



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

**April 17, 2019**

**7:00 PM**

**Regular Meeting**

**Historic Courtroom**

**Courthouse Complex**

## **Agenda**

**Camden County Planning Board  
Regular Meeting  
April 17, 2019, 7:00 PM  
Historic Courtroom, Courthouse Complex**

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

**ITEM II.    Consideration of Agenda**

**ITEM III.   Consideration of Minutes - March 20, 2019**

Minutes: March 20, 2019

**ITEM IV.    Old Business**

Old Business - UDO 2019-02-18 Prelim Plan Ph 2 Sleepy Hollow Estates

**ITEM V.     New Business**

UDO 2019-03-06 Commercial Site Plan - WAO Garage

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

**ITEM VII.   Adjourn**



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

Minutes

**Item Number:**

**Meeting Date:** April 17, 2019

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

**Item Title** Planning Board Minutes March 20, 2019

**Attachments:** pbmins\_03202019 (PDF)

**CAMDEN COUNTY PLANNING BOARD**

Regular Meeting – March 20, 2019

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

*The regular meeting of the Camden County Planning Board was held on March 20, 2019 in the Historic Courtroom, Camden, North Carolina. The following members were present:*

**CALL TO ORDER & WELCOME:**

Chairman Calvin Leary called the March 20, 2019 meeting to order at 7:00 PM. The following Planning Board and Staff Members were Present:

**Planning Board:**

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>	<b>Arrived</b>
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	Present	6:50 PM
Steven Bradshaw	Vice Chairman	Absent	
Cathleen M. Saunders	Board Member	Present	6:50 PM

**Staff:**

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>	<b>Arrived</b>
Dan Porter	Planning Director	Present	6:50 PM
Dave Parks	Permit Officer	Present	6:50 PM
Amy Barnett	Planning Clerk	Present	6:30 PM

The following were also present:

<b>Attendee Name</b>	<b>Address</b>	<b>Purpose</b>	<b>Meeting Section</b>
Chad Williams, Keeter Barn LLC	N. Water Street, Elizabeth City, NC	Applicant for Rezoning	New Business (NB), Item A
Jimmy Brickhouse	Keeter Barn Rd, Camden NC	Adjacent Property Owner	NB, Item A
Dave Klebitz, Bissell Professional Group	Kitty Hawk, NC	Agent for Applicant, Prelim Plat North River Crossing	NB, Item B
Andrew Monn	Trotman Rd, Shiloh, NC	Adjacent Property Owner	NB, Item B
Kim Hamby, Timmons Group	Elizabeth City, NC	Agent for Applicant, Prelim Plan Sleepy Hollow Phase II	NB, Item C
Jennifer Tillett	Sleepy Hollow Rd, Camden NC	Adjacent Property Owner	NB, Item C
Aaron Pippen	Sleepy Hollow Rd, Camden NC	Adjacent Property Owner	NB, Item C
Reginald Tillett	Sleepy Hollow Rd, Camden NC	Adjacent Property Owner	NB, Item C
Sarah Hamilton	Sleepy Hollow Rd, Camden NC	Adjacent Property Owner	NB, Item C
Wanda Daniels	Sleepy Hollow Rd, Camden NC	Adjacent Property Owner	NB, Item C

**CAMDEN COUNTY PLANNING BOARD**

Regular Meeting – March 20, 2019

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

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

**CONSIDERATION OF MINUTES - DECEMBER 19, 2018*****Motion to Approve Minutes from December 19, 2018 As Written***

<b>RESULT:</b>	<b>PASSED [UNANIMOUS]</b>
<b>MOVER:</b>	Cathleen M. Saunders, Board Member
<b>SECONDER:</b>	Ray Albertson, Board Member
<b>AYES:</b>	Leary, Harris, McCall, Albertson, Saunders
<b>ABSENT:</b>	Bradshaw

**OLD BUSINESS**

None.

**NEW BUSINESS*****A. UDO 2019-03-04 Rezoning Keeter Barn LLC***

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

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**STAFF REPORT**  
**UDO 2019-03-04**  
**ZONING MAP AMENDMENT**

**PROJECT INFORMATION**

**File Reference:** UDO 2019-03-04  
**Project Name:** N/A  
**PIN:** 01-7080-00-30-7405

**Applicant:** Keeter Barn, LLC  
 Chad Williams &  
 Alexander Underhill

**Address:** 205 N. Water St.  
 Elizabeth City, NC

**Phone:** (252) 340-0147  
 Email:

Attachment: pbmins\_03202019 (2365 : PB Minutes March 20, 2019)

**CAMDEN COUNTY PLANNING BOARD**

Regular Meeting – March 20, 2019

**Agent for Applicant:****Address****Phone:****Email:****Current Owner of Record:** Applicant**Meeting Dates:**

3/1/2019 Neighborhood

3/20/2019 Planning Board

**Application Received:** 3/4/2019**By:** David Parks, Permit Officer**Application Fee paid:** \$970.00, Check #1001**Completeness of Application:** Application is generally complete**Documents received upon filing of application or otherwise included:****A.** Rezoning Application**B.** Deed**C.** GIS Aerial, Current zoning, Comprehensive Plan Future Land Use and  
CAMA Land Use Plan Suitability Maps**D.** Neighborhood Meeting Comments**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 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.

