



CAMDENCOUNTY
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PLANNING BOARD

March 20, 2019

7:00 PM

Regular Meeting

Historic Courtroom

Courthouse Complex

Agenda

**Camden County Planning Board
Regular Meeting
March 20, 2019, 7:00 PM
Historic Courtroom, Courthouse Complex**

ITEM I. Call to Order & Welcome

ITEM II. Consideration of Agenda

ITEM III. Consideration of Minutes - December 19, 2018

PB Minutes from 12-19-2018

ITEM IV. Old Business

ITEM V. New Business

UDO 2019-03-04 Rezoning Keeter Barn LLC

UDO 2019-02-01 North River Crossing Phase 2 Prelim Plat

UDO 2019-02-18 Sleepy Hollow Estates Phase 2 Preliminary Plan

ITEM VI. Information from Board & Staff

ITEM VII. Adjourn



Camden County Planning Board AGENDA ITEM SUMMARY SHEET

Minutes

Item Number:

Meeting Date: March 20, 2019

Submitted By: Amy Barnett, Planning Clerk
Planning & Zoning
Prepared by: Amy Barnett

Item Title Planning Board Minutes from 12-19-2018

Attachments: Planning Board Minutes December 19, 2018 (PDF)

CAMDEN COUNTY PLANNING BOARD

Regular Meeting – December 19, 2018

Camden County Planning Board**Regular Meeting****December 19, 2018 7:00 PM****Historic Courtroom, Courthouse Complex****Camden, North Carolina****MINUTES**

The regular meeting of the Camden County Planning Board was held on December 19, 2018 in the Historic Courtroom, Camden, North Carolina. The following members were present:

CALL TO ORDER & WELCOME

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	Present	6:50 PM
Ray Albertson	Board Member	Absent	
Steven Bradshaw	Board Member	Present	6:50 PM
Cathleen M. Saunders	Board Member	Present	6:50 PM

Planning Staff Present:

Attendee Name	Title	Status	Arrived
Dave Parks	Permit Officer	Present	6:35 PM
Amy Barnett	Planning Clerk	Present	6:35 PM

Also Present:

Also present for purposes of speaking in regards to UDO 2018-11-13 Rezoning Request, McPherson & Hess, GUD to R-3-1, were Attorney Herbert Mullen who represented Alvin Hess, who was also present.

CONSIDERATION OF AGENDA***Motion to Approve Agenda as Presented***

RESULT:	PASSED [UNANIMOUS]
MOVER:	Rick McCall, Board Member
SECONDER:	Steven Bradshaw, Board Member
AYES:	Leary, Harris, McCall, Bradshaw, Saunders
ABSENT:	Albertson

Attachment: Planning Board Minutes December 19, 2018 (2326 : PB Minutes from 12-19-2018)

CAMDEN COUNTY PLANNING BOARD

Regular Meeting – December 19, 2018

CONSIDERATION OF MINUTES***Motion to Approve 11-14-18 Minutes As Written***

RESULT:	PASSED [UNANIMOUS]
MOVER:	Steven Bradshaw, Board Member
SECONDER:	Rick McCall, Board Member
AYES:	Leary, Harris, McCall, Bradshaw, Saunders
ABSENT:	Albertson

OLD BUSINESS - NONE**NEW BUSINESS****A. UDO 2018-11-13 Rezoning Request, McPherson & Hess, GUD to R-3-1**

Dave Parks described this agenda item and went over the staff report as incorporated herein below:

**STAFF REPORT
UDO 2018-11-13
ZONING MAP AMENDMENT**

PROJECT INFORMATION

File Reference: UDO 2018-11-13
Project Name: N/A
PIN: 01-8916-00-08-2247
Applicant(s): Woodrow McPherson & Alvin Hess Jr.
Address(es): 865 & 729 NC Hwy 343 North, Respectively
Phone(s): 252-771-8011 / 252-455-1920
Email:
Agent for Applicant:
Address:
Phone:
Email:
Current Owner of Record: Woodrow Gus McPherson Jr., LE
Meeting Dates
Planning Board: 12/19/2018
Application Received: 11/19/2018
By: David Parks, Permit Officer
Application Fee Paid: \$650.00, Check # 1014

CAMDEN COUNTY PLANNING BOARD

Regular Meeting – December 19, 2018

Completeness of Application: Generally Complete**Documents received upon filing of application or otherwise included:**

- A. Rezoning Application
- B. Aerial of portion of property requested to be rezoned.
- C. Deed
- D. GIS Aerial, existing zoning, Comprehensive Plan future land use, and CAMA Land Use Plan Suitability Maps

PROJECT LOCATION

Street Address: Property located at 729 NC Hwy 343 North
Location Description: South Mills Township

REQUEST: Request rezone 1 acre to include existing house at 729 NC Hwy 343 North from General Use District (GUD) to Basic Residential (R3-1). **This is a resubmittal of a request for rezoning of the property filed under (UDO 2017-08-07) that was denied by the Board of Commissioners on a 3-2 vote.**

SITE DATA

Lot Size: Entire tract is approximately 73 acres.
Area to be rezoned is 1 acre.

Flood Zone: Zone X

Zoning District(s): General Use District (GUD)

Existing Lane Uses: Agriculture / Residential

Adjacent Zoning & Uses:

	North	South	East	West
Zoning	General Use District (GUD)	General Use District (GUD)	General Use District (GUD)	General Use District (GUD)
Use & Size	Farm / Woodland	Farm / Woodland	Farmland / Housing	Woodland

Proposed Use(s) :

The use already exists as residential

Description of property:

Property abuts NC Hwy 343 North.

CAMDEN COUNTY PLANNING BOARD

Regular Meeting – December 19, 2018

Maps Show:**Vicinity Map:** Located at 729 NC 343 North, House & 1 Acre**CAMA Land Suitability:** Moderate**Comprehensive Plan Future Land Use Map:** Rural Preservation**CAMA Future Land Use Map:** Low Density Residential**Zoning Map:** General Use**ENVIRONMENTAL ASSESSMENT****Streams, Creeks, Major Ditches:** None**Distance & description of nearest outfall:** Pasquotank River is less than ½ mile to the west.**INFRASTRUCTURE & COMMUNITY FACILITIES****Water** Water lines are located adjacent to property along NC Hwy 343**Sewer** Sewer lines located adjacent to property along NC Hwy 343**Fire District** South Mills Fire District. Property located over 6 miles from Station off Main Street. Property located just over 5 miles from South Camden Fire Station on Sawyers Creek Road.**Schools** Impact already exists.**Traffic** Staffs opinion is traffic will not exceed road capacities.**PLANS CONSISTENCY**CAMA Land Use Plan Policies & Objectives: Inconsistent; The proposed zoning change is inconsistent with the CAMA Land Use Plan which was adopted by the Camden County Board of Commissioners on April 4, 2005 in that this is classified as spot zoning.2035 Comprehensive Plan: Inconsistent; Inconsistent with Comprehensive Plan (Adopted 2012) as Future Land Use Maps reflect land identified as Rural Preservation.Comprehensive Transportation Plan: Consistent; Property abuts NC Hwy 343 North.Other Plans Officially adopted by the Board of Commissioners:
N/A

CAMDEN COUNTY PLANNING BOARDRegular Meeting – December 19, 2018

FINDINGS REGARDING ADDITIONAL REQUIREMENTS:

Will the proposed zoning change enhance the public health, safety, or welfare? Yes; **Reasoning:** The proposed zoning change will enhance the welfare of Mr. Alvin Hess, as it will legally allow him the ownership of the house lot that his late Mother Evelyn Williams thought she left him.

Is the entire range of permitted uses in the requested classification more appropriate than the range of uses in the existing classification? No; **Reasoning:** The use as residential for this lot already exists and is permissible in both zoning districts.

For proposals to rezone to non-residential districts along major arterial roads:

Is this an expansion of an adjacent zoning district of the same classification? N/A; **Reasoning:** N/A.

What extraordinary showing of public need or demand is met by this application? N/A; **Reasoning:** N/A.

Will the request, as proposed, cause serious noise, odors, light, activity, or unusual disturbances? No; **Reasoning:** All uses allowed in the requested zoning classification should not cause any serious noise, odors, light, activity, or unusual disturbances.

Does the request impact any CAMA Areas of Environmental Concern? No; **Reasoning:** Property is outside any CAMA Areas of Environmental Concern.

Does the county need more land in the zoning class requested? No; **Reasoning:** Staff's opinion is that the requested zoning classification is needed, but not in this area. Opinion is based on the County's Comprehensive Plan.

Is there other land in the county that would be more appropriate for the proposed uses? No; **Reasoning:** Proposed use already exists.

Attachment: Planning Board Minutes December 19, 2018 (2326 : PB Minutes from 12-19-2018)

CAMDEN COUNTY PLANNING BOARD

Regular Meeting – December 19, 2018

Will not exceed the county's ability to provide public facilities: No.

Schools - Impact already exists.

Fire and Rescue - Minimal Impact.

Law Enforcement - Minimal Impact.

Parks & Recreation - Minimal Impact.

Traffic Circulation or Parking - N/A.

Other County Facilities - No.

Is this a Small Scale "Spot" Rezoning Request Requiring Evaluation of Community Benefits? Yes.

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

	Personal Benefits / Impact	Community Benefits / Impact
With Rezoning	Will allow owner to cut house out of the farm. See Staff Commentary.	None.
Without Rezoning	See Staff Commentary	No Change.

STAFF COMMENTARY:

In 2015 staff talked to then the current property owner (Mrs. Williams) and her attorney (Mr. Mullen) about information on subdividing the house out of the farm for her son. I informed her that she could subdivide out an acre of land as a deed of gift from a parent to a child and if she went through the regular minor subdivision process and the current zoning on property (GUD) minimum lot size would be 5 acres.

Prior to her passing, she sold to Mr. Gus McPherson Jr. what she believed was everything but the house on one acre. Her attorney (Mr. Mullen) drew up the deed which created an illegal subdivision as he gave a description of the house lot containing +/- one acre of land as being exempt. Deed was recorded in the Registry of Deeds. There was never any survey recorded subdividing that one acre or deed transferring the property.

CAMDEN COUNTY PLANNING BOARD

Regular Meeting – December 19, 2018

It is staffs opinion that since the survey/deed for the house lot was never drawn up and recorded that the current owner, Mr. Gus McPherson, owns the house and lot. Mr. McPherson wants to get this error corrected as Mrs. Williams' son lives in the house and should be the rightful owner.

2016, 2017, 2018 taxes owed on house lot approximately \$3,386.03.

STAFF RECOMMENDATION: Though this would definitely be spot zoning and not consistent with the Comprehensive Plan or CAMA Land Use Plan, Staff recommends approval of this Zoning Map Amendment as the situation was created at no fault of the previous/current property owner and it is in the best interest of the public as it will allow Mr. Alvin Hess to legally obtain the land and house his mother intended to give him at her passing.

At this time, Mr. Parks opened the floor to public comments. Mr. Herbert Mullen, Attorney for Mr. Hess, spoke.

Herbert Mullen, Attorney at Law:

- Mrs. Williams sold her property to Mr. McPherson with the exception of the house and lot it sits on.
- Deed was drawn up for Mr. McPherson's property exempting the house and lot

Chairman Calvin Leary asked why the Board of Commissioners denied the rezoning request when it was initially heard during 2017. Mr. Parks replied that there was an adjacent property owner who spoke out during the public hearing saying that it would be unfair to allow the rezoning when she herself was denied the ability to do something similar in the past.

Chairman Leary further asked what the chances were that the Board of Commissioners would approve it this time. Mr. Parks stated that the applicants and attorney will have a chance to speak their case at the public hearing. The issue of the taxes owed on the house and lot needs to be cleared up and paid by whom ever ends up being the end owner.

Mr. Mullen noted that there are adjacent lots in the area that are smaller than the 5 acre minimum for General Use District. Mr. Parks replied saying that those lots are what is termed legal non-conforming uses and they have no bearing on this case.

Attachment: Planning Board Minutes December 19, 2018 (2326 : PB Minutes from 12-19-2018)

CAMDEN COUNTY PLANNING BOARDRegular Meeting – December 19, 2018

At this time, Mr. Alvin Hess spoke:

- Stated he is a 71 year old veteran.
- He is the son of the previous owner of the property, Mrs. Williams.
- He stated he does not want to become homeless should this be denied.

At this time, Mr. Parks explained what the consistency statement should be (see below), after which motions were made as follows:

Motion to Approve Consistency Statement: Rezoning of 1 Acre to include existing house at 729 North 343 from GUD to R31 is inconsistent with both the CAMA Land Use Plan and the Comprehensive Plan.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Rick McCall, Board Member
SECONDER:	Steven Bradshaw, Board Member
AYES:	Leary, Harris, McCall, Bradshaw, Saunders
ABSENT:	Albertson

Motion to Approve Rezoning of 1 Acre to include existing house at 729 North 343 from GUD to R31 as it serves the best interest of the public.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Rick McCall, Board Member
SECONDER:	Steven Bradshaw, Board Member
AYES:	Leary, Harris, McCall, Bradshaw, Saunders
ABSENT:	Albertson

Board member Rick McCall pointed out to those present that the Planning Board is only a recommending board, and that this still must be heard before the Board of Commissioners, who will make the final decision on this matter. Mr. Parks stated that this will go to the Board of Commissioners, in their January consent agenda, to set the public hearing date which will be for their February meeting.

INFORMATION FROM BOARD AND STAFF

Mr. Parks updated the Planning Board on the status of the UDO rewrite.
Planning Clerk Amy Barnett spoke briefly regarding the 2019 schedule for the Planning Board.

CONSIDER DATE OF NEXT MEETING - JANUARY 16, 2019

Attachment: Planning Board Minutes December 19, 2018 (2326 : PB Minutes from 12-19-2018)

CAMDEN COUNTY PLANNING BOARDRegular Meeting – December 19, 2018

ADDITIONAL MATTERS TO COME BEFORE THE BOARD

Due to the resignation of previous Vice Chairman of the Planning Board, Patricia Delano, the position of Vice Chairman was left vacant. To resolve the vacant position, the following motion was made:

Motion to Appoint Steve Bradshaw to position of Vice Chairman of Planning Board.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Rick McCall, Board Member
SECONDER:	Cathleen M. Saunders, Board Member
AYES:	Leary, Harris, McCall, Bradshaw, Saunders
ABSENT:	Albertson

ADJOURN***Motion to Adjourn***

RESULT:	PASSED [UNANIMOUS]
MOVER:	Rick McCall, Board Member
SECONDER:	Cathleen M. Saunders, Board Member
AYES:	Leary, Harris, McCall, Bradshaw, Saunders
ABSENT:	Albertson

The meeting adjourned at 7:25 PM.

*Chairman Calvin Leary
Camden County Planning Board*

ATTEST:

*Amy Barnett, Permit Clerk
Camden County Planning Department*

Attachment: Planning Board Minutes December 19, 2018 (2326 : PB Minutes from 12-19-2018)



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

New Business

Item Number:

Meeting Date: March 20, 2019

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

Item Title UDO 2019-03-04 Rezoning Keeter Barn LLC, 47 Acres from
HC to VR, Intersection US 17 & Keeter Barn Rd

Attachments: UDO 2019-03-04 Keeter Barn LLC - Rezoning 47 Acres
HC to VR (PDF)

STAFF REPORT

UDO 2019-03-04 Zoning Map Amendment

PROJECT INFORMATION

File Reference:	UDO 2019-03-04	Application Received:	3/4/2019
Project Name:	N/A	By:	David Parks, Permit Officer
PIN:	01-7080-00-30-7405	Application Fee paid:	\$970 Check #1001
Applicant:	Keeter Barn, LLC Chad Williams & Alexander Underhill	Completeness of Application:	Application is generally complete
Address:	205 N. Water St. Elizabeth City, NC	Documents received upon filing of application or otherwise included:	
Phone:	(252) 340-0147	A.	Rezoning Application
Email:		B.	Deed
Agent for Applicant:		C.	GIS Aerial, Current zoning, Comprehensive Plan Future Land Use and CAMA Land Use Plan Suitability Maps
Address:		D.	Neighborhood Meeting Comments
Phone:			
Email:			
Current Owner of Record:	Applicant		
Meeting Dates:			
3/1/2019	Neighborhood		
3/20/2019	Planning Board		

REQUEST: Rezone approximately 47 acres from Highway Commercial (HC) to Village Residential (VR) on property located at intersection of U.S. 17 and Keeter Barn Road South Mills Township.

From: Highway Commercial (HC) – Article 151.3.6.5 (Purpose Statement)

The Highway Commercial district is applied to lots along the County's major roadways (e.g., US 158, US 17, NC 34, and NC 343) and is intended for automobile-oriented commercial development as well as large floorplate commercial uses and uses that require or generate truck traffic. The district also accommodates agricultural and institutional uses as well as higher density residential uses with a special

Attachment: UDO 2019-03-04 Keeter Barn LLC - Rezoning 47 Acres HC to VR (2328 : UDO 2019-03-04 Rezoning Keeter Barn LLC)

use permit. New development in the HC district is grouped and configured to ensure regular lateral vehicular and pedestrian access along major transportation routes as a means of establishing a well-connected transportation system. New development is configured to maintain high visual quality along the major roadway, or is fully screened from view. Sufficient spacing and screening is included along lot lines shared with adjacent residential zoning districts to ensure compatibility. New commercial and multi-family developments in the district are subject to the design standards in Article 151.5.

