to
123 village centers and major commercial corridors. The district is intended
124 to accommodate single-family detached homes in a neighborhood setting at
125 moderate densities. Mobile and manufactured homes on individual lots,
126 conservation subdivisions, and agricultural uses are limited in order to
127 preserve the district's neighborhood character. Manufactured homes are
128 not allowed on lots within 5,280 linear feet of a village center boundary.
129 The district's 40,000-square-foot minimum lot area may be reduced when
130 lots are within one mile of a designated village center boundary and
131 served by public sewer. District regulations discourage uses that
132 interfere with the development of residential neighborhoods or that are
133 detrimental to the district's single-family detached neighborhood
134 character.
135

136 **Maps Show:**

- 137
138 • **Vicinity Map:** Courthouse Township, directly across from 267 Country
139 Club Rd
140 • **CAMA Land Suitability:** Mostly Very High, small portion of back corner
141 Moderate
142 • **CAMA Future Land Use Map:** Low Density Residential
143 • **Comprehensive Plan Future Land Use Map:** Rural Residential One Acre
144 • **Wetlands Map:** N/A - Not wetlands
145 • **Floodplain Map:** Flood Zone X
146 • **Zoning Map:** Rural Residential
147

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148 **SITE DATA:**

149
150 **Lot size:** Approximately 3 acres.
151 **Flood Zone:** X
152 **Zoning District(s):** Rural Residential (RR)
153 **Existing Land Uses:** Vacant-Farmland
154

155 **Adjacent Zoning & Uses:**

	North	South	East	West
Zoning	Rural Residential (RR)	Neighborhood Residential (NR)	Rural/Neighborhood Residential (RR/NR)	Rural/Neighborhood Residential (RR/NR)
Use & size	Farmland	Residential Lots	Residential Lots/Farmland	Residential Lots/Farmland

156
157 **Proposed Use(s)** - Residential Lots

158
159 **Description/History of property:** Property is located adjacent to
160 Courthouse Core Village on Country Club Road. Property has been farmed.
161

162 **ENVIRONMENTAL ASSESSMENT:**

163
164 **Streams, Creeks, Major Ditches:**

165 **Distance & description of nearest outfall:** It appears the property drains
166 to an easement on the north side in farm field. The flow continues behind
167 281 Country Club Rd, then crossing Country Club east of Sharon Lane
168 flowing south to Pasquotank River.
169

170 **INFRASTRUCTURE & COMMUNITY FACILITIES:**

- 171
- 172 • **Water:** Water lines are located adjacent to property along Country
173 Club Rd.
 - 174 • **Sewer:** Not available.
 - 175 • **Fire District:** South Camden Fire District.
 - 176 • **Schools:** Proposed zoning will have minimal impact on Schools.
 - 177 • **Traffic:** Proposed zoning will have minimal impact on Traffic
- 178

179 **PLANS CONSISTENCY:**

180
181 **CAMA Land Use Plan Policies & Objectives:** **Consistent.** The CAMA Land Use
182 Plan was adopted by the Camden County Board of Commissioners on April 4,
183 2005. The proposed zoning change is consistent in that the Future Land
184 Use Maps has property identified as **Low Density Residential on 1-2 acres**
185 **or greater.**

186
187 **2035 Comprehensive Plan:** **Consistent.** While the current Rural Residential
188 Zoning requires a minimum of two acres, the proposed zoning change is
189 consistent as the County's Comprehensive Plan (Adopted 2012) as the Future
190 Land Use Map shows the property to be Rural Residential of 1-2 acres.
191

192 **Comprehensive Transportation Plan:** **Consistent.** Property abuts Country
193 Club Road.

194
195 **Other Plans officially adopted by the Board of Commissioners:** N/A
196

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FINDINGS REGARDING ADDITIONAL REQUIREMENTS:

197
198
199 Will the proposed zoning change enhance the public health, safety or
200 welfare? Yes. Reasoning: The proposed zoning change will allow
201 moderate density residential uses near the Core Village to support
202 commercial development.
203

204 Is the entire range of permitted uses in the requested classification more
205 appropriate than the range of uses in the existing classification? Yes.
206 Reasoning: The proposed zoning will allow for moderate density
207 residential uses.
208

209 For proposals to re-zone to non-residential districts along major arterial
210 roads: N/A Reasoning: Not along a major arterial road.
211

212 Is this an expansion of an adjacent zoning district of the same
213 classification? N/A Reasoning: Not along a major arterial road.
214

215 What extraordinary showing of public need or demand is met by this
216 application? N/A Reasoning: Not along a major arterial road.
217

218 Will the request, as proposed cause serious noise, odors, light, activity,
219 or unusual disturbances? No. Reasoning: All uses permitted in the
220 requested zoning classification should not cause any serious noise, odors,
221 light activity, or unusual disturbances.
222

223 Does the request impact any CAMA Areas of Environmental Concern? No.
224 Reasoning: Property is outside any CAMA Areas of Environmental Concern.
225

226 Does the county need more land in the zoning class requested? Yes.
227 Reasoning: In the appropriate location, this would include the 1 mile
228 buffer adjacent to the Core Village. This parcel is just outside the
229 Courthouse Core Village Area.
230

231 Is there other land in the county that would be more appropriate for the
232 proposed uses? No. Reasoning: Moderate density residential development
233 areas would enhance the area adjacent to all Core Villages within Camden
234 County.
235