Attachment: pbmins\_03202019 (2365 : PB Minutes March 20, 2019)

# CAMDEN COUNTY PLANNING BOARD

Regular Meeting – March 20, 2019

**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:** intersection of U.S. 17 and Keeter Barn Road South Mills Township

**Maps Show:**

**Vicinity Map:** Located at intersection US 17 & Keeter Barn Road, South Mills, NC

**Drainage Map:** Drains north east to a ditch then south along ditches leading to McPherson Ditch

**CAMA Land Suitability Map:** Very High

**Comprehensive Plan Future Land Use Map:** Rural Residential One Acre Lots

**CAMA Future Land Use Map:** Low Density Residential

**Zoning Map:** Current Zoning is Highway Commercial (HC)

**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
<b>Zoning</b>	Rural Residential (RR)	Highway Commercial (HC)	Highway Commercial (HC) / Rural Residential (RR)	Working Lands (WL)
<b>Use &amp; Size</b>	Housing	Sewer Treatment Plant	South Mills Fire Station / Farmland	US 17 / Dismal Swamp Canal

**CAMDEN COUNTY PLANNING BOARD**

Regular Meeting – March 20, 2019

**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.

**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:** 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:** 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.

**Comprehensive Transportation Plan:** Consistent AND Inconsistent. Proposed Interstate 87 which is on the States TIP may affect portion of property.

**Other Plans officially adopted by the Board of Commissioners:** N/A.

Attachment: pbmins\_03202019 (2365 : PB Minutes March 20, 2019)



**CAMDEN COUNTY PLANNING BOARD**

Regular Meeting – March 20, 2019

**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 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.**Is the entire range of permitted uses in the requested classification more appropriate than the range of uses in the existing classification?** Yes.**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:****Is this an expansion of an adjacent zoning district of the same classification?** N/A **Reasoning:****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?** 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?** No.**Reasoning:** Property is outside any CAMA Areas of Environmental Concern.**Does the county need more land in the zoning class requested?** Yes.**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.**Is there other land in the county that would be more appropriate for the proposed uses?** No. **Reasoning:** The location of the property makes it

appropriate for the proposed uses.

Attachment: pbmins\_03202019 (2365 : PB Minutes March 20, 2019)

# CAMDEN COUNTY PLANNING BOARD

Regular Meeting – March 20, 2019

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

**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		

## 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.

Attachment: pbmins\_03202019 (2365 : PB Minutes March 20, 2019)

**CAMDEN COUNTY PLANNING BOARD**Regular Meeting – March 20, 2019

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Dave Parks continued describing this rezoning application:

- Applicants Chad Williams and Alex Underhill are present
- Neighborhood meeting was held at South Mills Fire Department
- There is one comment from an adjacent property owner
- Presented paperwork from South Mills Fire Department outlining their concerns
- Applicant requests to rezone approximately 42 acres from HC to VR
- Property is located at intersection of US 17 and Keeter Barn Road in South Mills NC
- Showed a map detailing the location of the core village of South Mills
- Read the purpose statement for both the Highway Commercial and the Village Residential zoning districts (see page 3 above)

Dave Parks introduced Chad Williams, the applicant for this rezoning, who spoke briefly.

*Chad Williams, Pudding Ridge Road, South Mills, NC; Applicant for Rezoning*

- Looking to get property rezoned to Village Residential
- Want to get the most out of the acreage

After Mr. Parks finished going over the staff report, he addressed the comment from adjacent property owner and the handout which he had given the Planning Board members.

The comment from the adjacent property owner was simply a desire to be able to connect to county sewer.

The handout from the South Mills Fire Department dealt primarily with the approach and landing zone for the Nightingale and also the USCG helicopters. An area of the property to be rezoned falls within the 400 foot "protection" zone. South Mills Fire is concerned that any structures built within the zone would put both the structure and the helicopter at risk due to the approach path and landing zone. Also South Mills Fire is concerned that noise and air displacement from a helicopter may damage any structure built adjacent to the Fire Department property. In addition, there is some concern regarding the retention pond at the rear of the Fire Department property, it will need to be fenced in should a residential development arise out of this rezoning.

Chairman Calvin Leary asked if this meant that nothing could be built in the 400 foot protection zone. Mr. Parks responded that the South Mills Fire Department is requesting that the property remain zoned Highway Commercial.

Mr. Parks pointed out that the 400 foot protection zone also includes a large portion of the "back yard" of the Fire Department property itself, such that an approach from behind the fire department is possible with regard to the 400 foot protection zone.

Dan Porter, Planning Director, commented that this information reflects information brought by the South Mills Fire Department and is not a requirement that the county has. Rezoning is a yes or no decision and conditions cannot be placed on it.

Attachment: pbmins\_03202019 (2365 : PB Minutes March 20, 2019)

**CAMDEN COUNTY PLANNING BOARD**

Regular Meeting – March 20, 2019

Fletcher Harris asked if there was sufficient property clearance for a rear approach of a helicopter to land on the South Mills Fire Department's helicopter pad. Dan Porter responded by referring to an image which showed the 400 foot protection zone which also shows that there is sufficient property clearance for such landings.