To: Village Residential (VR) – Article 151.3.5.6 (Purpose Statement)

The Village Residential (VR) district is established to accommodate a wide range of residential and institutional use types at modest densities on lots within and adjacent to designated village centers. The district allows duplexes, live/work units, single-family attached, and single-family detached dwellings, but does not allow mobile homes, manufactured homes, or conservation subdivisions. As a means of creating compact, functional neighborhoods, the district also allows a wide variety of institutional uses, including community centers, day care, schools, assisted living, religious institutions, parks, and utilities. Lots served by public sewer may have reduced minimum lot sizes and building height is measured from the base flood elevation. District regulations are intended to support the County's investment in infrastructure by encouraging the development of compact, vibrant neighborhoods with a variety of house sizes and types that are located in close proximity to complementary institutional uses. Low density development comprised of uniform building types or styles is discouraged.

PROJECT LOCATION:**Vicinity Map: South Mills Township**

Attachment: UDO 2019-03-04 Keeter Barn LLC - Rezoning 47 Acres HC to VR (2328 : UDO 2019-03-04 Rezoning Keeter Barn LLC)

SITE DATA

Lot size: Approximately 42 acres.
Flood Zone: X
Zoning District(s): Highway Commercial (HC)
Existing Land Uses: Farmland

Adjacent Zoning & Uses:

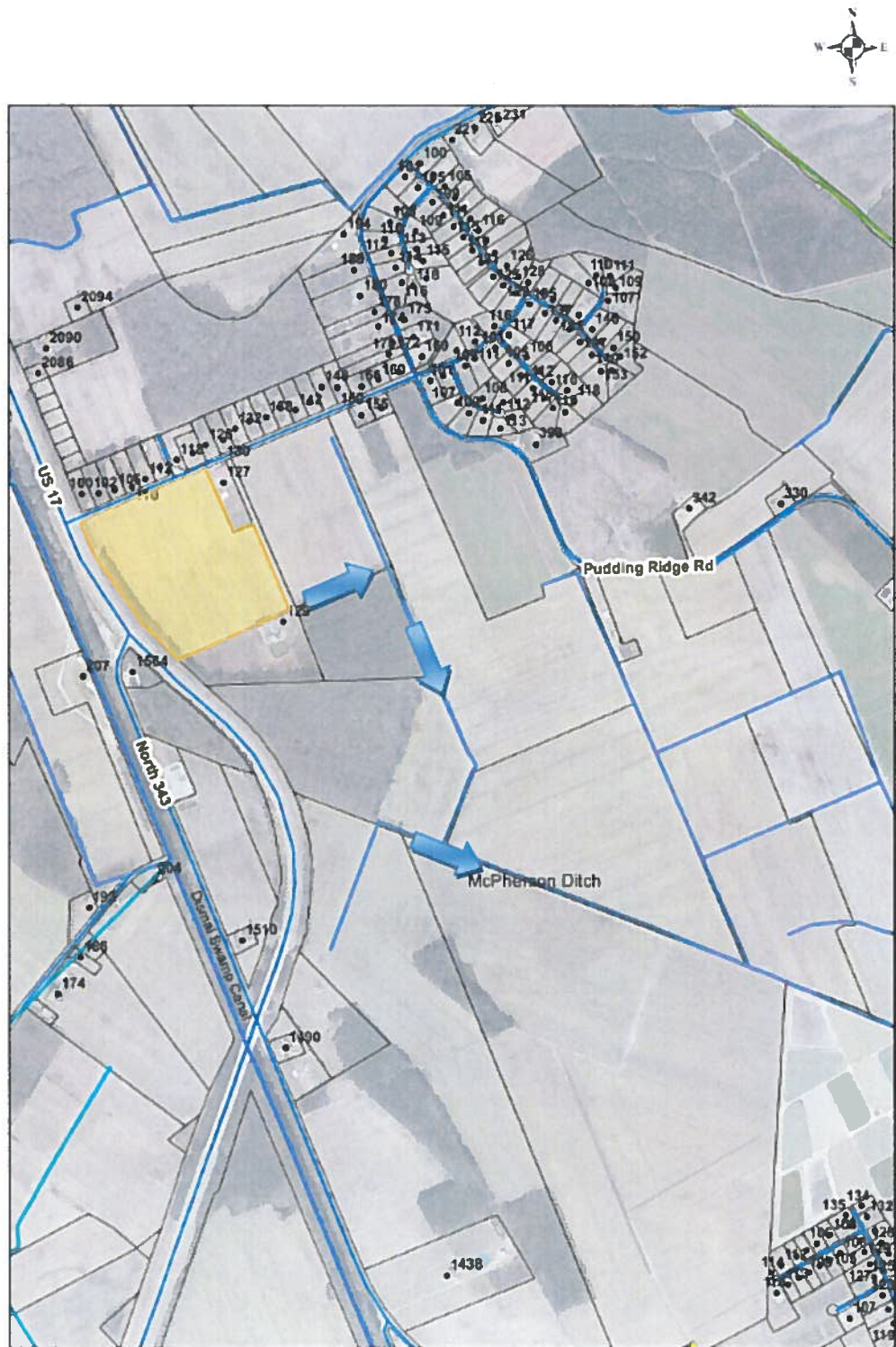
	North	South	East	West
Zoning	Rural Residential (RR)	Highway Commercial (HC)	Highway Commercial (HC)/ Rural Residential (RR)	Working Lands (WL)
Use & size	Housing	Sewer Treatment Plant	South Mills Fire Station/Farmland	U.S. 17/Dismal Swamp Canal

Proposed Use(s): Residential purposes.

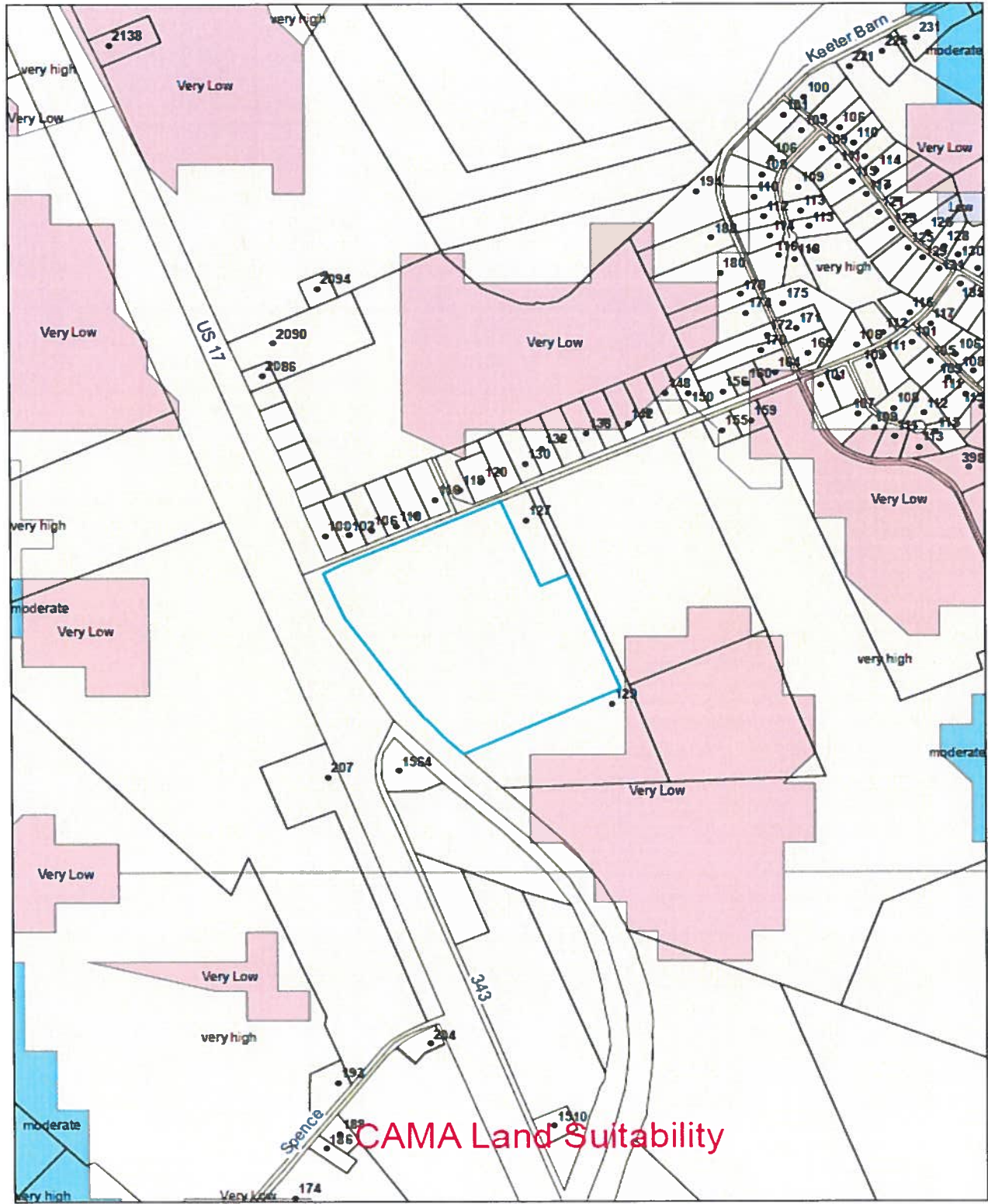
Description/History of property: Property is located just outside the Core Village of South Mills at the corner of U.S. 17 and Keeter Barn Road and is currently being farmed by current owner. Property was advertised for sale by previous owner under the current zoning of Highway Commercial (which was approved in 2004) with no prospects. Possible reasons for this maybe; 1) Only access for a development would be off Keeter Barn Road as U.S. 17 is a limited access corridor; 2) proximity to sewer treatment; 3) lack of demand/rooftops.

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

The property is very flat with a minimal outfall ditch located at the southeastern part of the property running eastwardly, then turns south through a few farm field then South to the McPherson Ditch. Approximate distance to McPherson Ditch is 3,880 feet. See Drainage Map next page.

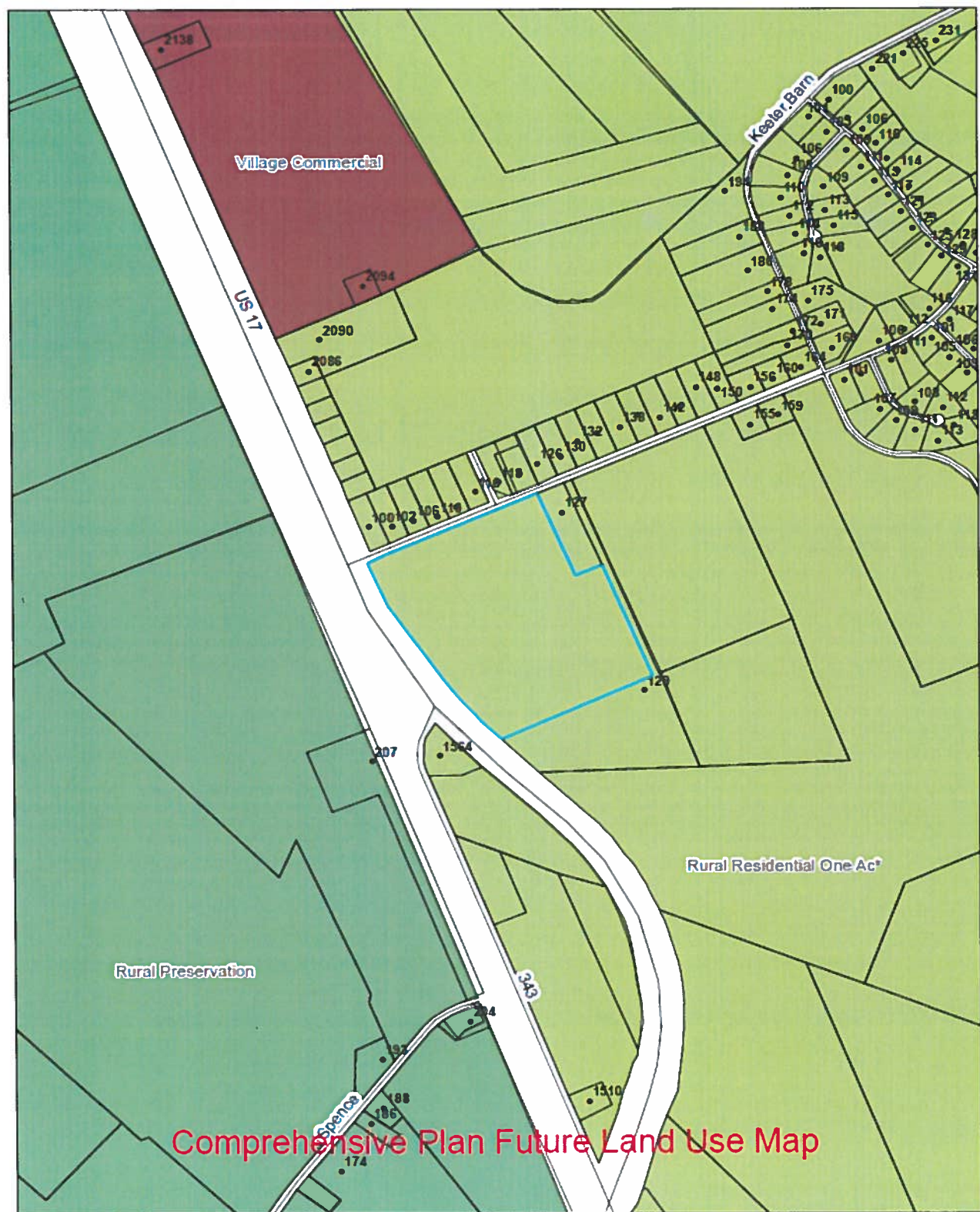


CAMA Land Suitability:



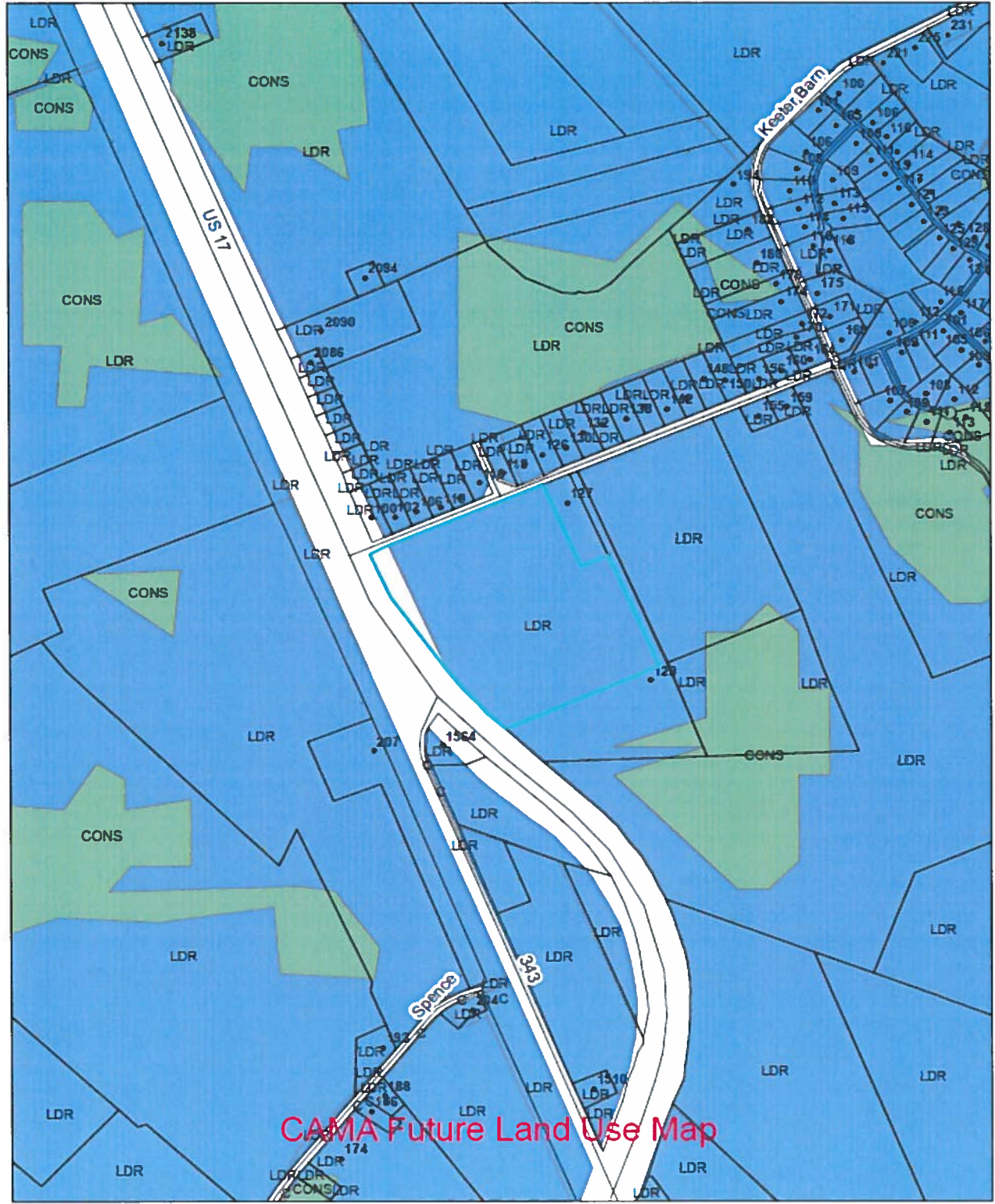
Attachment: UDO 2019-03-04 Keeter Barn LLC - Rezoning 47 Acres HC to VR (2328 : UDO 2019-03-04 Rezoning Keeter Barn LLC)