236 Will not exceed the county's ability to provide public facilities: No.
237 The proposed zoning will have minor impact on all public facilities, it is
238 only 3 acres.
239

- 240 • **Schools** - Projected students maximum 1.956 (3 x 0.6521) and minimum
- 241 student 1.304 (2 x 0.6521)
- 242 • **Fire and Rescue** - Minimal impact.
- 243 • **Law Enforcement** - Minimal impact.
- 244 • **Parks & Recreation** - Minimal impact.
- 245 • **Traffic Circulation or Parking** - Minimal impact.
- 246 • **Other County Facilities** - Minimal impact.
247

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Is This A Small Scale "Spot" Rezoning Request Requiring Evaluation Of Community Benefits? *No.*

If Yes (regarding small scale spot rezoning) - Applicants Reasoning:

	Personal Benefits/Impact	Community Benefits/Impact
With rezoning		
Without rezoning		

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STAFF COMMENTARY:

The applicant seeks to subdivide the three acre parcel thus providing moderate density residential development area adjacent to Core Village. The property is located in an area that is supported by both the CAMA and Comprehensive Plans Future Land Use Maps as neighborhood residential development.

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261

Consistency statement:

The requested zoning change is consistent with both the CAMA and Comprehensive Future Land Use Maps that reflect allowing an increased density in residential development in targeted areas of the County.

266
267

Recommendation:

Planning Staff recommends approval of the Rezoning Application (UDO 2020-05-32) to rezone three acres from Rural Residential (RR) to Neighborhood Residential (NR).

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Eddie Hyman of The Timmons Group, Agent for the Applicant, was present and spoke regarding this rezoning request.

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- Tonter Investments purchased the property from Camden United Methodist Church
- Surrounding property is zoned Neighborhood Residential (NR)
- Rural Residential (RR) requires a minimum 2 acres for subdivision of land
- NR requires 40,000 square feet for subdivision
- Tonter Investments wants to divide the land into 3 lots
- NR will blend well with the surrounding neighborhood
- Small lots in the area are encouraged, and believes it to be a wise decision to rezone

283

Nathan Lilley questioned the perkability of the land. Dan Porter replied that it is a concern, and that the land was tested back in 2011 for overall perkability, not just on 1 acre, when the church did a minor subdivision for this property. Mr. Porter further stated that the applicant is aware that each lot will have to perk, and is aware of the soils issues and has chosen to ask for the rezoning anyway.

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290 Mr. Hyman added that the property in question was subdivided back in 2011 by the church as
291 a minor subdivision. The property had a provisionally suitable site evaluation, there was a
292 drainage easement established and drainage improvements were made due to a high water
293 table. Those improvements will run with the property. If this goes forward with a plat, it
294 will have to have a favorable site evaluation. If rezoning is approved, and depending on the
295 site evaluation, the property will be divided into 2 or 3 lots.

296
297 Chairman Calvin Leary asked Mr. Hyman if each lot would have to perk. Mr. Hyman
298 replied that they would have to perk.

299
300 Chairman Calvin Leary asked if there were any further questions or comments from the
301 Board. Hearing none, he called for a motion.

302
303 ***Motion to Approve UDO 2020-05-32 Rezoning Request Tonter Investments Inc., 3 Acres***
304 ***from RR to NR on Country Club Road***

305	RESULT:	PASSED [UNANIMOUS]
306	MOVER:	Nathan Lilley, Board Member
307	SECONDER:	Ray Albertson, Board Member
308	AYES:	Leary, Harris, Albertson, Bradshaw, Saunders, Lilley
309	ABSENT:	McCall

310
311

312 ***UDO 2020-01-36 South Mills Landing Prelim Plat Master Plan***

313
314 Dan Porter described this agenda item and went over the staff report / findings as
315 incorporated herein below:

316 -----
317
318 **UDO 2020-01-36**
319 **FINDINGS**
320 **South Mills Landing**
321 **Planned Development**

322
323 **PROJECT INFORMATION:**

324
325 **File Reference:** UDO 2020-01-36
326 **Project Name:** South Mills Landing
327 **PIN:** 01-7989-00-43-1290,
328 01-7988-01-49-2837
329
330 **Applicant:** South Mills Landing LLC
331 Reese Smith, Sr.
332 **Address:** P.O. Box 9636
333 Chesapeake, VA
334 **Phone:** (757) 499-4772
335 **Email:** reesesr@reesesmithassociates.com

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336 **Agent for Applicant:** Bissell Professional Group
337 Mark Bissell
338 **Address:** 3512 N. Croatan Hwy
339 Kitty Hawk, NC 27949
340 **Phone:** (252) 261-3266
341 **Email:** mark@bissellprofessionalgroup.com
342

343 **Current Owner of Record:** Same as applicant
344

345 **Meeting Dates:**

346 Neighborhood Meeting: January 29, 2020
347 Technical Review: February 11, 2020
348 Planning Board: June 17, 2020
349

350 **Application Received:** 1/30/2020
351 **By:** David Parks, Permit Officer
352 **Application Fee paid:** \$29,000 Check #1672
353 **Stormwater Review Fee:** \$6000 Check #1668
354

355 **Completeness of Application:** Application is generally complete
356

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

- 358 F. Land Use Application
- 359 G. Master Plan South Mills Landing PD
- 360 H. Developmental Impact Statement
- 361 I. Traffic Impact Analysis
- 362 J. Proposed Development Agreement
- 363 K. Technical Review Committee inputs.
364