Dave Parks commented that things like the protection zone of the helicopter pad are things that would be considered at development stage.

Mr. Porter added that the issues with regard to the South Mills Fire Department's helicopter pad would be brought up regardless of whether the property was developed commercial or residential, so it really doesn't matter what zoning it is, if it's developed either way, this issue will come up.

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

Jimmy Brickhouse, Keeter Barn Road, South Mills, NC; Adjacent Property Owner

- Has a problem with the potential runoff from the property when it is developed. Afraid that water will drain towards his property and cause flood problems for his farm.
- Stated he is against the rezoning.

Mr. Porter addressed Mr. Brickhouse's concern:

- If the property is able to connect to county sewer, there is potential for smaller lots
- If the property is developed as Highway Commercial, then there will be parking lots
- If the property is developed as Residential, then there will be roof tops
- Developers must submit a subdivision plan, and they also must submit a stormwater plan to show how runoff will be handled
- Post development runoff cannot exceed the pre development amount of runoff
  - Requires the developer to build any number of different types of ponds, swales, etc., to ensure that the runoff post development will be equal or less than the pre development rate.
  - Applies to the runoff rate of a 10-year storm, which is about 5.5 or 6 inches in a 24 hour period.
  - Camden's requirement is several times more than what the state requires.
- Stormwater runoff is usually an issue that is addressed when a project moves forward.
- Regardless of whether it is developed as commercial or residential, any development must come back to the board and go through a number of processes which includes the submission of an engineered stormwater plan, to ensure that the upstream and downstream properties are not negatively impacted by the development.

Chairman Calvin Leary asked if there were any further questions or comments, hearing none, he called for a motion. Mr. Parks reminded the board that 2 motions would be required, a consistency statement, and a motion to approve or deny.

Attachment: pbmins\_03202019 (2365 : PB Minutes March 20, 2019)

**CAMDEN COUNTY PLANNING BOARD**

Regular Meeting – March 20, 2019

***Motion to Approve Consistency Statement for UDO 2019-03-04 Rezoning Keeter Barn LLC:***

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.

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

***Motion to Approve UDO 2019-03-04 Rezoning Keeter Barn LLC***

<b>RESULT:</b>	<b>PASSED [UNANIMOUS]</b>
<b>MOVER:</b>	Cathleen M. Saunders, Board Member
<b>SECONDER:</b>	Ray Albertson, Board Member
<b>AYES:</b>	Leary, Harris, McCall, Albertson, Saunders
<b>ABSENT:</b>	Bradshaw

Attachment: pbmins\_03202019 (2365 : PB Minutes March 20, 2019)

**CAMDEN COUNTY PLANNING BOARD**

Regular Meeting – March 20, 2019

**B. UDO 2019-02-01 North River Crossing Phase 2 Prelim Plat****Motion to Recuse Cathleen Saunders from UDO 2019-02-01, North River Crossing Phase 2 Prelim Plat**

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

Cathleen Saunders is recused and will not participate in any board discussion or action pertaining to North River Crossing Phase 2 Preliminary Plat.

Dan Porter described this agenda item and went over the staff report as incorporated herein below:

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**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

**Application Received:** 2/12/19

**By:** David Parks, Permit Officer

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

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

**CAMDEN COUNTY PLANNING BOARD**

Regular Meeting – March 20, 2019

**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.

**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.

Attachment: pbmins\_03202019 (2365 : PB Minutes March 20, 2019)



**CAMDEN COUNTY PLANNING BOARD**

Regular Meeting – March 20, 2019

**MAPS SHOW:**

**Vicinity Map:** Property is located along Ditch Bank Road just south of Cape Fear Drive

**Preliminary Subdivision Map:** Shows phase 2 to be completed in 3 parts.  
Phase 2A is on Ditch Bank Road, Phase 2B is along Cape Fear Drive, Perquimans Drive, and Chowan Court. Phase 2C is along Pamlico Drive and Deep Court.

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

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

**Comprehensive Transportation Plan:** Consistent. Property abuts Ditch Bank and Trotman Roads and internal roads will be dedicated to public.

**FINDINGS REGARDING ADDITIONAL REQUIREMENTS:**

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

**Injure the value of adjoining or abutting property?** No. 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.

Attachment: pbmins\_03202019 (2365 : PB Minutes March 20, 2019)



EXCEED PUBLIC FACILITIES:

**Schools:** Yes. 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.

**Fire and rescue:** No. Approved.

**Law Enforcement:** No. 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.

Mr. Porter paused going through the staff report about half way through and introduced Dave Klebitz with Bissell Professional Group, agent for the applicant, who spoke briefly.