Comprehensive Plan Future Land Use Map



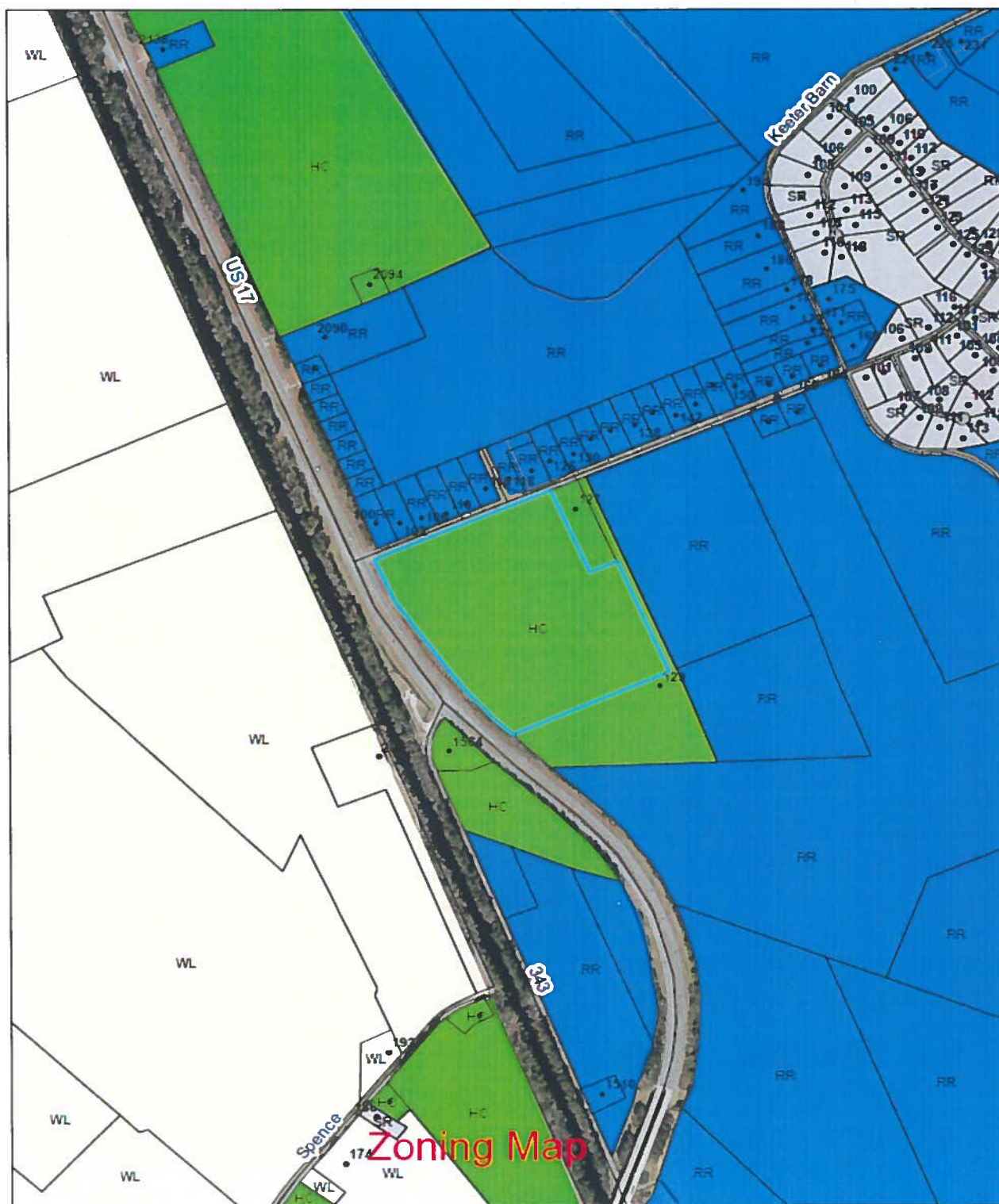
Attachment: UDO 2019-03-04 Keeter Barn LLC - Rezoning 47 Acres HC to VR (2328 : UDO 2019-03-04 Rezoning Keeter Barn LLC)

CAMA Future Land Use Map



Attachment: UDO 2019-03-04 Keeter Barn LLC - Rezoning 47 Acres HC to VR (2328 : UDO 2019-03-04 Rezoning Keeter Barn LLC)

Zoning Map:



INFRASTRUCTURE & COMMUNITY FACILITIES

Water	Water lines are located adjacent to property along Keeter Barn Road.
Sewer	Sewer lines are located adjacent to property along Keeter Barn Road.
Fire District	South Mills Fire Department adjacent to property.
Schools	Impact calculated at Development stage.
Traffic	Generation of traffic will be at development stage.

PLANS CONSISTENCY

CAMA Land Use Plan Policies & Objectives:

Consistent ☐

Inconsistent ☒

The CAMA Land Use Plan was adopted by the Camden County Board of Commissioners on April 4, 2005. The proposed zoning change is inconsistent in that the Future Land Use Maps has property identified as Low Density Residential on 1-2 acres or greater. However at the time the plan was adopted, the County had not considered connecting residential to sewer to allow for higher density residential development due to limited availability of sewer. The requested zoning makes it partially consistent in that it allows for residential development but with a higher density based on water/sewer availability.

2035 Comprehensive Plan

Consistent ☐

Inconsistent ☒

The proposed zoning change is inconsistent with Comprehensive Plan (Adopted 2012) as Future Land Use Maps reflect land as Rural Residential on one acre lots. Availability of sewer for higher density development was more focused within the Core Villages of the County at the time the plan was approved. Requested zoning makes it partially consistent in that it allows for residential development, but at a higher density based on water/sewer availability.

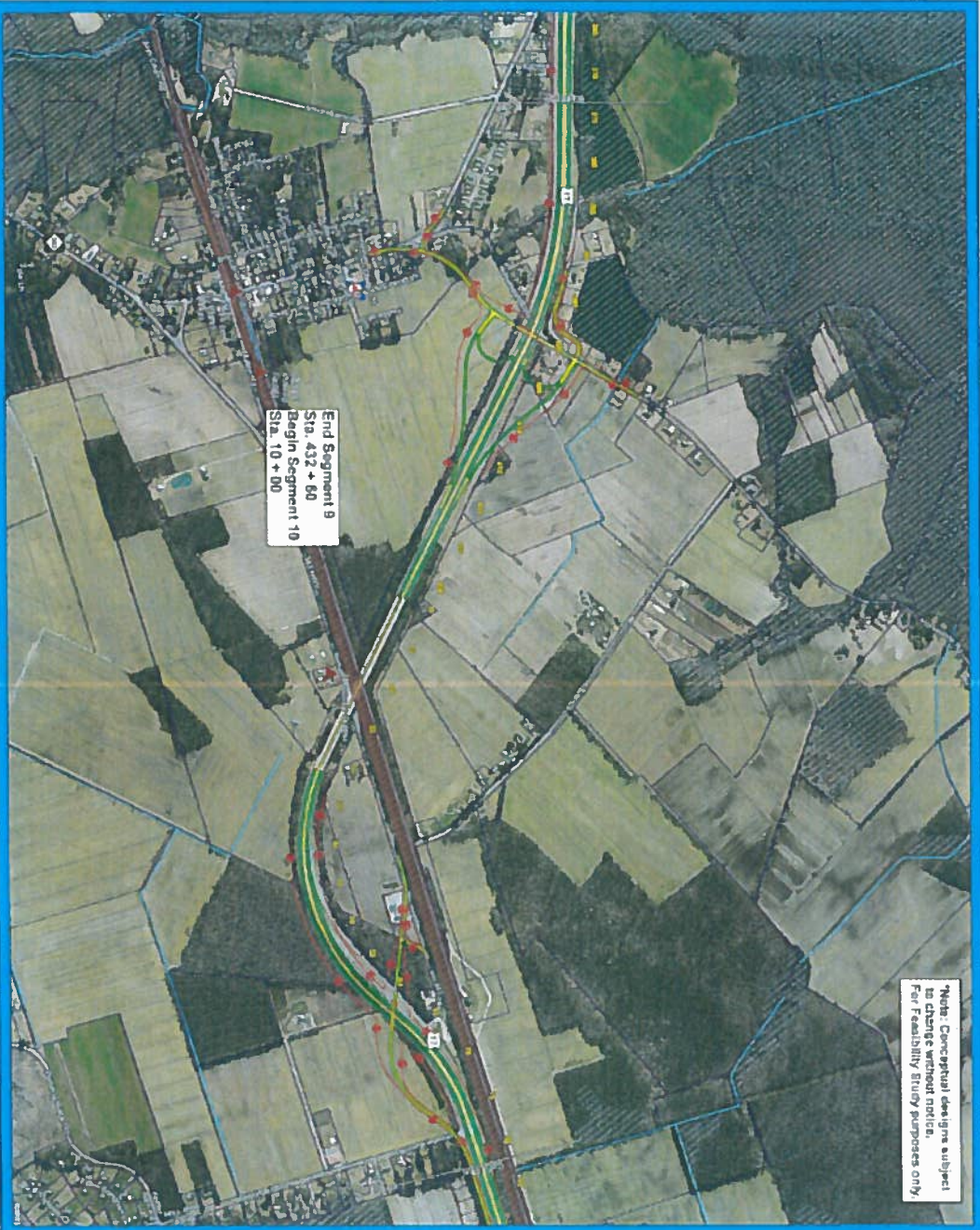
PLANS CONSISTENCY – cont.

Comprehensive Transportation Plan

Consistent ☒

Inconsistent ☒

Proposed Interstate 87 which is on the States TIP may affect portion of property (see Feasibility Study Map next page).



Other Plans officially adopted by the Board of Commissioners

N/A

FINDINGS REGARDING ADDITIONAL REQUIREMENTS:

Yes ☒ No ☐ **Will the proposed zoning change enhance the public health, safety or welfare?**

Reasoning: The proposed zoning change will enhance the public health, safety, or welfare as it will allow for a mix of higher density of residential and commercial uses with the availability of water and sewer which both are located adjacent to property.

Yes ☒ No ☐ **Is the entire range of permitted uses in the requested classification more appropriate than the range of uses in the existing classification?**

Reasoning: Uses in the requested zoning classification are more appropriate as it offers a mix of residential and commercial options. The current zoning has been in place since 2004 and has been listed for sale by previous owners with no success.

For proposals to re-zone to non-residential districts along major arterial roads:

Yes ☐ No ☐ **Is this an expansion of an adjacent zoning district of the same classification? N/A**

Reasoning:

Yes ☐ No ☐ **What extraordinary showing of public need or demand is met by this application? N/A**

Reasoning:

Will the request, as proposed cause serious noise, odors, light, activity, or unusual disturbances?

Yes ☐ No ☒

Reasoning: All uses permitted in the requested zoning classification should not cause any serious noise, odors, light activity, or unusual disturbances.

Does the request impact any CAMA Areas of Environmental Concern?

Yes ☐ No ☒

Reasoning: Property is outside any CAMA Areas of Environmental Concern.

Does the county need more land in the zoning class requested?

Yes ☒ No ☐

Reasoning: The requested VR zoning is a revision as far as definition and permitted uses of the previous Mixed Village Residential (R1) (new zoning classification approved on February 4, 2019). Additional zoning of this classification is needed in specific areas within and adjacent to Camden's Village areas.

Yes ☐ No ☒

Is there other land in the county that would be more appropriate for the proposed uses?

Reasoning: The location of the property makes it appropriate for the proposed uses.

Yes ☐ No ☒ **Will not exceed the county's ability to provide public facilities:**

The proposed zoning will have an impact on all public facilities, how much will be determined at the development of the property.

Schools –

Fire and Rescue –

Law Enforcement –

Parks & Recreation –

Traffic Circulation or Parking –

Other County Facilities –

Yes ☐ No ☒ **Is This A Small Scale “Spot” Rezoning Request Requiring Evaluation Of Community Benefits?**

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

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

STAFF COMMENTARY:

The current zoning on property is inconsistent with the CAMA Plan and Comprehensive Plan as the plans reflect property to be zoned as residential. The requested zoning according to its Purpose Statement (listed above) fits this request as property sits adjacent to South Mills Core Village.

Consistency statement:

The existing zoning and requested zoning are inconsistent with both the CAMA and Comprehensive plans as both plans identify property as low density residential. At the time both plans were adopted sewer availability was either nonexistent or the use of was focused within the villages where available.

Excerpt from Comprehensive Plan – Vision Statement

“New development will be focused within targeted core areas to breathe new life into established county villages and to efficiently use existing and planned infrastructure and public resources. New housing choices will be made available to serve families, young professionals, and retirees. Rural areas will maintain prominence in the county, and will continue to serve agricultural and forestry production and low density residential development.”

Also, the requested zoning is supported by several action strategies of the Comprehensive Plan.

Recommendation:

Planning Staff recommends approval of Rezoning Application (UDO 2019-03-04) from Highway Commercial to Village Residential.

Dave Parks

From: Alex Underhill <commercialappraisalsolutions@gmail.com>
Sent: Thursday, March 07, 2019 8:59 AM
To: dparks@camdencountync.gov
Subject: [External] Keeter Barn Tract

Dave,

This email serves as notice that Keeter Barn LLC is requesting a zoning change from Highway Commercial to Village Residential on tax parcel 01.7080.00.30.7405.0000 (41.751 Acres). We originally requested a zoning change to Mixed Use, but that has now been amended.

Thanks,

Alex Underhill
Keeter Barn LLC
205 N Water St
Elizabeth City, NC 27909
252-340-0147

Attachment: UDO 2019-03-04 Keeter Barn LLC - Rezoning 47 Acres HC to VR (2328 : UDO 2019-03-04 Rezoning Keeter Barn LLC)



Zoning Map Amendment Application

OFFICIAL USE ONLY:

UDO Number: 2019-03-04

Date Filed: 3/14/19

Amount Paid: \$970.00

Received By: [Signature]

Contact Information

APPLICANT

Name: Keeter Barn, LLC
 Address: 205 N. Water Street
Elizabeth City, NC 27909
 Telephone: (252) 340-0147 & 207-3433
 Fax: _____
 Email: _____

PROPERTY OWNER

Name: Keeter Barn, LLC
 Address: Same as applicant
 Telephone: _____
 Fax: _____
 Email: _____

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: _____

Property Information

Physical Street Address: Not addressed.
 Location: Intersection of U.S. 17 and Keeter Barn Road, South Mills Township
 Parcel ID Number(s): 01-7080-00-30-7405
 Total Parcel(s) Acreage: Approximately 42 acres
 Existing Land Use of Property: Farmland

Request

Current Zoning of Property: Highway Commercial (HC) Proposed Zoning District: Village Residential (V)Total Acreage for Rezoning: 42 Are you rezoning the entire parcel(s): ☒ Yes ☐ NoMetes and Bounds Description Provided: ☒ Yes ☐ NoCommunity Meeting, if applicable: Date Held: 3/1/2019; Location: South Mills Fire Station

I, the undersigned, do certify that all of the information presented in this application is accurate to the best of my knowledge, information, and belief. Further, I hereby authorize county officials to enter my property for purposes of determining zoning compliance. All information submitted and required as part of this application process shall become public record.


 Property Owner(s)/Applicant

3-1-19
 Date

Note: Form must be signed by the owner(s) of record, contract purchaser(s), or other person(s) having a recognized property interest. If there are multiple property owners/applicants, a signature is required for each.

Attachment: UDO 2019-03-04 Keeter Barn LLC - Rezoning 47 Acres HC to VR (2328 : UDO 2019-03-04 Rezoning Keeter Barn LLC)

Zoning Map Amendment Design Standards and Submittal Checklist

This table depicts the design standards of the site plan or map for a zoning map amendment application. Please make sure to include all applicable listed items to ensure all appropriate standards are reviewed.