365 **REQUEST:** Master Plan/Preliminary Plat - South Mills Landing Planned
366 Development for 580 (single and multifamily) units with commercial and
367 recreational areas.
368

369 **Maps Show:**

370 **Vicinity Map:** Property located along US 17 near Horseshoe Road
371 **Core Village Lines:** Property located inside core village
372 **Zoning Map:** Property zoned Planned Development
373 **Flood Zone Map:** Flood Zone Mostly AE, Some X
374 **CAMA Future Land Use Map:** Mostly Planned Unit Development, Tiny sliver
375 Conservation
376 **Comprehensive Plan Future Land Use Map:** Upper portion Village Mixed-Use,
377 Lower Portion Village Residential
378

379 **PROJECT LOCATION:**

380
381 **Street Address:** Parcels located off Main Street and Horseshoe Road
382 **Location Description:** South Mills Township
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SITE DATA

Lot size: Approximately 185 acres.
Flood Zone: Zone AE/X (Majority in AE Flood Zone)
Zoning District(s): Base Zoning; Planned Unit Development (PUD)
Adjacent property uses: Residential/Agriculture/Woodland
Streets: Shall be dedicated to public under control of NCDOT.
Street name: See Master Plan (Street Names approved by Central Communications)
Open Space: Provided: Approximately 65 acres
Landscaping: Landscaping Plan provided
Buffering: Per Article 151.5.5.4, a 50' landscaped vegetative buffer required along all property lines that abut agricultural uses.
Recreational Land: 383 Single Family Lots X 1452sf = 12.76 acres

ENVIRONMENTAL ASSESSMENT:

Streams, Creeks, Major Ditches:

Distance & description of nearest outfall: Outfall from North Tract is approximately 1800 feet. Outfall from South Tact is adjacent to property (wetlands).

TECHNICAL REVIEW STAFF (SKETCH PLAN) COMMENTS:

1. **South Mills Water Association.** No written response.
2. **Albemarle Regional Health Department.** N/A
3. **South Camden Water & Sewer District:** Approved. See attached.
4. **South Mills Fire Department.** Disapproved. See attached.
5. **Postmaster Elizabeth City.** No response. Did not attend TRC meeting.
6. **Army Corps of Engineer.** There was a proposed canoe launch located on the North Tract adjacent to the canal, however was removed based on attached email from Army Corps.
7. **Superintendent Camden County Schools.** Approved with comments. See attached.
8. **Superintendent/Transportation Director of Schools.** Approved with following comment.
9. **Sheriff's Office.** Disapproved. See attached.
10. **Camden Soil & Water Conservationist.** Reviewed with comments/conditions. See attached.
11. **NCDOT.** No response.
12. **Parks & Recreation.** No response.
13. **Mediacom.** No response.
14. **Albemarle EMC.** No response.
15. **Century Link.** No response.
16. **Pasquotank EMS.** Street names approved.

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PLANS CONSISTENCY:

CAMA Land Use Plan Policies & Objectives: Consistent. CAMA Plan future land use maps has land identified as a Planned Unit Development.

2035 Comprehensive Plan: Consistent. Comprehensive Plan has North Tract designated as Village Mixed Use and South Tract as Village Residential (VR). Location of land is within the Core Village of South Mills.

Comprehensive Transportation Plan: Consistent. There will be two accesses with a third maintenance access for the North Tract. There will be two accesses off Main Street for the South Tract.

FINDINGS REGARDING ADDITIONAL REQUIREMENTS:

Endangering the public health and safety? Yes. Based on TRC input from Sherriff and SM Fire, project could have impact on public safety based on manning and infrastructure concerns.

Injure the value of adjoining or abutting property. No. Without any evidence to the contrary - staffs opinion is that application does not appear to injure the value of adjoining or abutting property.

Harmony with the area in which it is located. Yes. 2035 Comprehensive Plan Future Land Use Maps has land designated as Village Residential and Village Mixed Use. CAMA Future Land use Maps has land designated as Planned Unit Development (PUD).

EXCEED PUBLIC FACILITIES: Yes to all below:

Schools: Proposed development will generate 301 students after build out (.67 per SFD X 383 = 256.6) & (.23 MFU X 197 units = 45.3). High School over capacity. (See breakdown next page.)

Fire and rescue: Denied based on lack of supporting infrastructure.

Law Enforcement: Denied. Manning/equipment.

Student Generation Rates:
(Single Family Dwelling = .67 students)
(Other = .23 students)

Single Family

Grandy Primary (.29)	383 lots X .29 = 111
Grandy Intermediate (.18)	383 lots X .18 = 68.9
Camden Middle (.07)	383 lots X .07 = 26.8
Camden High School (.13)	383 lots X .13 = 49.7

Total students: 256.4

Other (Townhomes)

Grandy Primary (.08)	197 units X .08 = 15.7
Grandy Intermediate (.08)	197 units X .08 = 15.7
Camden Middle (.04)	197 units X .04 = 8
Camden High School (.03)	197 units X .03 = 6

Total students: 45.4

Overall total students generated: 301.8 (over the life of the project.)

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PLANNING STAFF RECOMMENDATION:

- Portion of Union Camp Road within the development from Camelia Drive to eastern property line shall be paved to NCDOT standards.
- Extend Phasing Schedule out 5 years.
- Fee in lieu of acreage for public park can be utilized for providing landscaping along Main Street
- Need to interconnect (sidewalk, crosswalk) North and South Tracts
- Provide sidewalk along Main Street for South Tract with trees.
- Landscaping around ponds (prevents alligator weed and stagnant water)
- Terms and Conditions reflect providing up to 50,000 sf of commercial yet Master Plan shows 35,000 sf?