*Dave Klebitz, Bissell Professional Group, Kitty Hawk, NC*

- This is for phase 2 of this development
- Will be completed in 3 sub phases, A, B, and C, as described in the Staff Report Mr. Porter just finished going over.
- Sewer will be septic tanks. All 42 lots perked.
- Water will be via public water.
- Stormwater / drainage will be handled via an expansion of existing ponds / canals
  - Showed pre and post development drainage maps
  - The 3 sub phases all drain to different locations
  - Subphase C drains to areas in phase 1
  - Tiny portion of subphase B located at corner of Perquimans Drive and Ditch Bank Road drains to Ditch Bank Road
- Roads will be to NCDOT Standards
- 1 cul-de-sac, turning radius for school busses will be about 48 feet.
- Mail will be in cluster mailboxes as per requirements of the Post Office. Location of cluster mailbox will be along the new entrance / extension of Perquimans Drive which is off of Ditch Bank Road, and will be behind Lot 60.
  - New entrance way was going to be in with phase 2B, but as the cluster mailbox needs to be located along this part of the road, the first couple hundred feet of the new roadway will be constructed with phase 2A.
- All TRC comments have been addressed

**CAMDEN COUNTY PLANNING BOARD**

Regular Meeting – March 20, 2019

A comment was made that when it rains, sometimes the intersection of Ditch Bank and Trotman Roads are like a river as far as drainage is concerned.

Mr. Porter added that originally when they submitted their sketch plan for this overall project, there was some discussion about drainage at the north and at the southern end of the canal / ditch that leads off of Ditch Bank Road. They could not get an agreement from the property owner to let them clean and maintain that ditch, so all the water from this development goes to the north underneath Trotman and out towards Indian Town Creek. As Mr. Klebitz showed on the drainage map, some of the current runoff comes down through Ditch Bank Road. They are actually eliminating some of that runoff so that the only water that will be coming off and onto Ditch Bank Road will be the front yards of those houses along that roadway. Runoff from the other sections of the development will be routed elsewhere.

Mr. Porter continued going through the Staff Report. Mr. Porter commented that this particular development was started under the old UDO (Phase 1), and that Phase 2 will be completed under the new UDO which was adopted this past February. The landscaping requirement was one change that under the old UDO was required at Preliminary Plat, now under the new UDO it is required at construction drawing stage.

After concluding the staff report, Mr. Porter opened the floor to public comment.

Andrew Monn, Trotman Road, Shiloh, NC; Adjacent Property Owner

- Primary concern is drainage
- Spoke of effects of Hurricane Matthew and how roads were impassible after the storm due to flooding
- Spoke of culverts in area being clogged and posing a problem for drainage
- Asked that the culverts be cleaned before turning anything over to a Home Owners Association

At this time, Chairman Calvin Leary asked if there were any further questions or comments from the board, staff, or public. Hearing none, he entertained a motion.

***Motion to Approve UDO 2019-02-01 North River Crossing Phase 2 Prelim Plat***

<b>RESULT:</b>	<b>PASSED [4 TO 0]</b>
<b>MOVER:</b>	Rick McCall, Board Member
<b>SECONDER:</b>	Ray Albertson, Board Member
<b>AYES:</b>	Leary, Harris, McCall, Albertson
<b>RECUSED:</b>	Saunders
<b>ABSENT:</b>	Bradshaw

Mr. Porter commented for public knowledge that this agenda item will be on the April Board of Commissioners meeting agenda to set a public hearing date, and the public hearing itself will be held in May.

Attachment: pbmins\_03202019 (2365 : PB Minutes March 20, 2019)

**CAMDEN COUNTY PLANNING BOARD**

Regular Meeting – March 20, 2019

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

Dan Porter described this agenda item and went over the Staff Report as incorporated herein below:

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**STAFF REPORT**

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

**PROJECT INFORMATION**

**File Reference:** UDO 2019-02-18  
**Project Name:** Sleepy Hollow Estates  
**PIN:** 02-8935-01-28-8169  
**Applicant:** Daniel Cartwright  
**Address:** 366 N. Gregory Rd, Shawboro, NC 27973  
**Phone:** (252) 202-6645  
**Email:**

**Agent for Applicant:** Timmons Group  
**Address:** 1805 West City Dr., Unit E, Elizabeth City, NC, 27909  
**Phone:** (252) 338-2913  
**Email:**

**Current Owner of Record:****Meeting Dates:**

02/19/2019 Neighborhood Meeting  
03/06/2019 Technical Review Meeting  
03/20/2019 Planning Board

**Application Received:** 2/22/19  
**By:** David Parks, Permit Officer

**Application Fee paid:** \$2,000 Check #1210

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

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

- A. Land Use Application
- B. Preliminary Plan
- C. Agent for Applicant letter
- D. Deed
- E. Pere Tests from Albemarle Regional Health Services
- F. TRC Inputs

**PROJECT LOCATION:**

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

Attachment: pbmins\_03202019 (2365 : PB Minutes March 20, 2019)

**CAMDEN COUNTY PLANNING BOARD**

Regular Meeting – March 20, 2019

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

**MAPS SHOW:**

**Vicinity Map:** Property located adjacent to 312 Sleepy Hollow Road

**Zoning Map:** Property is zoned Rural Residential (RR)

**Comprehensive Plan Future Land Use Map:** Rural Preservation

**CAMA Plan Future Land Use Map:** Medium Density Residential

**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 South-eastern 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.



**CAMDEN COUNTY PLANNING BOARD**Regular Meeting – March 20, 2019

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Dan Porter noted that both the applicant, Daniel Cartwright, and his agent, Kim Hamby with Timmons Group are both present. At this time, Mr. Porter asked Ms. Hamby to speak regarding this project.