Zoning Map Amendment - Site Plan Design Standards and Submittal ChecklistDate Received: N/AProject Name: N/AApplicant/Property Owner: Keeter Barn, LLC

Site Plan or Map Design Standards Checklist		Checkoff
1	Lot / Parcel Dimensions	<input checked="" type="checkbox"/>
2	Zoning Designation	<input checked="" type="checkbox"/>
3	All Existing Physical Features (structures, buildings, streets, roads, etc.)	<input checked="" type="checkbox"/>
4	Location and Dimensions of Any Proposed Construction may be submitted.	<u>N/A</u>

Zoning Map Amendment Submittal Checklist

Staff will use the following checklist to determine the completeness of your application within ten business days of submittal. Please make sure all of the listed items are included. Staff shall not process an application for further review until it is determined to be complete.

Zoning Map Amendment: Staff Checklist		Checkoff
1	Complete Zoning Map Amendment Application	X
2	Application Fee (\$650 plus \$10 Per Acre Over 10 Acres)	<input checked="" type="checkbox"/>
3	Community Meeting Written Summary, If Applicable	<input checked="" type="checkbox"/>
4	Site Plan or Map	N/A
5	Metes and Bounds Survey, If Applicable	X
6	5 Copies of Plans or Maps	N/A
7	5 Hard Copies of ALL Documents	X
8	1 PDF Digital Copy of All Plans AND Documents (on CD, not email)	N/A

Staff Use Only**Pre-Application Conference:**Held On: 2/5/2019 Location: Planning OfficePerson(s) Present: Alex Underhill, Chad Williams, (Applicants) and Dan Porter, Dave Parks (Planning Staff)

Comments: Applicants are requesting a zoning that will better market the property to a potential developer.

Report form

Limited Liability Company

Legal Name

Keeter Barn, LLC

Information

Sold: 1781658

Status: Current-Active

Annual Report Status: Current

Citizenship: Domestic

Date Formed: 1/1/2019

Registered Agent: Williams, Chad

Addresses

Mailing	Principal Office	Reg Office	Reg Mailing
205 N. Water Street Elizabeth City, NC 27909	205 N. Water Street Elizabeth City, NC 27909	205 N. Water Street Elizabeth City, NC 27909	205 N. Water Street Elizabeth City, NC 27909

Company Officials

All LLCs are managed by their managers pursuant to N.C.G.S. 57D-3-20.

Member

Alexander J Underhill

Member

Chad Williams

205 N. Water Street

205 N. Water Street

Elizabeth City NC 27909

Elizabeth City NC 27909

KEETER BARN LLC

205 N Water St
Elizabeth City, NC 27909

Phone: (Cell) 252-340-0147
Email: alex.und7@yahoo.com

March 1, 2019

Re: Request for zoning change from Highway Commercial to Mixed Use



US Hwy 17 N & Keeter Barn Rd
South Mills, NC 27976
Camden County
Tax Parcel: 01.7080.00.30.7405.0000
Acres: 41.751

Neighborhood Meeting Summary:

The meeting began at 6:00 pm on 3/1/2019. Attendees: Alex Underhill (Owner), Chad Williams, (Owner), Dave Parks (Camden County Zoning Administrator), one firefighter, one waste water treatment employee, and Tommy Banks (Fire Chief). Mr. Banks had concerns about the proximity of residential dwellings to the helicopter pad behind the fire station. Catherine Baker (100 & 104 Keeter Barn Rd). Mrs. Baker had no opposition to the zoning request. She said that she would like to be able to connect to public sewer if the County would allow the subject tract to connect to public sewer. The meeting adjourned at 6:30 pm 3/1/2019.

Attachment: UDO 2019-03-04 Keeter Barn LLC - Rezoning 47 Acres HC to VR (2328 : UDO 2019-03-04 Rezoning Keeter Barn LLC)

KEETER BARN LLC

205 N Water St
Elizabeth City, NC 27909

Phone: (Cell) 252-340-0147
Email: alex.und7@yahoo.com

March 1, 2019

Re: Request for zoning change from Highway Commercial to Mixed Use



US Hwy 17 N & Keeter Barn Rd
South Mills, NC 27976
Camden County
Tax Parcel: 01.7080.00.30.7405.0000
Acres: 41.751

Neighbor's Comments:

my only concern is the new housing development will probably be able to hook up to the county septic system. While all of us existing homeowners are not able to. We still have septic systems in our backyards. I think more consideration should be made to existing homeowners.

Otherwise, I have no problem with the re-zoning change.

Catherine L. Baker

100 + 104 Keeter Barn

Attachment: UDO 2019-03-04 Keeter Barn LLC - Rezoning 47 Acres HC to VR (2328 : UDO 2019-03-04 Rezoning Keeter Barn LLC)



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

New Business

Item Number:

Meeting Date: March 20, 2019

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

Item Title UDO 2019-02-01 North River Crossing Phase 2 Preliminary
Plat

Attachments: UDO 2019-02-01 North River Crossing Phase 2 Prelim
Plat (PDF)
UDO 2019-02-01 North River Crossing Phase 2 Prelim Plat - Map (PDF)
UDO 2019-02-01 North River Crossing Phase 2 Prelim Plat - Maps - Pre and Post Dev
(PDF)

STAFF REPORT

UDO 2019-02-01
Preliminary Plan North River Crossing
Phase II Major Subdivision

PROJECT INFORMATION

File Reference: UDO 2019-02-01
Project Name; North River Crossing
PIN: 03-8965-00-24-6702
Applicant: Seaboard

Development
 Alliance LLC/EHP
 Land Company, Inc
Address: 2875 Forge Road
 Toano, VA 23168
Phone: (757) 869-0001
Email:

Agent for Applicant:

Address:
Phone:
Email:

Current Owner of Record: Seaboard
 Development Alliance, LLC

Meeting Dates:

2/12/2019 Neighborhood Meeting
 3/06/2019 Technical Review Meeting
 2/20/2019 Planning Board

Application Received: 2/12/19
By: David Parks, Permit Officer

Application Fee paid: \$8,400 Check #003034

Completeness of Application: Application is generally complete

Documents received upon filing of application or otherwise included:

- A. Land Use Application
- B. Preliminary Plan
- C. Deed
- D. Perc Tests from Albemarle Regional Health Services on all lots
- E. Neighborhood meeting comments
- F. TRC Inputs

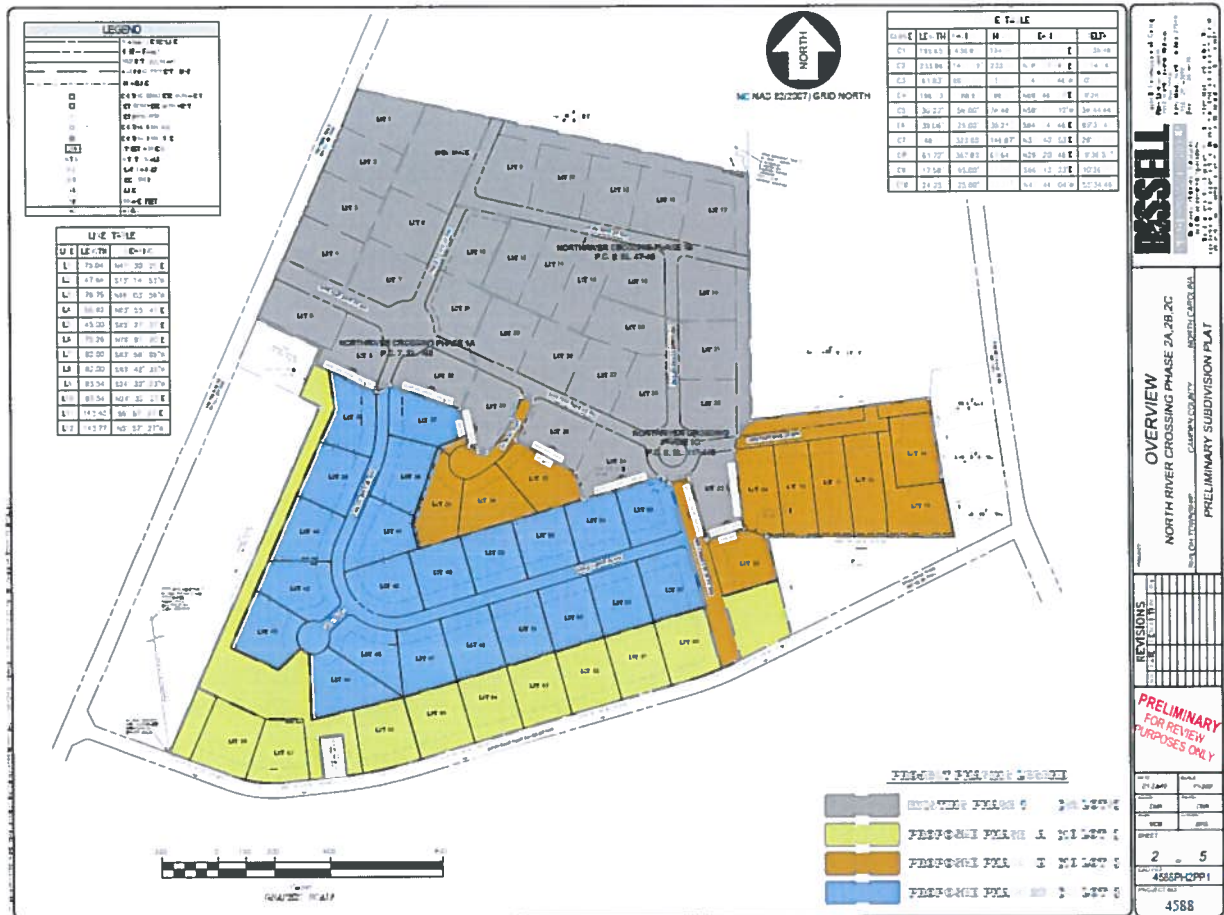
PROJECT LOCATION:

Street Address: Off Ditch Bank Road
Location Description: Shiloh Township

REQUEST: Preliminary Plan Phase II North River Crossing Major Subdivision – 42 lots - **Article 151.2.3.16 of the Unified Development Ordinance.** Phase II will be further phased as 2A, 2B, 2C.

Vicinity Map:





SITE DATA

Lot size:	Approximately 47 acres
Flood Zone:	Zone X
Zoning District(s):	Neighborhood Residential (NR)
Adjacent property uses:	Agriculture, Residential
Streets:	Shall be dedicated to public under control of NCDOT.

Street/Subdivision name:	Subdivision name: North River Crossing Street Names: Pamlico, Perquimans, Cape Fear Drives, Chowan and Deep Court's
Open Space:	Required: 47 acres X .05 = 2.35 acres (Article 151.3.5.5)
Landscaping:	Landscaping Plan required at Construction Drawings.
Farmland Compatibility Standards:	Per Article 151.5.5 , a 50' wide vegetative buffer required along all agricultural uses. Indicated on plan.
Recreational Land:	Per Article 151.6.1.13 – Developer is requesting to pay the fee in lieu of providing land. Formula: 1452 sf per lot X 42 (number of lots) = 60,984 sf or 1.4 acres.

ENVIRONMENTAL ASSESSMENT

Streams, Creeks, Major Ditches: Development will outfall into the North River.

Distance & description of nearest outfall: Distance to North River from Development is approximately 2000 feet. There is a maintenance easement along a ditch of the Roberts property to which the HOA is responsible to maintain in accordance with recorded covenants. Maintenance easement recorded in Camden County Registry of Deeds in BK 301, Pages 817-820.

TECHNICAL REVIEW STAFF (SKETCH PLAN) COMMENTS

1. **South Camden Water.** Approved.
2. **Albemarle Regional Health Department.** Approved. Received 42 perc tests.
3. **South Camden Fire Department.** Reviewed no comments.
4. **Pasquotank EMS (Central Communications).** Subdivision/road names approved.
5. **Sheriff's Office.** Reviewed no comments.
6. **Postmaster Elizabeth City.** No response. Did not attend meeting.
7. **School Superintendent:** No response. Did not attend meeting.
8. **Transportation Director of Schools.** Approved with request that all cul-de-sac's turning radius be a minimum of 43.5 feet.
9. **Camden Soil & Water Conservationist.** Approved.
10. **NCDOT.** No response.
11. **Mediacom.** No response.
12. **Century Link.** No response.

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

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

2035 Comprehensive PlanConsistent ☒Inconsistent ☐

Property is consistent with 2035 Comprehensive Plan Future Land Use Maps which has area designated as Rural Residential.

Comprehensive Transportation PlanConsistent ☒Inconsistent ☐

Property abuts Ditch Bank and Trotman Roads and internal roads will be dedicated to public.

FINDINGS REGARDING ADDITIONAL REQUIREMENTS:Yes ☐ No ☒**Endangering the public health and safety?**

In staff's opinion, application does not appear to endanger public health and safety.

Yes ☐ No ☒**Injure the value of adjoining or abutting property.**

In staff's opinion, application does not appear to injure the value of adjoining or abutting property as this is Phase II of existing subdivision.

EXCEED PUBLIC FACILITIES:

Yes ☒ No ☐

Schools: Proposed development will generate 28 students (.67 per household X 42 lots). High School over capacity: **2018/2019 capacity: 570 Enrollment: 607 - Capacity does not include modular units for Camden Early College**

Yes ☐ No ☒

Fire and rescue: Approved.

Yes ☐ No ☒

Law Enforcement: Approved.

Planning Staff recommends approval of Preliminary Plan for Phase II of North River Crossing Subdivision with the following comments.

1. Constructions drawings to reflect turning radius of cul-de-sacs be minimum 43.5' as requested by the Transportation Director of Camden County Schools.

BOARD OF COMMISSIONERS

TOM WHITE
Chairman

CLAYTON D. RIGGS
Vice Chairman

GARRY W. MEIGGS
RANDY KRAINIAK
ROSS MUNRO



Camden County
NEW ENERGY. NEW VISION.

KENNETH ROWMAN
County Manager

KAREN DAVIS
Clerk to the Board

JOHN S. MORRISON
County Attorney

February 15, 2019

Superintendent
Camden County Schools
Attn: Dr. Joe Ferrell
174 North NC 343
Camden, NC 27921

RE: Student Generation

Mr. Ferrell,

The following student generation rates for the following proposed major subdivisions seeking approval utilizing the formula of .67 students per single family lot (Primary = .29; Intermediate = .18; Middle = .07; and High School = .13):

<u>Subdivision Name</u>	<u>Lots proposed</u>	<u>Primary</u>	<u>Intermediate</u>	<u>Middle</u>	<u>High School</u>
Sleepy Hollow Estates	10	2.9	1.8	.7	1.3
North River Crossing	42	12.1	7.5	2.9	5.4

If you have any questions, please contact me at (252) 338-1919 ext 232.

Sincerely,


David Parks, CFM
Permit Officer

cc: file

Section 2.11: Land Use / Development Application

Depending upon the type of proposal, a Zoning Permit or a Special Use Permit may be required. This form is the start of the application process.



Land Use / Development Application (Zoning / Special Use)

OFFICIAL USE ONLY:

UDO Number: 2019-02-01 Zoning Dist.: NR
 Date Filed: 2/12/2019 Flood Zone: X
 Amount Paid: \$8400.00 Watershed (Y/N): N
 Received By: DP Taxes Pd(Y/N): Y

Contact Information

APPLICANT		PROPERTY OWNER	
Name:	<u>Seaboard Development Alliance, LLC/EHP Land Company, Inc.</u>	Name:	<u>Seaboard Development Alliance, LLC</u>
Address:	<u>2875 Forge Road</u> <u>Toano, VA 23168</u>	Address:	<u></u> <u></u>
Telephone:	<u>(757) 869-0001</u>	Telephone:	<u></u>
Email:	<u>elwoodhperry@gmail.com</u>	Email:	<u></u>
LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: <u></u>			

Property Information

Physical Street Address Not addressed
 Location: Property abuts Ditch Bank Road
 Parcel ID Number(s): 03-8965-00-24-6702
 Total Parcel(s) Acreage Approximately 46 acres
 Existing Land Use of Property Prior farmland.

Request

Project Name: Phase II North River Crossing Major Subdivision – 42 lots
 Proposed Use of Property: Residential
 Deed Book / Page Number and/or Plat Cabinet / Slide Number:
 Total square footage of land disturbance activity: Approx. 2,003,760 sf
 Total lot coverage: Total vehicular use area:
 Existing gross floor area: Proposed gross floor area:

Community Meeting

Date Meeting Held: 2/12/2019 Meeting Location: Camden County Courthouse

Purpose of the Special Use Permit and Project Narrative (*attach separate sheet if needed*):

N/A

The applicant shall provide a response to each of the following (*attach separate sheet if needed*). Staff shall prepare specific findings of fact based on the evidence submitted. Said findings shall be submitted to Board of Commissioners for their consideration.