Mr. Porter spoke briefly regarding this agenda item:

- This is a request for Master Plan and Preliminary Plat for South Mills Landing.
- Along with this Preliminary Plat the developer is proposing a Development Agreement which is a contract by and between the developer and the county with regards to certain items of infrastructure, payment of such, and so on.
- If this is approved, the Development agreement will have to be addressed before the Preliminary Plat is addressed. When this gets to the Board of Commissioners, there will have to be a vote on the Development Agreement first.
- This is for a Planned Development, which typically the applicant submits a Master Plan along with a request to rezone the property. Following that if the rezoning is approved, the applicant brings in a Preliminary Plat, if that is approved, all the rest of the work is administrative (construction drawings, final plat, etc).
- In the case of this project, there was a Master Plan for the rezoning which took place about 14 to 15 years ago. No progress was ever made on the project, and so the zoning remained but the special use permit for the Master Plan expired, and has been expired for quite some time.
- The UDO allows for the consideration of both Master Plan and Preliminary Plat concurrently.
- The project is 580 single and multi-family dwellings with a clubhouse, pool, and walking paths.
- South Mills Water and South Camden Sewer and Water have both agreed to provide capacity for the first phase of this project. The other phases are included in the Development Agreement.
- The applicant has submitted all the appropriate paperwork, application, master plan, impact statements, etc.

509 At this time, Mr. Porter introduced Mr. Mark Bissell of Bissell Professional Group, the agent
510 for the applicant, who spoke regarding this request.

- 511 • Representing the land owner, South Mills Landing, Reese Smith, who is also present.
- 512 • Mr. Bissell made a presentation using PowerPoint, summarized below:



513 ○



- 514 ○
- 515 ○ In the upper right corner is South Mills Village, the property is in the upper
516 left portion of this map. Property is bounded by Hwy 17 Bypass, by the Canal
517 to the North, and Horseshoe Road to the South.
- 518 ○ The Southern Tract is bounded by Hwy 17 Business, existing residential
519 development, and by wetlands.

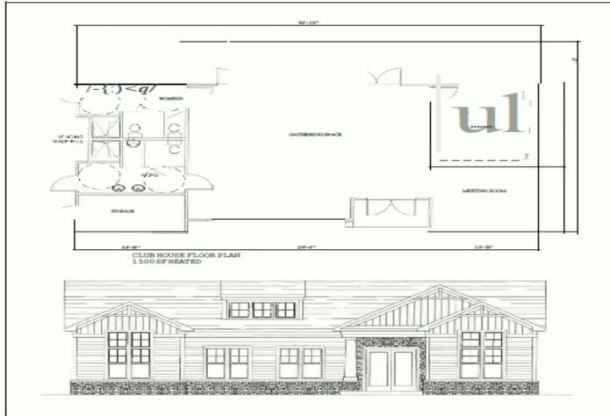


- 520 ○
- 521 ○ This is the overall Master and Phasing Plan
- 522 ○ This is divided into a number of different neighborhoods, primarily single
523 family dwellings in different neighborhood pods.
- 524 ○ They all have their own streets, water and sewer lines, stormwater ponds
- 525 ○ There is a multifamily element in the lower portion of the pink section
- 526 ○ There is also a commercial element in the lower portion of the pink section
527 which is outlined in red, up to 35,000 sqft of commercial development.

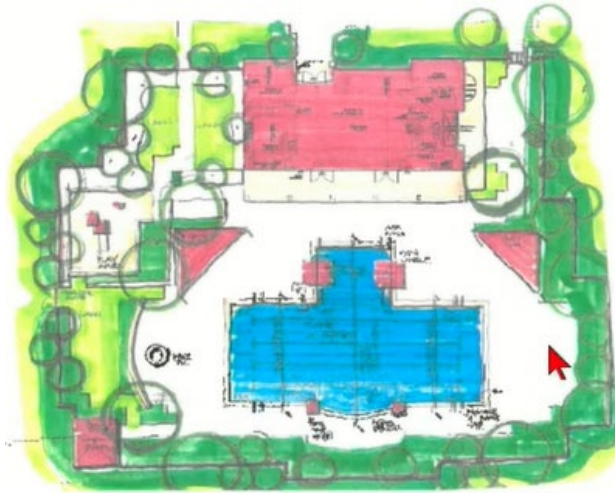
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- 528 ○ On the south track there are two single family sections, and two multi-family
- 529 sections.
- 530 ○ There will be a nicely landscaped entrance boulevard.
- 531 ○ Clubhouse and swimming pool will be located near the multi-family section in
- 532 the pink area.
- 533 ● Mr. Bissell showed pictures of examples of the types of housing planned, a mixture of
- 534 single and two story housing as well as single and multi-family dwellings which each
- 535 include their own garage and other amenities.
- 536 ● Mr. Bissell showed a preliminary rendering of what the clubhouse would look like.



- 537 ○
- 538 ● Mr. Bissell showed what the pool and recreational area would look like.