*Kim Hamby, Timmons Group, Elizabeth City, NC; Agent for Applicant*

- Propose to develop 10 residential lots on 14.5 acres located between the church and the 4 lot minor subdivision which are located on Sleepy Hollow Road
- There will be a single road in
- Instead of a traditional cul-de-sac, there will be a turn-around, essentially a bulb cul-de-sac at the 1000 foot limit to meet safety requirements for safety turn around. We've extended the road to meet the County's requirement for interconnectivity should anyone desire to develop the adjacent property, they would be able to connect.
- Site has been evaluated for individual septic systems. Entire project has been approved by ARHS with varying levels of fill from 8 to 18 inches which is typical in this area.
- Water will be via South Camden Water, with a line run down for hydrants
- Drainage - there is a lead ditch that goes around the back end south side of the property and leads into wetlands at the indicated corner. The only drainage passing through this site at present drains to the wetland. The ditches on the site extend about 100-150 feet onto the property to the north. What we intend to do is put in a perimeter ditch system that will intercept the runoff from the adjacent properties and bring the runoff around the site instead of trying to bring it through the lots. We have started discussions with Greg Johnson regarding how the drainage review will be done.
- If it is found that storage is needed to prevent post development discharge of runoff, it is likely that a wide swale will be used to provide for water storage after storms, that will still be able to drain down, and that will likely be positioned between the agricultural buffer to the south and the backs of the lots on the south side of the proposed road.
- We've received some comments from the school system about enlarging the pavement radius for school bus turn-around, and have reached out to NCDOT to start talking with them about what they would prefer to see taking into account the request of a 43.5 foot turning radius and NCDOT's right of way requirement of 50 foot, the right of way may need to be enlarged as well. If that becomes the case, there is sufficient property to move lot lines around to accommodate this if needed.
- Mail boxes will be cluster/community mailboxes per Postal requirements
- Parking will be ADA Compliant, will be one standard parking space and one ADA Compliant parking space per lot instead of just having roadside pull offs

Attachment: pbmins\_03202019 (2365 : PB Minutes March 20, 2019)

**CAMDEN COUNTY PLANNING BOARD**

Regular Meeting – March 20, 2019

At this time, Dan Porter continued going over the staff report. Items of note are:

- Is in the AE flood zone, so will require elevation certificates when lots are developed
- Lots are surrounded by agricultural, residential, and a church
- Open space requirement is .61 acres which will likely be accommodated in the buffer that is required.
- A farmland compatibility buffer of 50 feet is required between any agricultural use adjacent to residential use
- Buffers are located on the western and southern parts of the property
- A 50 foot buffer between the church and the road in the project, which is not a requirement, they are doing this on their own.
- Project outfalls eventually to Sawyer's Creek located at the south eastern portion of the property, draining through 404 wetlands
- New UDO changes the way Stormwater Plans and Permits are handled. Under the old UDO, stamped sealed and approved stormwater plans and state permits were required to be submitted prior to preliminary plat. The New UDO changes all that. Under the new UDO, those plans and permits are still required, but just not at this point. They have to commit to doing that, and we need a letter from the agency stating that they have met all the requirements. What we require for our stormwater requirements is for the applicant to identify the amount of watershed area upstream from their project that will be flowing into this project, and as Ms. Hamby mentioned, it is pretty minimal for this project. They are also required to identify the downstream outfall. That is the point at which the pre and post development is measured. The question is how much does this development have to model the amount of other water coming from other parts of the property going to the ditch / wetlands, and that is still under discussion with Mr. Johnson, the county's stormwater engineer.
- Mr. Greg Johnson has provided a letter stating "Based on inspection and the information provided, I recommend that the project proceed to the design stage. Please include any future submittals of plans for the first phase". Mr. Johnson has approved it at this point with the information presented, and he will be involved in the process of approving the overall stormwater plan before they can begin construction.
- Recommending approval of Phase II Sleepy Hollow Estates based on the current by right zoning with the recommendation that construction drawings reflect the request by the schools regarding 43.5 foot turnaround radius.

Chairman Calvin Leary asked Kim Hamby how the Neighborhood Meeting went. Ms. Hamby responded that there were questions relating to stormwater runoff/drainage, trash during construction. Ms. Hamby went on to say that there will be a 50 foot planted buffer between the farmland and the development which should prevent debris from construction from leaving the construction site(s). She added that there were some property owners to the north who had property line disputes, but that to her knowledge those have been settled and property has been transferred.

Mr. Porter commented that the trash / debris issue is an issue everywhere that construction occurs. It is something that is monitored by the building and code enforcement officials.

Attachment: pbmins\_03202019 (2365 : PB Minutes March 20, 2019)



**CAMDEN COUNTY PLANNING BOARD**Regular Meeting – March 20, 2019

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Ms. Hamby also stated that the buffer between the development and the church property will be maintained and kept up. She added that this particular buffer may be reduced in size slightly if it is found that the lot lines need to be modified. This is not an issue because the buffer between the development and the church is not a requirement.

At this time, Chairman Calvin Leary opened the floor to public comment.

Jennifer Tillett, Sleepy Hollow Road, Camden, NC; Adjacent Property Owner

- Property owner with property line dispute
- Did not get deed to property that was transferred to her

Dave Parks stated that the deeds were "quit claims deeds", the survey on this was signed, and the deeds were recorded, he did not know why she did not get hers.