A. The use will not endanger the public health or safety. N/A

B. The use will not injure the value of adjoining or abutting lands and will be in harmony with the area in which it is located. N/A

C. The use will be in conformity with the Land Use Plan or other officially adopted plan(s).

N/A

D. The use will not exceed the county's ability to provide adequate public facilities, including, but not limited to: schools, fire and rescue, law enforcement, and other county facilities. Applicable state standards and guidelines shall be followed for determining when public facilities are adequate. N/A

I, the undersigned, do certify that all of the information presented in this application is accurate to the best of my knowledge, information, and belief. Further, I hereby authorize county officials to enter my property for purposes of determining zoning compliance. All information submitted and required as part of this application process shall become public record.

Property Owner(s)/Applicant*

Date

***Note:** Forms must be signed by the owner(s) of record, contract purchaser(s), or other person(s) having a recognized property interest. If there are multiple property owners/applicants, a signature is required for each.



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 the 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, (252) 338-1919, with any questions about your application.

Office Use Only	
PIN:	<u>03-8965-00-24-6702</u>
UDO#	<u>2019-02-01</u>
Date Received:	<u>2 / 1 / 19</u>
Received by:	<u>NP</u>
Zoning District:	<u>NR</u>
Fee Paid \$	<u>8400.00</u>
Please Do Not Write In This Box	

PLEASE PRINT OR TYPE

Applicant's Name: Seaboard Development Alliance, LLC

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.

EHP Land Co., Inc. Managing Member, c/o Elwood H. Perry, President

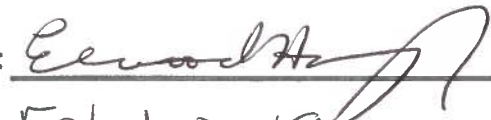
Applicant's Mailing Address: 2875 Forge Road
Toano, Va 23168

Daytime Phone Number 757-869-0001

Street Address Location of Property: Between Ditch Bank Road (SR1122) and Cape Fear Drive

General Description Of Proposal North River Crossing Phase 2 -
42 Additional Single Family Lots

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: 
Dated: Feb. 1, 2019

Flood Zone? ☒ X
☐ A
☐ AE
☐ AEFW

Located in Watershed Protection Area? ☐ Yes
☐ No

Taxes Paid? ☐ Yes
☐ No

Limited Liability Company

Legal Name
Seaboard Development Alliance, LLC

Information

SosId: 1159917
Status: Current-Active
Annual Report Status: Current
Citizenship: Domestic
Date Formed: 7/22/2010
Registered Agent: Greene, Wilson, III

Addresses

Reg Office	Reg Mailing	Mailing	Principal Office
205 E King Street Edenton, NC 27932	205 E King Street Edenton, NC 27932	2875 Forge Road Toano, VA 23168	2875 Forge Road Toano, VA 23168

Company Officials

All LLCs are managed by their managers pursuant to N.C.G.S. 57D-3-20.

Managing Member	Managing Member	Managing Member
E H P Land CO INC 2875 Forge Rd Toano VA 23168	WILSON GREENE 205 E King Street Edenton NC 27932	Timothy Hess 829 Lake Forest Drive Raleigh NC 27615

Date: 3/5/19

From: Technical Review Staff Camden County School Transportation Dept.
(Organization)

To: Camden County Planning Department

RE: Phase II Preliminary Plat North River Crossing – 42 lots

The following are _____ input for the Phase II Preliminary Plat North River Crossing major residential subdivision:

_____ Approved as is.

_____ Reviewed with no comments.

✓ _____ Approved with the following comments/recommendations:

See Attached Request

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

Name: Britton Overton

Signature: 

Address
 174 Hwy 343 North
 Camden, N.C. 27921-7549
 Telephone (252) 335-0831
 Fax (252) 331-2300
 ccsnc.org



Board Members
 Christian A. Overton, *Chair*
 Jason A. Banks, DDS, *Vice Chair*
 Sissy Aydlett
 Kevin P. Heath
 Chris Purcell

CAMDEN COUNTY BOARD OF EDUCATION

Dr. Joe Ferrell, *Superintendent*

To: Dan Porter, Planning Director
 From: Britton Overton, Director of Transportation *BDO*
 Date: March 5, 2019
 Re: School Bus Turning Radius in Subdivision Cul-de-sac
 Technical Review Committee Meeting; North River Crossing
 Phase II
 CC: David Parks, Camden Planning Department

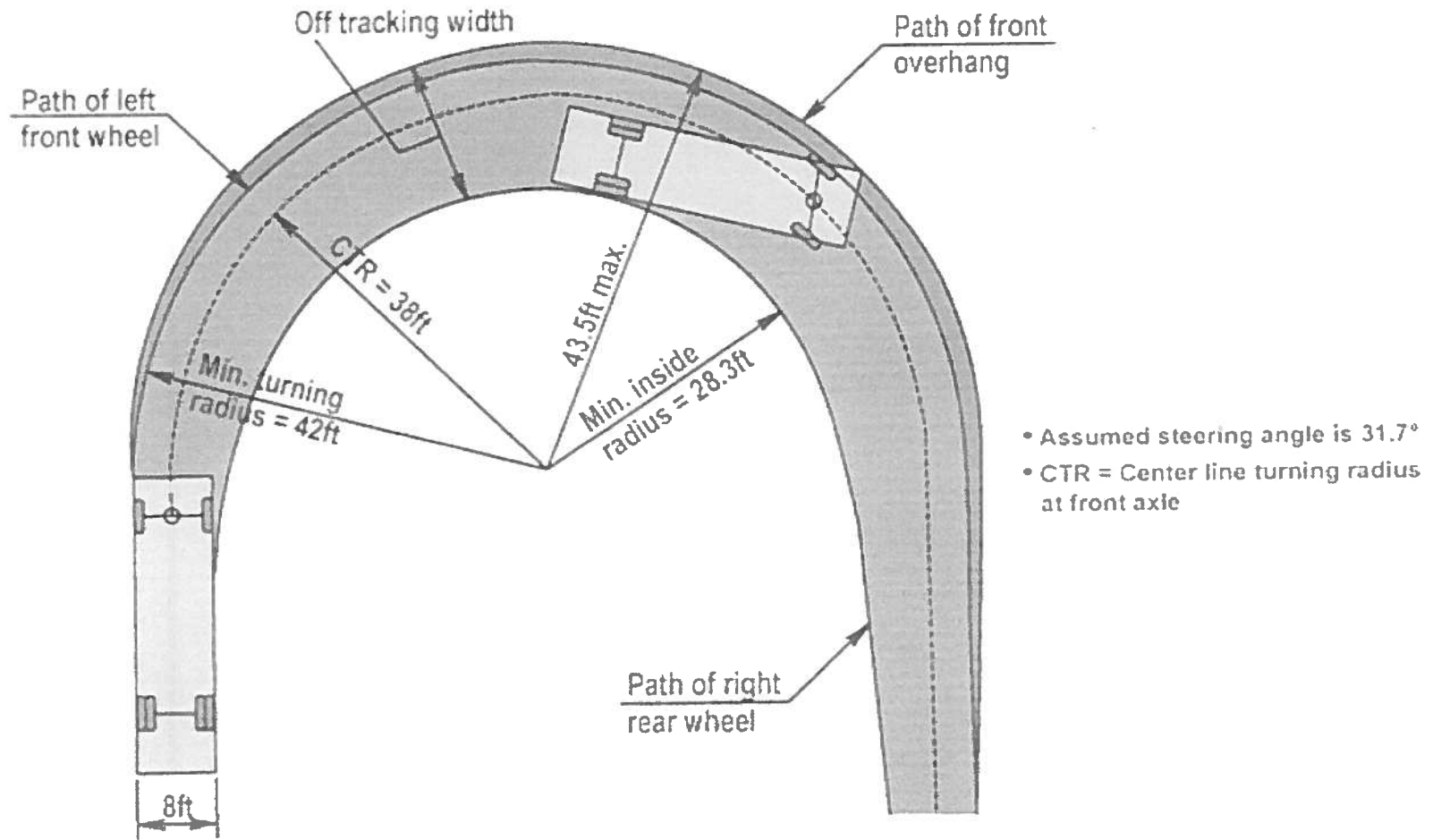
Camden County School Transportation Department requests that any subdivision created in Camden county have a minimum of 43.5' cul-de-sac radius.

The NC Department of Transportation requires a minimum cul-de-sac radius for non-curb and gutter pavement sections of 35' as per the *2010 Subdivision Roads Minimum Construction Standards*. AASHTO turning templates (attached) recommend a minimum turning radius of 42' plus an additional 1.5' to keep the rear overhand from wiping out a mailbox.

This information and support have been provided by our local state department in reference to the requested 43.5' radius.

MISSION STATEMENT

The Camden County Public Schools, in partnership with home and community, will educate all to be productive citizens in an ever-changing world.



Date: 2-15-19

From: Technical Review Staff Central Communications
(Organization)

To: Camden County Planning Department

RE: Phase II Preliminary Plat North River Crossing – 42 lots

The following are _____ input for the Phase II Preliminary Plat North River Crossing major residential subdivision:

_____ Approved as is.

☒ Reviewed with no comments.

_____ Approved with the following comments/recommendations:

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

Name: Kylie Felton Signature: Kylie Felton

Date: 3/4/19

From: Technical Review Staff Pasquotank EMS
(Organization)

To: Camden County Planning Department

RE: Phase II Preliminary Plat North River Crossing – 42 lots

The following are Pasquotank-Camden EMS input for the Phase II Preliminary Plat North River Crossing major residential subdivision:

☐ Approved as is.

☐ Reviewed with no comments.

☒ Approved with the following comments/recommendations:

EMS and 911 serve both counties, therefore I would
recommend changing the street name of "Perquimans Dale"
to something else, as we already have a "Perquimans Ave" in Pasquotank.

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

Name: Jerry Newell

Signature: 

Note: EMS Command Staff will be at the Annual EMS Administrators Conference in Wilmington on this meeting date. Sorry that we will not be able to attend in person.



Date: 3/5/19

From: Technical Review Staff Sheriff's Office
(Organization)

To: Camden County Planning Department

RE: Phase II Preliminary Plat North River Crossing – 42 lots

The following are _____ input for the Phase II Preliminary Plat North River Crossing major residential subdivision:

_____ Approved as is.

☒ Reviewed with no comments.

_____ Approved with the following comments/recommendations:

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

Name: Rodney Meade Signature: [Signature]

Date: 3/6/19

From: Technical Review Staff Soil & Water
(Organization)

To: Camden County Planning Department

RE: Phase II Preliminary Plat North River Crossing – 42 lots

The following are Soil & Water input for the Phase II Preliminary Plat North River Crossing major residential subdivision:

☒ Approved as is.

☐ Reviewed with no comments.

☐ Approved with the following comments/recommendations:

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

Name:

Brian R Lannon

Signature:

BRLannon

Date: 3/6/19

From: Technical Review Staff SCW+SD
(Organization)

To: Camden County Planning Department

RE: Phase II Preliminary Plat North River Crossing – 42 lots

The following are SCW+SD input for the Phase II Preliminary Plat North River Crossing major residential subdivision:

☒ Approved as is.

☐ Reviewed with no comments.

☐ Approved with the following comments/recommendations:

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

Name: David Creadle Signature: David Creadle

Date: 3/4/19

From: Technical Review Staff South Camden Fire Dept.
(Organization)

To: Camden County Planning Department

RE: Phase II Preliminary Plat North River Crossing – 42 lots

The following are SCFD input for the Phase II Preliminary Plat North River Crossing major residential subdivision:

☐ Approved as is.

☒ Reviewed with no comments.

☐ Approved with the following comments/recommendations:

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

Name: Kirk Jennings Signature: Kirk Jennings

SeaBoard Development Alliance, LLC
2875 Forge Road
Toano, VA 23168

January 30, 2019

RE: Phase II North River Crossing; Neighborhood meeting

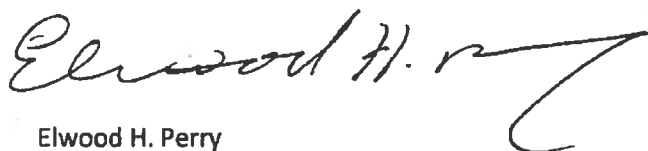
Dear Neighbors,

We are nearing completion of Phase I of North River Crossing major subdivision consisting of 32 lots. With that said we are applying to Camden County to seek preliminary plat approval for Phase II which will consist of a total of 42 lots to be completed in 3 phases (A, B, and C).

We are scheduling a neighborhood meeting for us to present the Preliminary Plat of Phase II and to give adjacent property owners an opportunity to provide comments at the meeting. The meeting will be held on Tuesday, February 12, 2019 at 6:00 PM in the upstairs Courtroom of the Historic Camden County Courthouse.

Any questions please feel free to e-mail me at Elwoodhperry@gmail.com.

Sincerely,



Elwood H. Perry
Managing Member

Dave Parks

From: Elwood Perry <elwoodhperry@gmail.com>
Sent: Wednesday, February 13, 2019 8:46 PM
To: Dave Parks
Subject: [External] Re: Neighborhood Meeting

Hey Dave

I appreciate you facilitating the neighborhood meeting on February 12, for phase 2 of North River Crossing. There were 8 people in attendance, Aaron & Melissa Miller, Paul & Andrea Battig, Andy Monn, Michele Albertson, Bonnie Taylor, & Mark Mcglone. Six were residents of NRC. Two were adjacent property owners. The comments centered around drainage questions, and builder questions.

I am going to offer a time between now and planning meeting, to have David Klebitz come to NRC, to answer any questions.

I also, have sent them copies of the recorded covenants. I have offered to meet with them, if they wish, to discuss them, or any other issues.

i was surprised at their concerns over the drainage, and the builders.

i will see you tomorrow, about 1:30, with checks for the application.

Thanks

Woody Perry

On Tue, Feb 12, 2019 at 9:53 AM Elwood Perry <elwoodhperry@gmail.com> wrote:



Sent from my iPhone

On Feb 12, 2019, at 9:47 AM, Dave Parks <dparks@camdencountync.gov> wrote:

Woody,

I will have the Courtroom open up at 5:30. Make sure you have a sign-in sheet and a comment sheet to hand out. See you then.

Dave Parks, CFM

Permit Officer

Dave Parks

From: Michelle Albertson <michelle.eccm@verizon.net>
Sent: Wednesday, February 20, 2019 8:33 AM
To: criggs@camdencountync.gov; boc@camdencountync.gov;
 dparks@camdencountync.gov; dporter@camdencountync.gov;
 kbowman@camdencountync.gov
Subject: [External] Re: [External] North River Crossing

Thank you for getting back to me so quickly. My number is 757-737-1299.

Michelle Albertson
 Assistant Director
 Centerville Baptist Extended Child Care
michelle.eccm@verizon.net

On Tuesday, February 19, 2019 Clayton Riggs <criggs@camdencountync.gov> wrote:

Michelle,

You did not provide a phone number. There is too much to discuss to email it in its entirety. I would be glad to answer your question or find you the most knowledgeable staff members.