- 539 ○
- 540 ○ Clubhouse, pool, and recreational facilities are all to be constructed in phase 1
- 541 of the development
- 542

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- Mr. Bissell then spoke about the tentative phasing plan

TENTATIVE PHASING PLAN

Residential Development						
PHASE	AREA (AC.)	OPEN SPACE (AC.)	UNITS	DEVELOPMENT INTENSITY (D.U./A.C)	EST. RECORDING YEAR	OTHER IMPROVEMENTS
1	42.5	13.9	129	3.04	2021	Main Entrance, Roundabout, Portion of Multi-use Path, Mail Kiosk; Main drainage outlet
2	45.1	17.2	178	4.18	2022	Clubhouse; Pedestrian Connectivity
3	40.5	13.7	134	3.42	2023	Additional Mail Kiosk, Canoe Launch; Continue M.U.P.
4	42.5	15.7	99	2.33	2024	
5	14.3	4.1	40	2.78	2025	
TOTAL	185	64.6	580	3.14		

Commercial Development					
PHASE	AREA (AC.)	OPEN SPACE (AC.)	COMM. S.F.	MAXIMUM COMM. FLOOR AREA RATIO	EST. CONST. YEAR
A	1	0.2 +/-	7000 +/-	0.4	2024
B	1.25	0.2 +/-	7000 +/-	0.4	2025
C	1	0.1 +/-	7000 +/-	0.4	2027
D	1.25	0.1 +/-	7000 +/-	0.4	2029
E	1	0.2 +/-	7000 +/-	0.4	2031

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- This shows the amount of land to be developed in each phase, the number of units per phase, and the approximate schedule of development (years) for both the residential and commercial development.

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- Typical street-scape vision with curb and gutters, sidewalks, and multi-use paths.



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- Water Distribution Plan
 - Proposing a new water line underneath the canal to provide redundancy for getting water across the canal to also provide looping to the existing water connections on Horseshoe Road and Hwy 17, so the whole system will be looped together and with the South Mills Water system to improve fire protection in the whole area. This new line under the canal was requested by South Mills Water and agreed to be funded by the developer.

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- Stormwater Ponds



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- This shows a little about how the stormwater will work, there are a large number of stormwater ponds which are all interconnected
- Pre-development stormwater modeling and surveying of all the outlets has been done to determine the capacity of the existing outlets
- Planning on clearing and snagging existing outlets to improve drainage, subject to getting right of access from the property owners to do the work which will be done at the developers expense

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Vice Chairman Steven Bradshaw asked whose responsibility it would be for the maintenance of the outlets once they have been cleared. Mr. Bissell replied that if the owners are willing to grant a permanent easement then some funding could be set up in the HOA for periodic maintenance. Mr. Bissell added that there will be a study regarding the amount of maintenance needed for stormwater considerations.

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Mr. Bradshaw asked if the stormwater considerations of maintenance for the ponds and outlets will be part of the stormwater permit. Mr. Bissell replied that the ordinance requires that they consider what the existing condition is and what those outlets can handle. When the stormwater modelling is done, then plan for slow release to the outlets so as not to overload them. If the drainage ways are cleaned out ahead of time, then more water could be handled through the outlets rather than retaining it onsite for slow release. This is something that will be considered in the design stage.

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Mr. Porter commented that previously when looking at preliminary plats, there was a complete stormwater model to look at. With the new UDO, the existing conditions are modelled to start with and when the developer brings their construction drawings, they have to have an approved stormwater plan. The requirement is that they make every reasonable effort to control stormwater in the outlet / maintenance ditch with an easement until everything is turned over to the HOA. And the developer has to make sure the HOA is funded before turning things over to them. As far as the State Stormwater Permit, it will not be part of that, only part of the local one.

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594 Mr. Bissell added that it won't be until the final construction drawings are prepared that the
595 final road grades and the grades of the ponds, and the widths / depths of the interconnecting
596 ditches will be set on the stormwater plan / model with the fine tuning to make sure that it all
597 works properly.

- Mr. Bissell then spoke about the Fiscal Impacts

FISCAL IMPACT STATEMENT

• Estimated Total Property Valuation at Build-out:.....	\$146,600,000
• Tax Revenue (Annual):.....	\$ 1,099,500
• Annual Fees (Solid Waste & Stormwater):.....	\$ 49,300
• Water and Sewer Fees	
○ Water Fees.....	\$ 2,900,000*
*Approximately 50% should go to Camden Co. for capacity development	
○ Sewer Fees.....	\$ 6,322,000
• Other Revenue Sources (Transfer Tax and Stamps).....	\$ 1,708,800
○ Development Review Fees:.....	\$ 232,000
○ Building Permit Fees:.....	\$ 754,000
• Total, Estimated Other Revenue:.....	\$ 2,720,800

- Shows the estimated valuation of the property at build out, how much tax revenue will be generated by it, and the impact fees that would be paid for things like water and sewer to set aside the capacity to handle the development, as well as other development related fees that would be paid to the county.
- 25% of the capacity fees would be paid up front with the construction approval, 25% at plat recordation, and then 50% pro-rated with each building permit so that the county can stay ahead of the curve as far as expanding the capacity to meet the needs of the developments future phases.