Aaron Pippen, Sleepy Hollow Road, Camden, NC; Adjacent Property Owner

- Also had property line dispute
- Stated that his claim is still open regarding the land transfer until his property has been surveyed, even though paperwork says that the Cartwright's claim has been settled.

Mr. Porter stated that the paperwork Mr. Pippen referred to was a letter from his title insurance agent. Mr. Porter further stated that he is not sure what Mr. Pippen's claim actually is, other than that there was a negotiated agreement with regard to where the property line is. The survey was brought to the Planning Department, staff reviewed the survey which had quit claims deeds with it. The survey was signed and walked over to the Register of Deeds office and recorded. It is up to the board whether or not to continue this proceeding given that there is question of recordation.

Chairman Calvin Leary voiced his opinion that this agenda item should be tabled pending verification that the land transfer issues have been cleared up.

Rick McCall asked if the problem was getting the actual deed or if the problem was with the information on the survey. Mr. Pippen responded that the problem is with the line on the survey. He further stated that the developer has his own survey, but to settle the dispute the line has to be settled. They settled their claim and surrendered their right to the disputed property, but for the right to that property the line has to be established.

Ms. Hamby stated that the title company is the one who ordered the survey, reviewed the deeds, the survey, and the descriptions.

Fletcher Harris stated agreement with Chairman Leary that this item should be tabled pending verification of the aforementioned issues.

Mr. Pippen asked if he could speak on other issues with this development. Chairman Leary agreed.

Attachment: pbmins\_03202019 (2365 : PB Minutes March 20, 2019)



**CAMDEN COUNTY PLANNING BOARD**

Regular Meeting – March 20, 2019

Aaron Pippen, Sleepy Hollow Road, Camden, NC; Adjacent Property Owner

- He owns a field adjacent to the development. Referring to a property line on one of the maps, stated that there is no 50 foot buffer.

Mr. Porter addressed this concern stating that the uses adjacent to the property line mentioned by Mr. Pippen is not a bona fide farm use and so according to the Farmland Compatibility Standards, no buffer is required. The property may be being farmed, but unless it is a bona fide farm, no buffer is required.

Mr. Pippen disputed this saying that the property could be farmed by a bona fide farmer. Mr. Porter stated that there is no indication that the property is in fact a bona fide farm. Dave Parks added that to qualify as a bona fide farm, the tract of land has to be greater than 10 acres and it has to be registered as a farm use with the Tax Department and be taxed as a farm. Mr. Parks further stated that if a farmer has, for example, a parcel of 100 acres which is a bona fide farm, and he has another parcel of 3 acres elsewhere that is in his name, the 3 acre tract qualifies as a bona fide farm because he has the larger bona fide farm tract.

Mr. Pippen disputed this and asked for a reading of the ordinance.

Mr. Porter read: "Except where exempted by this section with regard to exemption, the standards in this section shall apply to all major subdivisions, planned developments, special use permits, or site plans, on lots or tracts of 5 acres or greater, proposed adjacent to bona fide farm or agricultural uses associated with a bona fide farm." Our interpretation is that if you a development that is 5 acres or greater and it is adjacent to a bona fide farm it has to provide a farmland compatibility buffer. This project is greater than 5 acres, but it is not adjacent to a bona fide farm. It may be farmed, but it is not a bona fide farm.

Mr. Pippen again argued that the land is an agricultural use. Mr. Porter reiterated that it is not a bona fide farm or an agricultural use associated with a bona fide farm. Mr. Pippen believes that if a farmer who is associated in his own person with a bona fide farm farms the land, that makes it associated with a bona fide farm. Mr. Porter stated that this is not correct, that to be a bona fide farm, the land must meet the General Statutes set forth for such by the State of North Carolina.

Mr. Pippen continued on to his next concern: Cul-de-sacs. Concern is over the length of the dead end road. Believes that no dead end road should be over 1000 feet in length.

Mr. Porter addressed this by reading section 6.2.3 paragraph K of the new UDO. "All dead end streets (excluding temporary dead end streets) shall be designed as cul-de-sacs, in accordance with the following standards: (1) No cul-de-sac or dead end street shall exceed 1,000 feet in length nor be less than 100 feet in length, as measured from the closest street intersection centerline. (2) Cul-de-sacs shall be designed and constructed to meet state standards and National Fire Protection Association standards. (3) The entrance into a cul-de-sac shall be flared by sufficient width to ensure proper turning radius for emergency vehicles upon entering and exiting the cul-de-sac. (4) Streets that include roundabouts shall not be considered cul-de-sacs or dead end streets."

Attachment: pbmins\_03202019 (2365 : PB Minutes March 20, 2019)

**CAMDEN COUNTY PLANNING BOARD**Regular Meeting – March 20, 2019

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Mr. Porter clarified what he believed to be Mr. Pippen's issue: that the road, a dead end road, is proposed to extend beyond 1000 feet. Mr. Porter stated that staff looked at that and there is another section of the UDO, 6.2.3 paragraph I, which deals with external connectivity. 6.2.3.I(2)(a) states "The arrangement of streets in a development shall provide for the alignment and continuation of existing or proposed streets into adjoining lands in those cases in which the adjoining lands are undeveloped and deemed appropriate for future development or in which the adjoining lands are developed and include opportunities for such connections." Basically this means that if a proposed development is adjacent to a piece of undeveloped land, that it has to provide a means of continuing the road way for future use for a time when that land will be developed.