Clayton Riggs

Commissioner

Sent from my U.S.Cellular® Smartphone

----- Original message -----

From: Michelle Albertson <michelle.eccm@verizon.net>
Date: 2/19/19 3:09 PM (GMT-05:00)
To: criggs@camdencountync.gov
Subject: [External] North River Crossing

Good Afternoon,

I am not sure if I am contacting the proper person. I have given up hope that this development would stop at phase 1. I love my country living and quiet road. I am writing to you because of the way they have the phase broke up and where they are starting. Half of the home owners plan to sell within the next couple of years because of relocation. I feel they should start closer to the existing homes in case this neighborhood does not continue to sell homes. That way there will

Attachment: UDO 2019-02-01 North River Crossing Phase 2 Prelim Plat (2327 : UDO 2019-02-01 North River Crossing Phase 2 Prelim Plat)

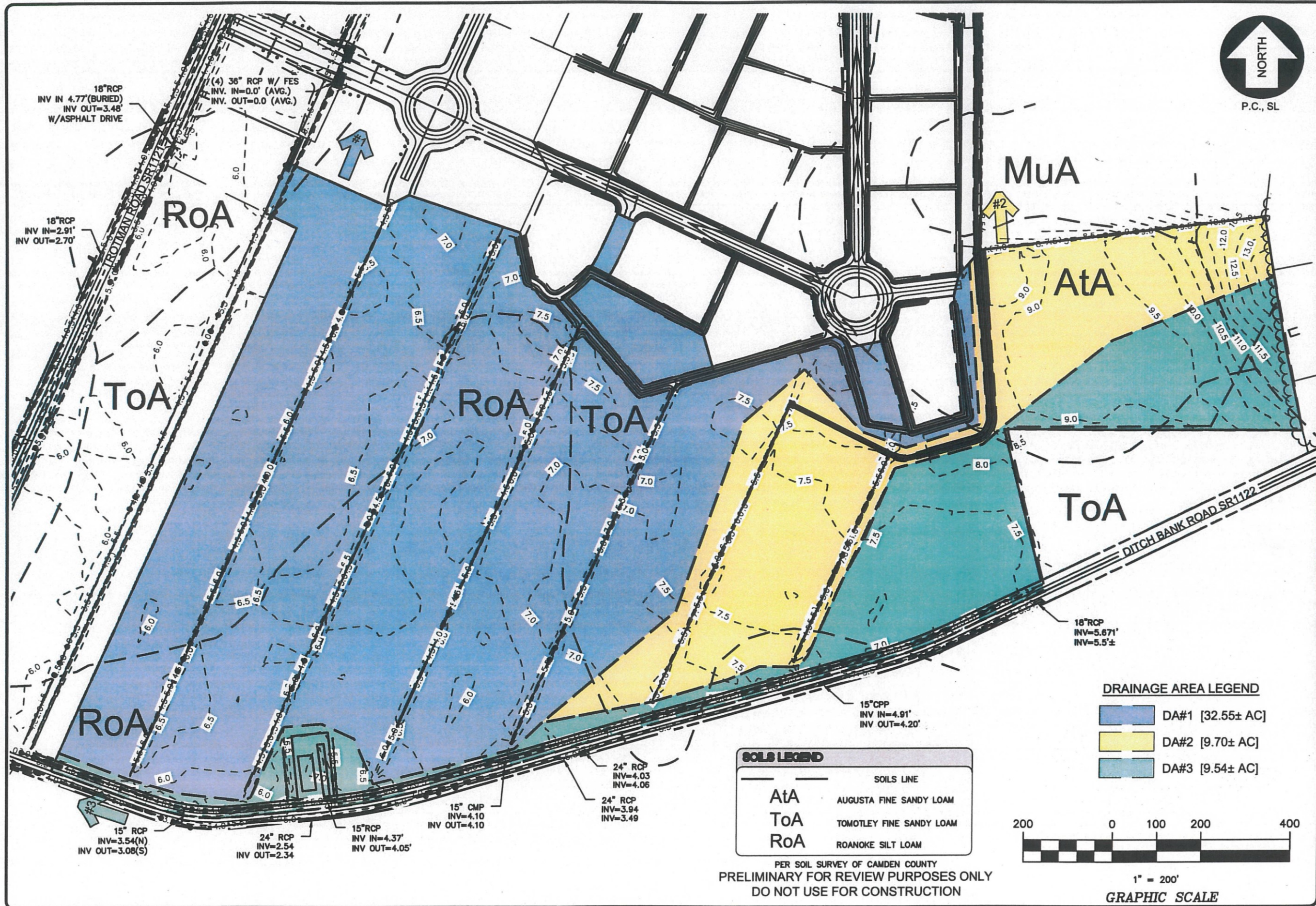
not be a huge empty space within the neighborhood. The meeting we had last week the builders pretty much said the only reason they are starting on Ditch Bank was because they wouldn't have to pay for the road yet, it is cheaper way to go.

Thank you,

Michelle Albertson

NAME	ADDRESS	COMMENTS
Aaron & Melissa Miller	610 Trotman Shawboro NC 27973	
Paul & Andrea Batts	604 Trotman Rd Shawboro NC 27973	
ANDY MONN	606 TROTMAN RD SHAWBORO, NC 27973	
Michelle Albertson	108 Ditch Bank Rd.	Oppose was not to have roads on Ditch Bank
Dorcas Jelfo	598 N. Trotman Rd.	
MARK MCGLONE	103 Pamlico Dr	





SOILS LEGEND	
	SOILS LINE
AtA	AUGUSTA FINE SANDY LOAM
ToA	TOMOTLEY FINE SANDY LOAM
RoA	ROANOKE SILT LOAM

DRAINAGE AREA LEGEND	
	DA#1 [32.55± AC]
	DA#2 [9.70± AC]
	DA#3 [9.54± AC]

PER SOIL SURVEY OF CAMDEN COUNTY
PRELIMINARY FOR REVIEW PURPOSES ONLY
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Blissell
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Engineers, Planners, Surveyors
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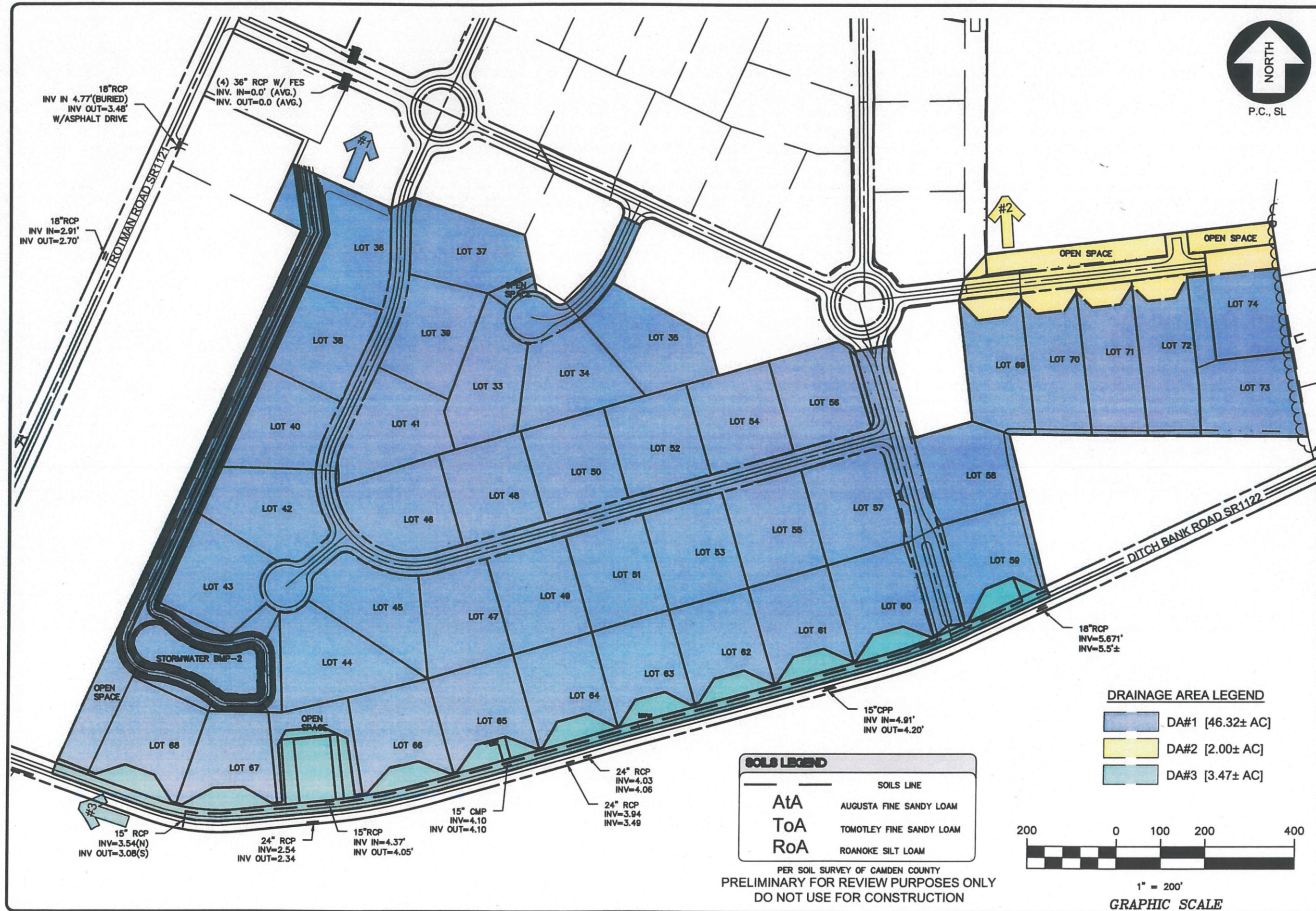
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PROJECT: **NORTH RIVER CROSSING - PH2**
PRE-DEVELOPMENT
SHEET: **SH1.01** CAMDEN COUNTY NORTH CAROLINA
DRAINAGE AREA MAP

REVISIONS	
NO.	DATE DESCRIPTION

DATE: 03-11-19
DESIGNED: BPG
DRAWN: DMK
SHEET: 1 of 1
CAD FILE: 4588000SW1
PROJECT NO: 4588

SCALE: 1" = 200'
CHECKED:
APPROVED: DMK



Blissell Professional Group
Firm License # C-666
3012 North Graham Highway
P.O. Box 1008
Kitty Hawk, North Carolina 27949
Tel: (252) 381-1700
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PROJECT: **NORTH RIVER CROSSING - PH2**
POST-DEVELOPMENT
DRAINAGE AREA MAP

SHILOH CAMDEN COUNTY NORTH CAROLINA

NO.	DATE	DESCRIPTION	BY

DATE: 03-11-19 SCALE: 1" = 200'
DESIGNER: BPG CHECKER:
DRAWN: DMK APPROVED: DMK
SHEET: 1 of 1
CAD FILE: 4588000SW1
PROJECT NO: 4588



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

New Business

Item Number:

Meeting Date: March 20, 2019

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

Item Title UDO 2019-02-18 Sleepy Hollow Estates Phase 2 Preliminary Plan

Attachments: UDO 2019-02-18 Sleepy Hollow Estates Phase 2 Prelim Plan (PDF)
UDO 2019-02-18 Sleepy Hollow Estates Phase 2 Prelim Plan - Map (PDF)

STAFF REPORT

UDO 2019-02-18
Preliminary Plan Sleepy Hollow Estates
Phase II Major Subdivision

PROJECT INFORMATION

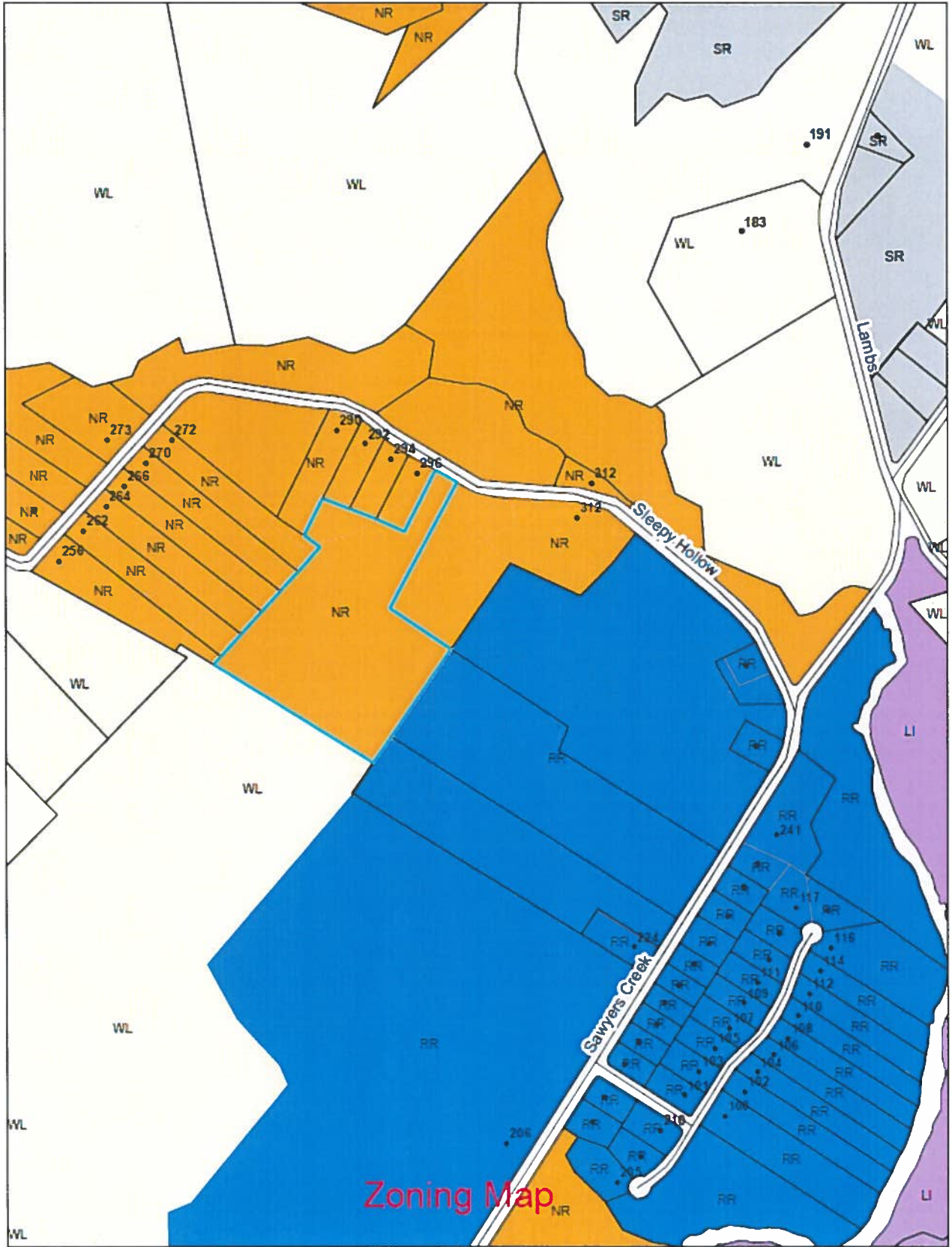
File Reference:	UDO 2019-02-18	Application Received:	2/22/19
Project Name;	Sleepy Hollow Estates	By:	David Parks, Permit Officer
PIN:	02-8935-01-28-8169	Application Fee paid:	\$2,000 Check #1210
Applicant:	Daniel Cartwright	Completeness of Application:	Application is generally complete
Address:	366 N. Gregory Rd Shawboro, NC 27973	Documents received upon filing of application or otherwise included:	
Phone:	(252) 202-6645	A.	Land Use Application
Email:		B.	Preliminary Plan
Agent for Applicant:	Timmons Group	C.	Agent for Applicant letter
Address:	1805 West City Dr. Unit E	D.	Deed
Phone:	(252) 338-2913	E.	Perc Tests from Albemarle Regional Health Services
Email:		F.	TRC Inputs
Current Owner of Record:			
Meeting Dates:			
2/19/2019	Neighborhood Meeting		
3/6/2019	Technical Review Meeting		
3/20/2019	Planning Board		

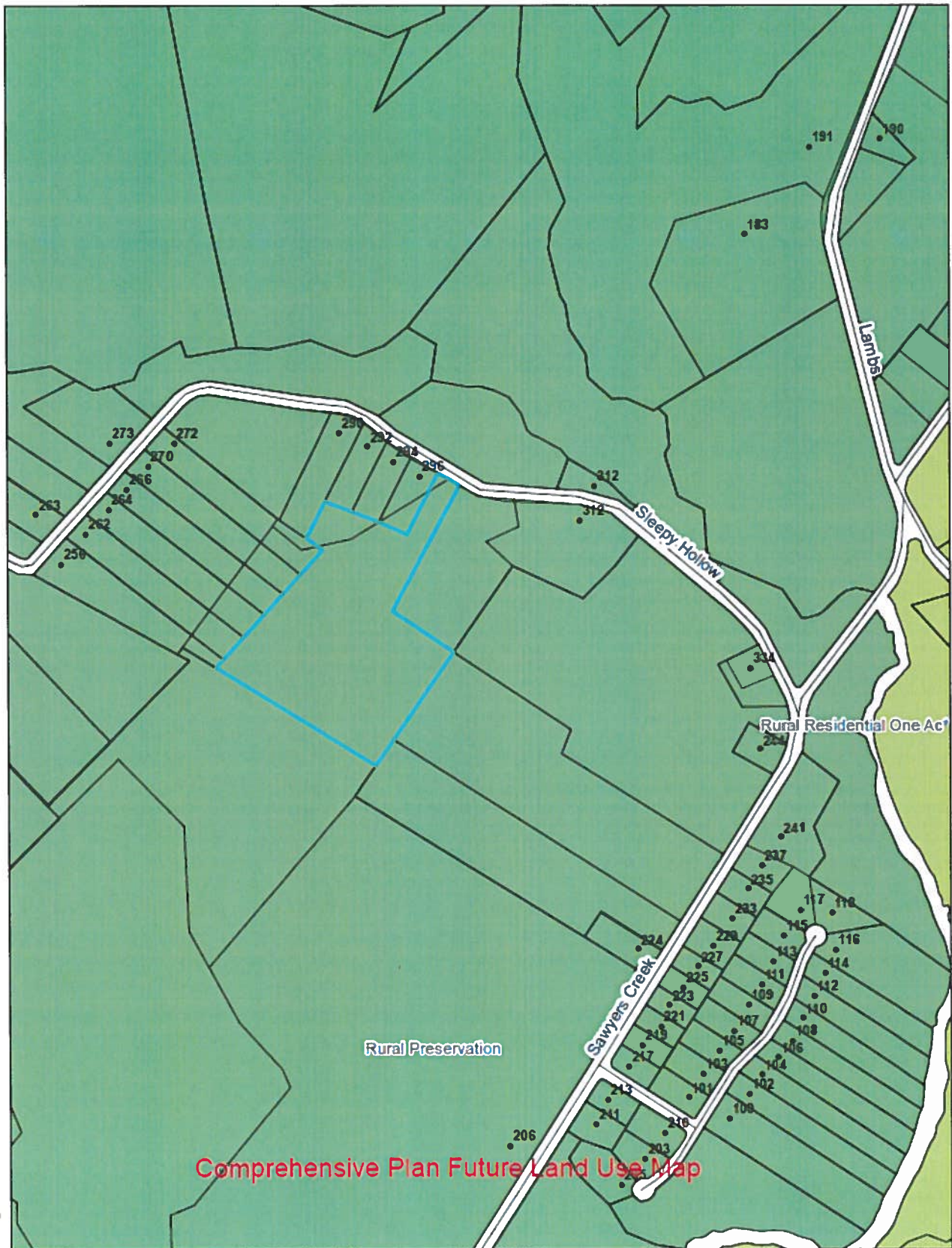
PROJECT LOCATION:

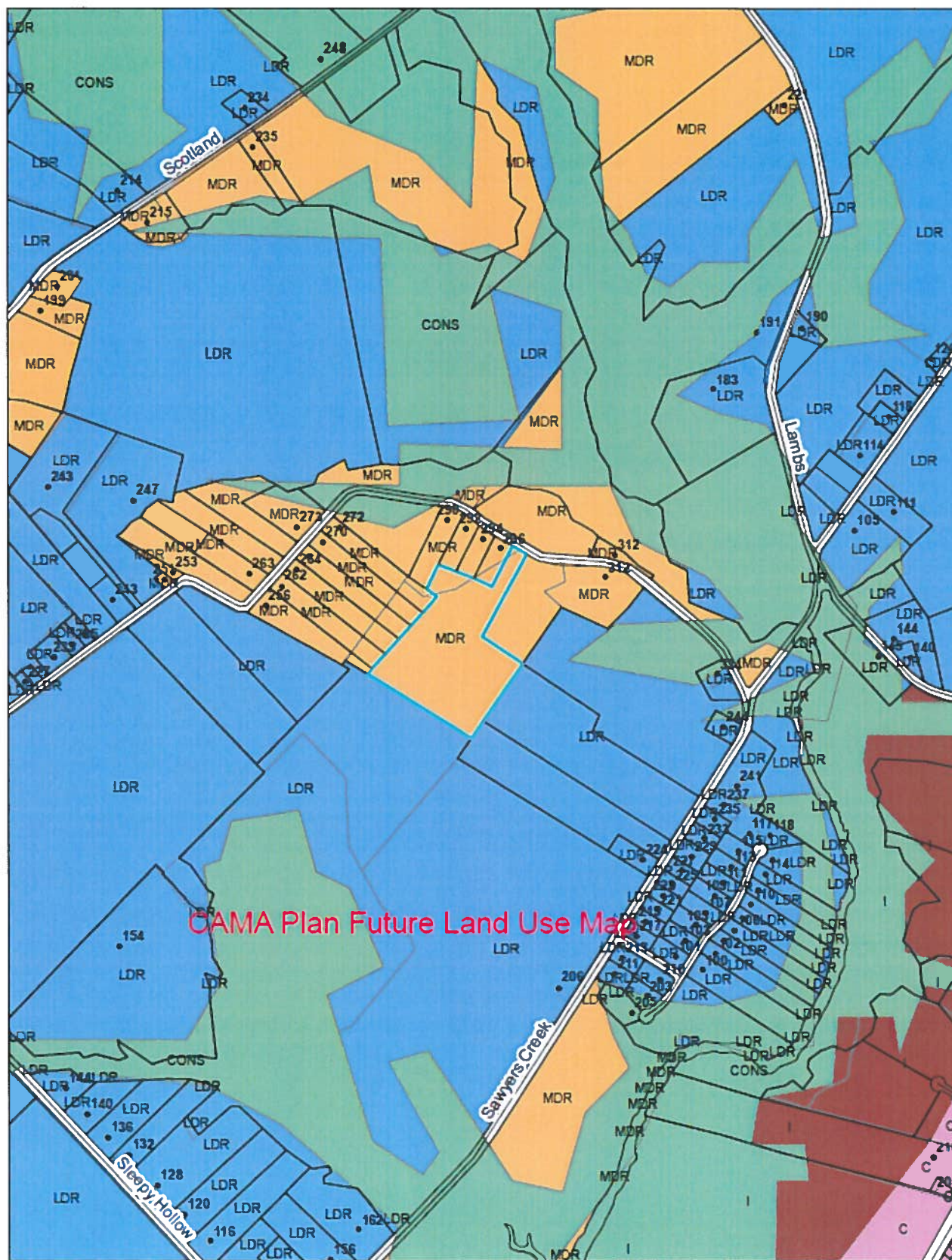
Street Address: Off Sleepy Hollow Road Adjacent to address 312
Location Description: Courthouse Township

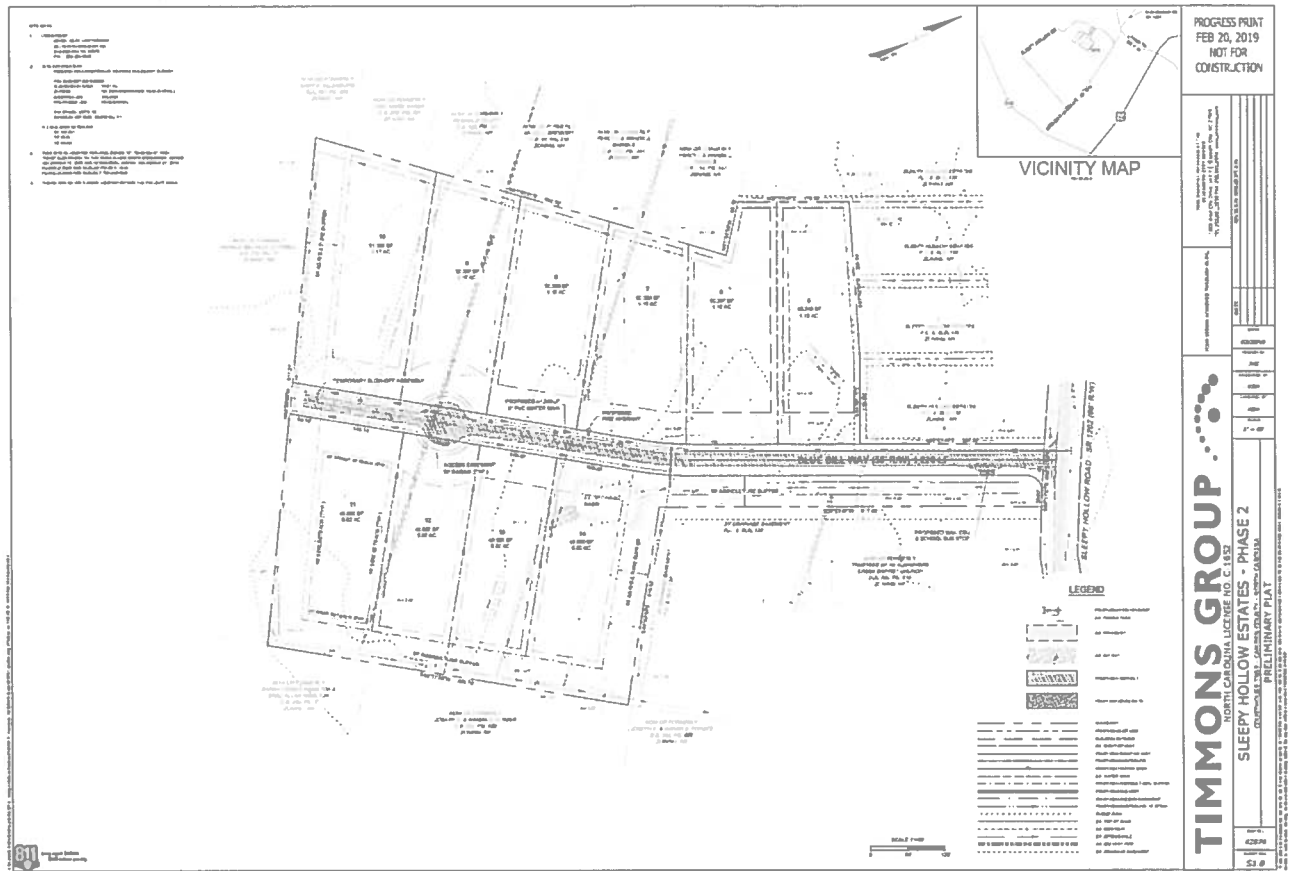
REQUEST: Preliminary Plan Phase II Sleepy Hollow Estates Major Subdivision – 10 lots - **Article 2.3.16 of the Unified Development Ordinance.**

Vicinity Map:









SITE DATA

Lot size:	Approximately 14 acres
Flood Zone:	Zone AE/X
Zoning District(s):	Neighborhood Residential (NR)
Adjacent property uses:	Agriculture, Residential, Church.
Streets:	Shall be dedicated to public under control of NCDOT.
Street/Subdivision name:	Subdivision name: Sleepy Hollow Estates Street Names: Blue Bill Way
Open Space:	Required: 12 acres X .05 = .61 acres
Landscaping:	Landscaping Plan required at Construction Drawing.

Farmland Compatibility Standards: Per Article 151.5.5, a 50' wide vegetative buffer required along all agricultural uses. Indicated on plan.

Recreational Land: N/A (Less than 30 lots) Article 151.6.1.13

ENVIRONMENTAL ASSESSMENT

Streams, Creeks, Major Ditches: Sawyers Creek

Distance & description of nearest outfall: Outfall located at the Southeastern portion of property through 404 wetlands under Sawyers Creek Road out to Sawyers Creek. Distance is approximately 2,100 feet to culvert.

TECHNICAL REVIEW STAFF COMMENTS

1. **South Camden Water.** Approved.
2. **Albemarle Regional Health Department.** Approved. 10 Perc tests received.
3. **South Camden Fire Department.** Reviewed with no comments.
4. **Pasquotank EMS (Central Communications).** Subdivision/road names approved.
5. **Sheriff's Office.** Reviewed with no comments.
6. **Postmaster Elizabeth City.** No response. Did not attend TRC meeting.
7. **Superintendent of Schools.** No response. Did not attend TRC meeting.
8. **Transportation Director of Schools.** Approved with comments (see attached).
9. **Camden Soil & Water Conservationist.** Approved.
10. **NCDOT.** No response.
11. **Mediacom.** No response.
12. **Century Link.** Reviewed no comments.

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

CAMA Future Land Use Maps has land designated as Medium Density Residential.

2035 Comprehensive PlanConsistent ☐Inconsistent ☒

Property Zoned Neighborhood Residential (NR) prior to adoption of Comprehensive Plan Future Land Use Maps which has area designated as Rural Preservation.

Comprehensive Transportation PlanConsistent ☒Inconsistent ☐

Property abuts Sleepy Hollow Road (SR 1202) and internal road will be dedicated to public.

FINDINGS REGARDING ADDITIONAL REQUIREMENTS:Yes ☐ No ☒**Endangering the public health and safety?**

In staff's opinion, application does not appear to endanger public health and safety.

Yes ☐ No ☒**Injure the value of adjoining or abutting property.**

In staff's opinion, application does not appear to injure the value of adjoining or abutting property.

EXCEED PUBLIC FACILITIES:

Yes ☒ No ☐

Schools: Proposed development will generate 6 students (.67 per household X 9 lots). High School over capacity: **2018/2019 capacity: 570 Enrollment: 607 – Capacity does not include modular units for Camden Early College**

Yes ☐ No ☒

Fire and rescue: Approved.

Yes ☐ No ☒

Law Enforcement: Approved.

Staff recommends approval of Phase II Sleepy Hollow Estates based on current by right zoning with the following recommendations:

1. Construction drawings to reflect turning radius of cul-de-sacs be minimum 43.5' as requested by the Transportation Director of Camden County Schools.

BOARD OF COMMISSIONERS

TOM WHITE
Chairman

CLAYTON D. RIGGS
Vice Chairman

GARRY W. MEIGGS
RANDY KRAINIAK
ROSS MUNRO



KENNETH ROWMAN
County Manager

KAREN DAVIS
Clerk to the Board

JOHN S. MORRISON
County Attorney

February 15, 2019

Superintendent
Camden County Schools
Attn: Dr. Joe Ferrell
174 North NC 343
Camden, NC 27921

RE: Student Generation

Mr. Ferrell,

The following student generation rates for the following proposed major subdivisions seeking approval utilizing the formula of .67 students per single family lot (Primary = .29; Intermediate = .18; Middle = .07; and High School = .13):

<u>Subdivision Name</u>	<u>Lots proposed</u>	<u>Primary</u>	<u>Intermediate</u>	<u>Middle</u>	<u>High School</u>
Sleepy Hollow Estates	10	2.9	1.8	.7	1.3
North River Crossing	42	12.1	7.5	2.9	5.4

If you have any questions, please contact me at (252) 338-1919 ext 232.

Sincerely,


David Parks, CFM
Permit Officer

cc: file

Depending upon the type of proposal, a Zoning Permit or a Special Use Permit may be required. This form is the start of the application process.



Land Use / Development Application (Zoning / Special Use)

OFFICIAL USE ONLY:

UDO Number: 2019-02-18 Zoning Dist.: NR
 Date Filed: 2/22/19 Flood Zone: X/AE
 Amount Paid: \$2,000 Watershed (Y/N): N
 Received By: DP Taxes Pd(Y/N): Y

Contact Information

APPLICANT

Name: Daniel C. Cartwright
 Address: 382 N. Gregory Road
Shawboro, NC 27973
 Telephone: (252) 202-6645
countryscapesclay@hotmail.
 Email: com

PROPERTY OWNER

Name: Daniel C. Cartwright
 Address: Same as applicant
 Telephone: _____
 Email: _____

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: N/A

Property Information

Physical Street Address Not addressed.
 Location: Adjacent to 296 Sleepy Hollow Road
 Parcel ID Number(s): 02-8935-01-28-8169
 Total Parcel(s) Acreage Approximately 14.5 acres
 Existing Land Use of Property Vacant land

Request

Project Name: Phase II Sleepy Hollow Estate major subdivision – 10 lots
 Proposed Use of Property: Residential
 Deed Book / Page Number and/or Plat Cabinet / Slide Number: DB 355 – PG 356
 Total square footage of land disturbance activity: Approximately 14 acres
 Total lot coverage: _____ Total vehicular use area: _____
 Existing gross floor area: N/A Proposed gross floor area: N/A

Community Meeting

Date Meeting Held: 2/19/2019 Meeting Location: Upstairs Courtroom

Purpose of the Special Use Permit and Project Narrative (*attach separate sheet if needed*):

N/A

The applicant shall provide a response to each of the following (*attach separate sheet if needed*). Staff shall prepare specific findings of fact based on the evidence submitted. Said findings shall be submitted to Board of Commissioners for their consideration.

A. The use will not endanger the public health or safety.

N/A

B. The use will not injure the value of adjoining or abutting lands and will be in harmony with the area in which it is located.

N/A

C. The use will be in conformity with the Land Use Plan or other officially adopted plan(s).

N/A

D. The use will not exceed the county's ability to provide adequate public facilities, including, but not limited to: schools, fire and rescue, law enforcement, and other county facilities. Applicable state standards and guidelines shall be followed for determining when public facilities are adequate.

N/A

I, the undersigned, do certify that all of the information presented in this application is accurate to the best of my knowledge, information, and belief. Further, I hereby authorize county officials to enter my property for purposes of determining zoning compliance. All information submitted and required as part of this application process shall become public record.



Property Owner(s)/Applicant*

2-19-2019

Date

***Note:** Forms must be signed by the owner(s) of record, contract purchaser(s), or other person(s) having a recognized property interest. If there are multiple property owners/applicants, a signature is required for each.