611

- Mr. Bissell then spoke about the TRC Review

TRC REVIEW

<u>Comment/Concern</u>	<u>How Addressed</u>
• Add Bus Stop Signs and Shelters	Added to Plan
• School Capacity	Phasing/Spreading out development
• Sewer Capacity and Design	Systems will be flood-proofed; fees will more than pay for expansion
• Flooding at Horseshoe Road	Road to be improved/reworked; Drainage to be improved
• Fire Protection	Looping water system
• Sheriff's Office Funding	Development will provide additional Funds
• Street Names	Updated and approved

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- There were a number of comments and concerns that were addressed from the TRC Review.
- To handle School Capacity, the development is being spread out over a number of years in order to spread out the impact
- Flooding at Horseshoe Road - been speaking with NCDOT about this and has done a traffic impact analysis for the traffic on Horseshoe Road, Main Street, and US 17 at build out and what improvements will be needed to accommodate that traffic. Proposing to improve Horseshoe Road by putting in turning lanes, left and right turn at 17 coming into the development with a 3rd lane from 17 coming to the entrance to the development. Also proposing to raise the elevation of the road in an effort to handle the flooding on the road. Won't know how much to raise it until the post development stormwater model has been done to where what can be done downstream is known.

627

- A neighborhood meeting was held

NEIGHBORHOOD MEETING

<u>Comment/Concern</u>	<u>How Addressed</u>
• Stormwater	Modeling; Storage and controlled release
• Wastewater	Connecting to County System
• Water	New line under canal; looping; impact fees
• Schools	Positive impact on County budget
• Commercial Development Timing	As soon as enough population
• Price Range	Expect \$240,000+
• Traffic	TIA completed; Improvements will be made

628

- Stormwater is always a concern. Stormwater will be retained inside the development in the ponds, and then slow released as best as can be done to the outfalls so as to not overwhelm them.
- Not doing septic systems, will be connecting to the county sewer system
- Question was raised as to whether the developer will be paying any fees to the schools, and although NC statutes don't allow for direct payments to the schools, there will be funding to the county that may be used for similar purposes.
- Commercial development will be dependent on the population. Best estimate of when this will occur is 2024 with the first phase as long as there are enough rooftops to support it, it will be developed.

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- Mr. Bissell spoke about the compatibility with the surrounding South Mills area.

COMPATIBILITY WITH SURROUNDING AREA

- Compatible Residential Development/Lot sizes similar to Village
- Stormwater & Utility Improvements will be a benefit
- 50' buffers to existing residential zoning
- Zoned for PUD since 2004

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- Think they can help with current flooding issues by making stormwater improvements.
- Property has been zoned for this use for 15-16 years.

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- Consistency with County Policies
CONSISTENCY WITH ADOPTED POLICIES

- Density – consistent with Community Vision Statement
- South Mills Small Area Plan Growth - Consistency
- Public Water & Sewer - Available
- Transportation – Improvements & Connectivity
- Stormwater – Improve existing conditions
- New Housing Choices
- Consistent with Targeted Development Pattern

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648

- - Terms and Conditions Summary
TERMS AND CONDITIONS SUMMARY

- Record first phase in 2021
- At least 1 year between subsequent phases
- Pay water and sewer fees ahead of need for service
- Loop water system including new main under canal
- Roadway improvements to Horseshoe Road
- Provide for Commercial Area to be ready for development
- Donate open space tract to Camden County

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- Put together a Terms and Agreements document. This is in addition to the Development Agreement.
- These are things the developer is committing to do in connection with this project.
- Won't be recording until 2021 with at least 1 year in between phases
- Water and sewer fees will be paid prior to the need for the services
- Water will be looped in the system to assist with water flow in the development
- Improvements will be made to the roadways which should help with flooding
- Infrastructure will be put in place during phase 1 for any commercial development that might occur
- Donating 48.75 acres of open space to Camden County (located in the south east of the property)
- Will be providing about \$92,000 in the recreation and parks funds, hoping to do some improvements to Main Street with part of that (street lights, trees, landscaping, on-street parking, etc).

667

- Summarizing the project:

SUMMARY

- Master Plan is attractive and meets existing needs
- Development is Phased to spread out impacts
- Alternate Housing Style
- Zoning Commitments will benefit area
 - Transportation Improvements
 - Drainage Improvements
 - Looping water system will improve fire flow
 - Pedestrian connectivity
 - Main Street Improvements
- Consistent with LUP
- Public Facilities needs are being addressed
- In harmony with area – will result in thriving community
- Significant Positive Economic Impact

668

- Feel the Master Plan will meet some additional needs in South Mills
- Is consistent with the Land Use Plan (LUP) and other County policies
- Feel that it will have a positive economic impact on the area

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Cathleen Saunders asked about how the funding will translate to the schools. Mr. Bissell replied that it will be up to the County to determine how the tax revenues that are generated will be spent.

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Ray Albertson commented that the water that collects on Horseshoe Road has been in excess of 2 feet high at times. Mr. Albertson asked how that was going to be addressed, if the road would be raised up to 24 inches. Mr. Bissell replied that he expects the road will have to be raised some, but is not yet sure of how much.

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Nathan Lilley asked what would happen to the water if the road is raised. Would the water end up going onto the adjacent property owners land? Mr. Bissell replied that with the ponds that are planned, they are actually creating a dam on their property but that the way the water is retained and then released downstream will have to be addressed with the downstream improvements they hope to make. Mr. Porter commented that the water can't be released any faster than the outfall can handle.

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Mr. Albertson commented that the problem isn't the water, it's that there is nowhere for the water to go, when it rains, it's like the water is filling up a hole and because it's low, it sits there and doesn't go anywhere. Mr. Lilley added that if the road is raised, that it's just going to make it someone else's problem by moving the water onto other property.

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694 Mr. Bissell stated that the NCDOT is also concerned with this as well, that they want people
695 to be able to access the property.