Mr. Pippen disputed the external connectivity section saying that 6.2.3(K) says 1000 feet. Mr. Parks stated that if the adjacent property were to be developed and the street connected up, then a turn around would not be required. The turn around is for emergency vehicles and school busses, and it meets the requirements.

Cathleen Saunders stated that there is a limit to the ability of emergency vehicles to back up on a road way turn around, and that what is proposed is the maximum they would be able to do.

Rick McCall stated that this has more to do with public safety than with the developer. The road has to be able to connect to any future road that may be part of a future development so emergency vehicles have access. There has to be a turn around for emergency vehicles and there has to be a means to continue the roadway should a future development occur.

Dan Porter stated that if there were more than 2 lots on the other side of the turn around, it would not be allowed. The fact is that these two lots, whether there is a cul-de-sac or an extension, it would be configured differently and the driveways would be different. There would be no ability to create a connectivity to the next project.

Mr. Pippen brought up his next issue: Harm to the community, specifically schools. Chairman Calvin Leary stated that the school issue has been fully discussed. Mr. Pippen objected saying he had not discussed it. Mr. Porter stated that the plans for this project were sent to the school superintendent and they had no comments on the matter. The Schools are part of the Technical Review Committee. If they had concerns, they would be included in the board packet for this proceeding.

Mr. Pippen continued arguing, Mr. Parks stated that if the school officials were concerned, they would be at this meeting.

At this time, Chairman Leary asked if there were any further questions or comments. Mr. Reginal Tillett came forward.

Attachment: pbmins\_03202019 (2365 : PB Minutes March 20, 2019)

**CAMDEN COUNTY PLANNING BOARD**

Regular Meeting – March 20, 2019

Reginald Tillett, Sleepy Hollow Road, Camden, NC; Adjacent Property Owner

- Concern is over a right of way at the back of his property that he has used for 40 years, whether or not he will get that back.

Mr. Porter asked if he was referring to the farm property. Mr. Tillett responded yes. Mr. Porter stated that staff did research and could not find a registered easement. Mr. Porter further stated that throughout the county, there are pathways that are used but are not registered as easements or rights of way.

Ms. Hamby stated that there has always been a path that runs along the woods line that serviced the farm over all these years. To the best of her knowledge that farm has been farmed by someone who assumed they owned that land at that time, and the individual property owners of these residential lots did not use that for access to their properties. The pieces of land that they are calling their farm land and that are all a little less than an acre on the backs of their properties, they have legal right to access their own properties, and there was no right of way ever dedicated across that path for access to those properties, it was just utilized for the farm.

Sarah Hamilton, Sleepy Hollow Road, Camden, NC; Adjacent Property Owner

- Procedural question: If the stormwater plan is not required at this point, when will it be, and will the public get to see it?

Mr. Porter replied saying that the stormwater plan does not go before a public hearing, it is required at construction drawing stage. The stormwater plan has to undergo a long and drawn out effort to ensure compliance with the UDO and the standards therein. To answer her question, he stated that when it is completed, it may be viewed at the Planning Department office.

Aaron Pippen, Sleepy Hollow Road, Camden, NC; Adjacent Property Owner

- Spoke about the 4 lot minor subdivision that preceded this development
- Believes the drainage was modified for the second phase of the development
- Stated that the way the developer states the drainage runs, it doesn't drain that way
- Stated that drainage was supposed to drain to the swamp, but didn't do that until a ditch was cut into the land, and all that did was make it drain to the pond and now that pond floods.
- Stated that developer said there was a pipe for drainage, but there is no pipe

Ms. Hamby stated that the drainage plan is registered in the Registry of Deeds office. She further stated that 2 of the 4 lots drain to the road, and the other 2 drain to the back to the back to follow the original patterns at the time that Mr. Hyman took over the property several years ago.

Dan Porter added that it was a 4 lot minor subdivision. The way minor subdivisions handled stormwater prior to the adoption of the new UDO, was for the developer to submit a signed and sealed statement stating how the drainage would go, and the county accepted their seal. Now, under the new UDO, 3 or more lot subdivisions must have their stormwater plans reviewed. Stormwater plans are recorded at the Register of Deeds. Mr. Porter added that the engineer said there was a pipe under the ditch, and there is some evidence of that, but that is the 4 lot minor subdivision that is already completed and done and not part of this proceeding.

Attachment: pbmins\_03202019 (2365 : PB Minutes March 20, 2019)

**CAMDEN COUNTY PLANNING BOARD**Regular Meeting – March 20, 2019

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1082 Wanda Daniels, Sleepy Hollow Road, Camden, NC; Adjacent Property Owner

- 1083     • Concerned about flooding
- 1084     • Floods around the curve and up into her yard
- 1085     • Water stands and doesn't drain

1086

1087 Dan Porter stated that Sleepy Hollow Road is in the flood zone and it floods in a lot of places.

1088

1089 Mr. Porter suggested to the board that this matter be tabled pending research into the property

1090 line disputes / transfers and be brought back to the Planning Board at a later date.