ALBEMARLE REGIONAL HEALTH SERVICES

275088

Applicant:

CARTWRIGHT, DANIEL CLAY
382 N. GREGORY ROAD
CAMDEN, NC 27921

Owner:

CARTWRIGHT, DANIEL CLAY
382 N. GREGORY ROAD
CAMDEN, NC 27921

Site Location:

Lot 5

BETWEEN 312 AND 296 SLEEPY HOLLOW RD
CAMDEN, NC 27921

GPD: 360	LTAR: 0.400	Classification: PS w/Fill
-----------------	--------------------	----------------------------------

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

- * Fill Area 95 ft. by 50 ft. with 13 in. of Sand

To obtain an Authorization to Construct:

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

Comments:

Fill house pad higher than finished septic tank grade

EHS: _____
Carver, Kevin

Date: 02/27/2019

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

Date:

From: Technical Review Staff Camden Co. School Transportation Dept.
(Organization)

To: Camden County Planning Department

RE: Preliminary Plat Sleepy Hollow Estates – 10 lots

The following are _____ input for Phase II Sleepy Hollow Estates (10 lots) major residential subdivision:

_____ Approved as is.

_____ Reviewed with no comments.

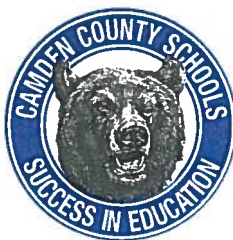
☒ Approved with the following comments/recommendations:

See attached Memo Request

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

Name: Britton Overton Signature: [Signature]

Address
 174 Hwy 343 North
 Camden, N.C. 27921-7549
 Telephone (252) 335-0831
 Fax (252) 331-2300
 ccsnc.org



Board Members
 Christian A. Overton, *Chair*
 Jason A. Banks, DDS, *Vice Chair*
 Sissy Aydtlett
 Kevin P. Heath
 Chris Purcell

CAMDEN COUNTY BOARD OF EDUCATION

Dr. Joe Ferrell, *Superintendent*

To: Dan Porter, Planning Director
 From: Britton Overton, Director of Transportation *BO*
 Date: March 5, 2019
 Re: School Bus Turning Radius in Subdivision Cul-de-sac
 Technical Review Committee Meeting; Sleepy Hollow Estates
 CC: David Parks, Camden Planning Department

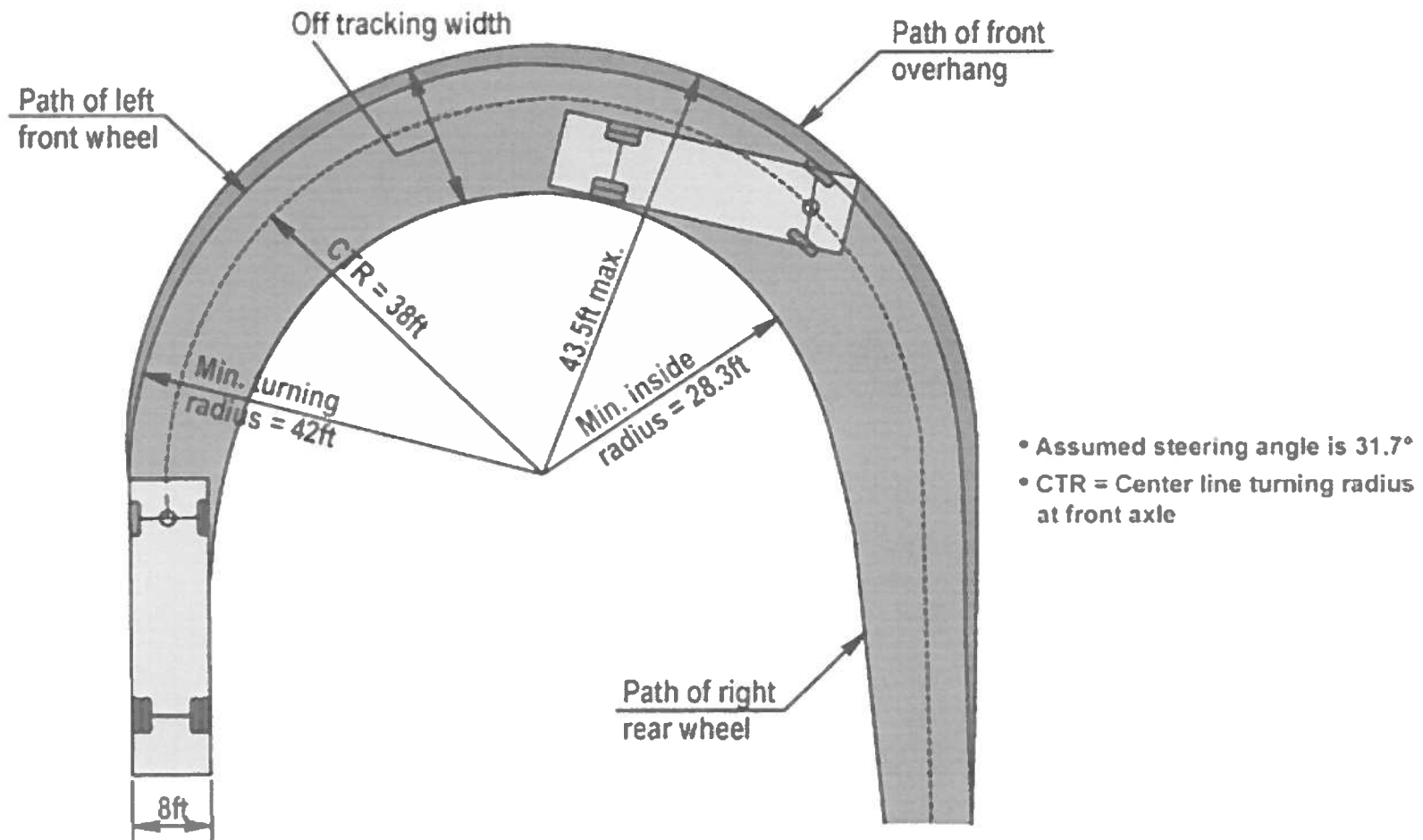
Camden County School Transportation Department requests that any subdivision created in Camden county have a minimum of 43.5' cul-de-sac radius.

The NC Department of Transportation requires a minimum cul-de-sac radius for non-curb and gutter pavement sections of 35' as per the *2010 Subdivision Roads Minimum Construction Standards*. AASHTO turning templates (attached) recommend a minimum turning radius of 42' plus an additional 1.5' to keep the rear overhand from wiping out a mailbox.

This information and support have been provided by our local state department in reference to the requested 43.5' radius.

MISSION STATEMENT

The Camden County Public Schools, in partnership with home and community, will educate all to be productive citizens in an ever-changing global society.



Date: 3/14/18

From: Technical Review Staff Lasquetek/Camden EMS
(Organization)

To: Camden County Planning Department

RE: Preliminary Plat Sleepy Hollow Estates – 10 lots

The following are Lasquetek/Camden EMS input for Phase II Sleepy Hollow Estates (10 lots) major residential subdivision:

☒ Approved as is.

☐ Reviewed with no comments.

☐ Approved with the following comments/recommendations:

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

Name: Jerry Newell

Signature: Jerry Newell

Date: 3/5/19

From: Technical Review Staff Sheriff's Office
(Organization)

To: Camden County Planning Department

RE: Preliminary Plat Sleepy Hollow Estates – 10 lots

The following are _____ input for Phase II Sleepy Hollow Estates (10 lots) major residential subdivision:

_____ Approved as is.

☒ Reviewed with no comments.

_____ Approved with the following comments/recommendations:

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

Name: Rodney Meeks Signature: [Signature]

Date: 2-15-19

From: Technical Review Staff Central Communications
(Organization)

To: Camden County Planning Department

RE: Preliminary Plat Sleepy Hollow Estates – 10 lots

The following are _____ input for Phase II Sleepy Hollow Estates (10 lots) major residential subdivision:

_____ Approved as is.

/ Reviewed with no comments.

_____ Approved with the following comments/recommendations:

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

Name: Kylie Felton Signature: Kylie Felton

Date: 3/4/19

From: Technical Review Staff South Camden Fire Dept.
(Organization)

To: Camden County Planning Department

RE: Preliminary Plat Sleepy Hollow Estates – 10 lots

The following are SCFA input for Phase II Sleepy Hollow Estates (10 lots) major residential subdivision:

☐ Approved as is.

☒ Reviewed with no comments.

☐ Approved with the following comments/recommendations:

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

Name: Kirk Jennings Signature: Kirk Jennings

Date: 3/6/19

From: Technical Review Staff Soil & Water
(Organization)

To: Camden County Planning Department

RE: Preliminary Plat Sleepy Hollow Estates – 10 lots

The following are Soil & Water input for Phase II Sleepy Hollow Estates (10 lots) major residential subdivision:

☒ Approved as is.

☐ Reviewed with no comments.

☐ Approved with the following comments/recommendations:

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

Name: Brian R. Lannon Signature: B. Lannon

Date: 3/6/19

From: Technical Review Staff SCW+SD
(Organization)

To: Camden County Planning Department

RE: Preliminary Plat Sleepy Hollow Estates – 10 lots

The following are SCW+SD input for Phase II Sleepy Hollow Estates (10 lots) major residential subdivision:

☒ Approved as is.

☐ Reviewed with no comments.

☐ Approved with the following comments/recommendations:

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

Name: David Credle Signature: David Credle



1805 West City Drive
Unit E
Elizabeth City, NC 27909

P 252.621.5030
F 252.562.6974
www.timmons.com

February 20, 2019

Mr. Dan Porter, Planning Director
Camden County
117 North NC 343
Camden, NC 27921

RE: Neighborhood Meeting Summary
Preliminary Plat for Sleepy Hollow Estates, Phase 2
Timmons Project No. 42874

Dear Mr. Porter:

Please accept this letter as the required summary of the Neighborhood Meeting for Sleepy Hollow Estates, Phase 2. The neighborhood meeting was held in the upstairs courtroom of the Historic Camden County Courthouse at 6:00 pm on Tuesday, February 19, 2019. The meeting was conducted by Kim Hamby of Timmons Group and Mr. Clay Cartwright.

I introduced myself and passed around a sign-up sheet, comment sheets, and reduced size copies of the preliminary plat to all attendees. I told the neighbors in attendance that they could use the comment sheets provided to either present written comments to me or they can submit them directly to the Camden County planning department prior to the March 20th planning board meeting. I then explained to the group that they had been invited to this meeting so we could provide them with an overview of the project, give them an opportunity to voice their concerns, and to offer them an understanding of the process that starts with this meeting and then goes to the technical review committee, the planning board and the Board of Commissioners. Next, I presented the attendees with an overview of the proposed 10-lot subdivision stating that lots will be a minimum of 40,000 sf, they will have individual septic systems and county water, and that the design will be in conformity with the Camden County Stormwater Design Manual. I further explained that the drainage pattern proposed is preliminary and could change based on the results of the analysis or if the perimeter ditch is identified as a protected stream by NCDEQ 401 Water Quality Section.

Discussion began and there were several items of concern noted:

- *Neighbors asked if the old pond would be replaced and if the sediment basin constructed in the area of the pond would remain. Mr. Forbes and Mr. & Mrs. Hamilton are specifically concerned as they are the only neighbors in attendance that own property downstream of the site.*
I explained that the sediment basin would be filled upon the completion of the project and that the stormwater storage that was provided by the old "pond" would be replaced with the flat sided property line swales and roadside ditches that would be constructed. This would be tested through the drainage model and the drainage plan will be adjusted accordingly to ensure that runoff was not increased.
- *One neighbor asked if it was true that only a 2" rainfall was studied.*
I explained that the design storm that would be studied is the 10-yr, 24-hour storm that is approximately 5-3/4" in our area.

- Mr. Forbes is also concerned about debris from construction being blown onto his property.*
I explained that we unfortunately will not have any control over the individual home builders after the subdivision is completed and lots are sold. His best option for those types of issues would be communication with the contractors and the building inspector. While I did not state this at the meeting, the landscaping required to be installed in the agricultural buffer should help trap any wind-blown debris from individual lots. During construction of the development, silt fence along the edge of the construction should help.
- Mr. Hamilton asked if there was anything that could be done about a pipe that is downstream of his home near the intersection of Sleepy Hollow Road and Sawyer's Creek Road.*
I indicated that we had not looked at the condition of that pipe since it is downstream of our study limits but that we can look and if it is in poor condition or blocked that NCDOT may be able to help.
- There was some discussion about the drainage patterns prior to development of the 4-lot minor subdivision.*
I explained my decision process and how I looked at the drainage areas based on a topographic survey. The area of some contention was based on a small ditch that ran along the north side of the field path and crossed under the path with a small culvert pipe so it could drain south. The neighbors did not think there was a pipe, but I explained that it was located in the topographic survey. I have now reviewed this area in historic aerial photography available on Google Earth. This imagery does indicate that the ditch along the path and the pipe were installed somewhere between March 2013 and April 2016. It was likely installed by the person who was farming the land before Mr. Cartwright purchased the land in April 2017.
- Mr. Pippen is very concerned with the use of a bulb cul-de-sac in the roadway. He feels that the county regulations require that the road should stop at the cul-de-sac and he thinks the design is an effort to bypass the county's rules.*
I stated that the cul-de-sac is positioned to provide a turn around location for emergency services at the 1000' cul-de-sac limit. The road extends beyond the cul-de-sac only to meet the county's requirement to provide interconnectivity to the adjacent tract to provide an access point if someone wants to develop the adjacent tract in the future. The project could have just as many lots if we had terminated the road at the cul-de-sac.
- Mr. Pippen asked why an agricultural buffer is not being shown along the northern property line where Mr. Cartwright is transferring land to the neighbors to extend each of their parcels.*
The land is not currently being farmed and does not qualify as a bona-fide farming operation. It is being added to parcels that are residential lots. I did further explain that, while there will not be a dedicated buffer on that line, I do anticipate an increased rear setback along that line to accommodate a drainage easement. The rear setback on those lots (6-10) will likely be 30' instead of the 10' minimum required by ordinance.
- Mr. Pippen then wanted to know why there was a buffer shown adjacent to the church property on the south side of the development.*
I indicated that I did not understand that buffer; however, it had been shown in a preliminary layout from approximately 3 years ago when I was not involved. And, since it had no negative impact on the design, I had not questioned the reasoning.
- Mr. Pippen asked why a right-of-way or easement was not being provided to the land that is being transferred to him and his neighbors. All of the neighbors agreed that the path has existed in that location for many years – dating back into the 1950's.*
I agreed that the path has been there for many years as it did serve as access to the farm that was purchased by Mr. Cartwright but that they did not need access to the land they were obtaining from the farm side because it is all contiguous with their individual lots. I also explained that, to the best of my knowledge, there had never been an easement over that path and that the existence of an easement or requirement for one should have been discovered during the extensive legal research that has been performed during the dispute over the land that is being transferred to them.

- *He then stated that it was the intent of all the neighbors to lease the land they were obtaining to a farmer and that the farmer would need access.*
I again stated that they all have direct access to that land as it is to become part of their existing parcels. Additionally, since it is a small area of land, it is very likely that a farmer interested in farming that land would be the same person farming the adjacent land and they could access it from the adjacent farm.
- *The neighbors did not like the placement of the mail boxes and bus stop. They suggested that the mailboxes be placed in front of one of the new lots instead of being in the street right-of-way near the entrance. They were also concerned that people whose children would be using the bus stop would not have a place to park when taking their children to the bus stop.*
I explained that we try to place the mailboxes in a location that will be convenient to all homeowners and where it would not be directly in front of anyone's home. The central mailboxes will be constructed in accordance with NCDOT regulations for placement within the street right-of-way and should accommodate two cars. I admitted that I have no clear direction on the placement of the bus stop and placed it as proposed assuming the bus would not enter the subdivision and felt that this would allow the children to be close to where they would be picked up at the end of the road. Mr. Porter then spoke up and indicated that we would need to seek guidance from the school system's transportation department for recommendations on placement of the bus stop and that the transportation department may not want one installed.
- *It was asked if a sidewalk had to be provided to the mailbox.*
I stated that we would investigate to see if this is a building code requirement as it is not currently required by the County's ordinance.
- *We discussed that the existing 6" waterline is on the opposite side of Sleepy Hollow Road and that the nearest hydrant is located just north of the 4 lots that were developed under the minor subdivision process.*
- *One neighbor asked how large the homes would be.*
Mr. Cartwright indicated that covenants would require a minimum square footage of 1500 sf.

A copy of the sign-in sheet, written comments from Mr. Hamilton, and the reduced copy of the plan that was provided to the neighbors are attached.

If you have any questions or need additional information, please do not hesitate to contact me at 252.621.5029 or kim.hamby@timmons.com.

Sincerely,

Kimberly D. Hamby, PE
Sr. Project Manager
Timmons Group

Cc: Mr. Daniel Clay Cartwright
File

Attachments



Timmons Group Sign-In Sheet
Camden County Community Meeting
Sleepy Hollow Estates Phase 2
February 19, 2019
6: 00PM

Name (Printed)	Phone Number	Email	Address
Aaron Phippen	252-207-9390	acpippen14@hotmail.com	262 Sleepy Hollow Rd.
Livia Phippen	252-207-3294	liupip10@hotmail.com	" " " "
Brad Hamilton	252-331-5851	bradandSarah@rocketmail.com	334 Sleepy Hollow Rd
Sarah Hamilton	"	"	"
JOE FORBES	352 333-5093		244 SAWYER CREEK RD
Wanda Daniels	252-339-6041		272 Sleepy Hollow Rd.
Miles Gregory	335-1474		266 Sleepy Hollow Rd.
Also in Attendance:			
Kim Hamby - Timmons			
Clay Cartwright - Developer			
Dan Porter - Camden Co.			



TIMMONS GROUP

YOUR VISION ACHIEVED THROUGH Ours.

Camden County Community Meeting
Sleepy Hollow Estates Phase 2
February 19, 2019

Name: Brad Hamilton

Email: _____

Phone Number: 252 331 5851

Address: 334 Sleepy Hollow Rd Camden NC 27921

Please write any questions, comments or concerns that you may have:

I am concerned about drainage off of the site
because any increase in runoff ends up in our house.

I also don't understand a culdesac in the middle
of the road.

~Thank you for taking the time to come today!