696

697 Mr. Lilley asked where the land will come from for the additional turning lanes and road
698 widening as proposed on Hwy 17 and Horseshoe Road. Mr. Bissell replied that if additional
699 land is required it will come from the developer's property. Mr. Bissell added that there will
700 be three 11 or 12 foot lanes, the details of which will be worked out in the final design.

701

702 Mr. Porter asked if one of the proposed lanes had been eliminated. Mr. Bissell replied that
703 there was a debate regarding Horseshoe Road at Hwy 17, whether there needed to be a right
704 turn lane, a straight through lane, and a separate left turn lane. NCDOT preferred to have a
705 combination straight through and left turn lane considering that it's a temporary facility
706 anyway since Hwy 17 will eventually become part of the Interstate system as I-85 and all the
707 improvements that will entail.

708

709 Mr. Lilley then asked about the Camden County Sewer System, the comments that were
710 made at the TRC meeting. Mr. Lilley read from the TRC comments from South Camden
711 Water & Sewer District: "...The elevation of this property causes flooding in heavy rain
712 events. With the use of gravity sewer this would mean the manholes, cleanouts, and possible
713 pump stations could also be over whelmed with flood water.... Camden is not equipped to
714 work in the road or handle the removal and replacement of roadways. Some collection
715 piping is shown between the back yards of homes, this isn't acceptable because of fencing
716 and storage buildings being installed that will block access for maintenance and repair work."

717

718 Mr. Bissell responded to this saying that there have been additional discussions with the
719 Director of Public Works, David Credle about this. He added that the flooding is something
720 that will be addressed, and that the manholes would be made so they were water tight and
721 that they are vented 2 feet above the 100 year flood elevation as is the standard practice. Mr.
722 Bissell also stated that the lines are not in the middle of the road, they are on the shoulder.
723 The drawing was a small scale drawing which might have made it appear they were in the
724 road but they are not.

725

726 Ray Albertson asked if there would be an alternate exit other than the one on Horseshoe
727 Road. Mr. Bissell replied that they are proposing an exit on Halstead, and then a service
728 drive near the existing pump station on McBride. So there will be three ways to get in and
729 out of the development.

730

731 Mr. Bissell showed on the map where the pump station is located (on property located
732 between 409 and 507 McBride), property that was donated to the county by the developer.
733 Mr. Albertson asked if Halstead goes all the way to the development property. Mr. Bissell
734 indicated that it did, that there was a 60 foot right of way.

735

736 Mr. Lilley commented that one of the public comments from the neighborhood meeting said
737 that the right of way at the end of Halstead was not part of a public street. Mr. Albertson
738 commented that he thought it was a driveway and not a street.

739

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740 Dan Porter stated that on the map it is shown as SR1216 all the way to the end of Halstead.
741 He also added that the NCDOT did look at this.

742
743 Cathleen Saunders asked how far downstream will they be analyzing the stormwater? Is it
744 just for the cleaning of the outfalls or will they be required to go further? Dan Porter replied
745 that their culvert is going under the road, and the next culvert is US 17. The ditch between
746 those two culverts will be cleaned out and used as an outfall. The model will look at what's
747 going to happen downstream.

748
749 Nathan Lilley questioned the Development Agreement, specifically that it has not been
750 finalized. Mr. Porter stated that the agreement "hammered out" several points, but that it is
751 not final. He added that the county cannot demand anything to be in the agreement, the
752 developer has to volunteer. Mr. Lilley commented that before the board considers it, it
753 should be finalized. Mr. Porter stated that this can be worked on and brought back at a later
754 date, and that if the board has any suggestions for things to add to the agreement those
755 suggestions can be brought to the developer and possibly added to the agreement.

756
757 Mr. Lilley stated a desire for the school impacts to be addressed in the development
758 agreement. Mr. Porter stated that North Carolina does not allow impact fees for schools to be
759 charged. Impact fees for water, sewer, recreation, etc., are allowed but schools are not.

760
761 Mr. Lilley stated that he feels it makes no sense to approve something on this scale unless the
762 schools are addressed. The schools are already overcrowded. He does feel it goes well with
763 the plans for the area, but other than that the county is not ready for something like this.

764
765 Mr. Bissell responded saying that the first plat won't be recorded until around summer of
766 2021, and a model home built sometime after that. Building after that point, and some
767 certificates of occupancy sometime in 2022. He stated that there will not be any impacts to
768 the school system until at least 2022-2023.

769
770 Mr. Lilley stated his opinion that the school system will not be ready to handle it even by
771 then. He added that his number one concern from what he's read in comments from others
772 and his own opinions with this development is the schools, and he doesn't see how they can
773 support a development of this scale.

774

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775 Steve Bradshaw stated that it's all about growth. This developer is planning on investing a
776 large sum of money in infrastructure, to the roads, to the stormwater system, to the water
777 systems. Their funding chart shows that Camden will get the money before development
778 takes place. If Camden is ever to have what is in the vision statement for these core villages,
779 then at some point, must move forward and do that, and this developer is planning that. They
780 are offering to provide upgrades where they can and where it is allowed. They are providing
781 upgrades, putting the loop in the water system, upgrading Main Street, raising the road to
782 address flooding. Flooding issues, stormwater issues, are already present. The new
783 development will help that, not hurt it, because for example, the new requirements are that
784 the first 5 or 10 inches of rain has to stay on the development property. That means that rain
785 will never make it to Horseshoe Road. That means that the outfall at Horseshoe Road won't
786 have as much water coming at it as fast. So if someone is willing to come in and spend the
787 money to upgrade these facilities, the road, the stormwater system, that sounds like what the
788 County is asking to have happen according to the vision statement.
789

790 Mr. Bissell spoke about the fiscal impact statement (see page 17). These funds are in
791 addition to what the developer is going to be spending to improve the stormwater drainage.
792 He touched on the amounts of funding that will be generated for the county in terms of taxes
793 and fees.
794

795 Fletcher Harris asked what kind of commercial development can be expected. Mr. Bissell
796 responded saying that a preliminary layout has been drawn out showing around 35,000 sqft
797 of retail type buildings, perhaps a grocery store, etc.
798

799 Cathleen Saunders asked regarding the Development Agreement, has there been a model
800 done to see how much the water system will have to be extended? Mr. Bissell stated that
801 they are going to be tapping the water line that is on the other side of the canal and making
802 upgrades there. Ms. Saunders asked with regard to fire flow, have the water lines been
803 checked to see how much they need to be upgraded to maintain adequate fire flow? Mr.
804 Bissell replied that will be done at design stage to see what the flow is and what size to
805 increase the pipes to. Ms. Saunders stated that it seems kind of open ended and vague with
806 regards to the psi for the water flow.
807

808 Dan Porter asked Ms. Saunders if she is asking for information regarding the water pressure
809 to be included in the Development Agreement. Ms. Saunders read from the Development
810 Agreement: "The developer will also install a new water main under the Dismal Swamp
811 Canal from Mullen Street on the East side of the canal for the purpose of looping and
812 providing improved fire flow to enhance the firefighting ability of the South Mills Volunteer
813 Fire Department." Ms. Saunders stated her opinion that this seems vague. She is concerned
814 that the developer might differ in opinion from the county with regards to the definition of
815 "Improved". She added that it might be a good idea to set some standards with regards to
816 this.
817

818 Mr. Porter stated that the county can try, but that the county cannot dictate what South Mills
819 Water Association decides about this. As far as fire flow, there are standards in the UDO.
820

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821 Mr. Porter added that there is another engineer looking at what needs to be done overall in
822 the South Mills water system. Ms. Saunders stated that she wasn't sure if the current flows
823 meet the requirements of the standards. Mr. Porter replied that it is not yet known, and it
824 won't be known until the developer does the tests, and he doesn't want to do the tests before
825 knowing if he's going to get approval to move forward with construction drawings.

826
827 At this time, Chairman Calvin Leary asked if there were any further comments or questions
828 from the board or staff. Hearing none, he opened the floor to public comments.

829
830 Virginia Noblett Matthews, Halstead Street, South Mills NC, Adjacent Property Owner

- 831 • Resides at 300 Halstead Street, right next to development
- 832 • Owns property adjacent to the northern tract of land, 11.3 acres
- 833 • Inherited the land from her mother and father in 1972.
- 834 • The road going into her property is a dirt lane, not a state designated road.
- 835 • Dirt lane has been maintained by her these past 48 years.
- 836 • The lane is a driveway to her house and her sister inlaws house.
- 837 • The land that the developer has indicated as a right of way into their property is her
838 land, it is private property, and not for their use. There is no right of way or easement
839 leading into the South Mills Landing.
- 840 • It is not a state accessed road.
- 841 • USPS will not deliver her mail to her house because they are not allowed to go down
842 a private lane
- 843 • South Mills Water Association's water supply is already on overload, buying water
844 from Camden. There is not enough water pressure as it is.
- 845 • Additional houses will be a burden on infrastructure
- 846 • Schools are overloaded
- 847 • Will have an impact on law enforcement

848
849 At this time, Dan Porter continued going over the remainder of the Staff Report as
850 incorporated herein on preceding pages. After which, he stated that staff is recommending
851 moving forward with this project.

852
853 Herbert Mullen, Attorney for Ms. Matthews, spoke briefly regarding the private lane.

854
855 After a brief discussion regarding the need for a more solidly ironed out development
856 agreement, and the need to resolve the issue with the private lane, the board decided to table
857 this item until the July 2020 meeting at which point Planning Director Dan Porter will bring
858 an updated Development Agreement for the board to consider.

859

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860 *Motion to Table 2020-01-36 South Mills Landing Prelim Plat Master Plan until Next*
861 *Planning Board Meeting*

RESULT:	PASSED [5 TO 1]
MOVER:	Nathan Lilley, Board Member
SECONDER:	Cathleen M. Saunders, Board Member
AYES:	Leary, Harris, Albertson, Saunders, Lilley
NAYS:	Bradshaw
ABSENT:	McCall

868 **INFO FROM BOARD AND STAFF**

869
870 There was no information for Board from Staff.

871 **CONSIDER DATE OF NEXT MEETING - JULY 15, 2020**

872 **ADJOURN**

873 *Motion to Adjourn 6-17-20 Meeting*

RESULT:	PASSED [UNANIMOUS]
MOVER:	Ray Albertson, Board Member
SECONDER:	Fletcher Harris, Board Member
AYES:	Leary, Harris, Albertson, Bradshaw, Saunders, Lilley
ABSENT:	McCall

879 The meeting adjourned at 8:28 PM.

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*Chairman Calvin Leary
Camden County Planning Board*

886 *ATTEST:*

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890 *Amy Barnett, Clerk*
891 *Camden County Planning Department*