1091

1092 Chairman Leary agreed and called for a motion.

1093

1094 ***Motion to Table UDO 2019-02-18 Sleepy Hollow Estates Phase 2 Preliminary Plan***

1095	<b>RESULT:</b>	<b>PASSED [UNANIMOUS]</b>
1096	<b>MOVER:</b>	Fletcher Harris, Board Member
1097	<b>SECONDER:</b>	Rick McCall, Board Member
1098	<b>AYES:</b>	Leary, Harris, McCall, Albertson, Saunders
1099	<b>ABSENT:</b>	Bradshaw

1100 UDO 2019-02-18 Sleepy Hollow Estates Phase 2 Preliminary Plan has been tabled until

1101 such time as property line disputes have been cleared up.

1102

1103 **VI. INFORMATION FROM BOARD & STAFF**

1104

1105 Mr. Porter presented the following information:

- 1106     • There will be a meeting in April where a commercial site plan will be up for review, a
- 1107 piece of land that was sold in the commerce park.

1108

Attachment: pbmins\_03202019 (2365 : PB Minutes March 20, 2019)

**CAMDEN COUNTY PLANNING BOARD**Regular Meeting – March 20, 2019

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1109 **VII. ADJOURN**1110 *Motion to Adjourn*

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

1116 Meeting adjourned at 8:42 PM.

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*Chairman Calvin Leary  
Camden County Planning Board*

1123 *ATTEST:*

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*Amy Barnett, Clerk*

1128

*Camden County Planning Department*

Attachment: pbmins\_03202019 (2365 : PB Minutes March 20, 2019)



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

Old Business

**Item Number:**

**Meeting Date:** April 17, 2019

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

**Item Title** Old Business - UDO 2019-02-18 Prelim Plan Ph 2 Sleepy Hollow Estates

**Attachments:** Old Business - UDO 2019-02-18 Prelim Plan Ph 2  
Sleepy Hollow Estates (PDF)

## Camden County Planning Board AGENDA ITEM SUMMARY SHEET

**Item Number:** Old Business

**Meeting Date:** April 17, 2019

**Attachments:** Preliminary Plan/Staff Findings/TRC inputs

**Submitted By:** Planning Department

**ITEM TITLE:** Preliminary Plan Phase II Sleepy Hollow Estates  
Major Subdivision – (UDO 2019-02-18)

### **SUMMARY:**

This item was tabled at you meeting on March 20, 2019 in order for staff to provide additional information and copies of deeds filed in the Registry of Deeds on adjacent property owners that established their rear property line based on the boundary survey recorded by the Developer. Included in the application is a letter from Camden County's Attorney explaining property line disputes. Copy provided to the applicant. Developer has requested his application moved forwarded and be considered based on this letter. Staff will have a copy of all deeds and survey should the board wish to see.

There were a few other issues brought forth by neighbor(s) and discussed at length for Phase II Sleepy Hollow Estates. It will be up to the Board is they want to take any further comments from the public.

### **RECOMMENDATION:**

Consider application for Phase II Sleepy Hollow Estates with the recommendation as stated in staff's findings.



## STAFF REPORT

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

#### PROJECT INFORMATION

<p><b>File Reference:</b> UDO 2019-02-18</p> <p><b>Project Name;</b> Sleepy Hollow Estates</p> <p><b>PIN:</b> 02-8935-01-28-8169</p> <p><b>Applicant:</b> Daniel Cartwright</p> <p style="padding-left: 20px;"><b>Address:</b> 366 N. Gregory Rd Shawboro, NC 27973</p> <p style="padding-left: 20px;"><b>Phone:</b> (252) 202-6645</p> <p style="padding-left: 20px;"><b>Email:</b></p> <p><b>Agent for Applicant:</b> Timmons Group</p> <p style="padding-left: 20px;"><b>Address:</b> 1805 West City Dr. Unit E</p> <p style="padding-left: 20px;"><b>Phone:</b> (252) 338-2913</p> <p style="padding-left: 20px;"><b>Email:</b></p> <p><b>Current Owner of Record:</b></p> <p><b>Meeting Dates:</b></p> <p>2/19/2019 Neighborhood Meeting</p> <p>3/6/2019 Technical Review Meeting</p> <p>3/20/2019 Planning Board</p>	<p><b>Application Received:</b> 2/22/19</p> <p style="padding-left: 20px;"><b>By:</b> David Parks, Permit Officer</p> <p><b>Application Fee paid:</b> \$2,000 Check #1210</p> <p><b>Completeness of Application:</b> Application is generally complete</p> <p><b>Documents received upon filing of application or otherwise included:</b></p> <ul style="list-style-type: none"> <li><b>A.</b> Land Use Application</li> <li><b>B.</b> Preliminary Plan</li> <li><b>C.</b> Agent for Applicant letter</li> <li><b>D.</b> Deed</li> <li><b>E.</b> Perc Tests from Albemarle Regional Health Services</li> <li><b>F.</b> TRC Inputs</li> </ul>
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#### PROJECT LOCATION:

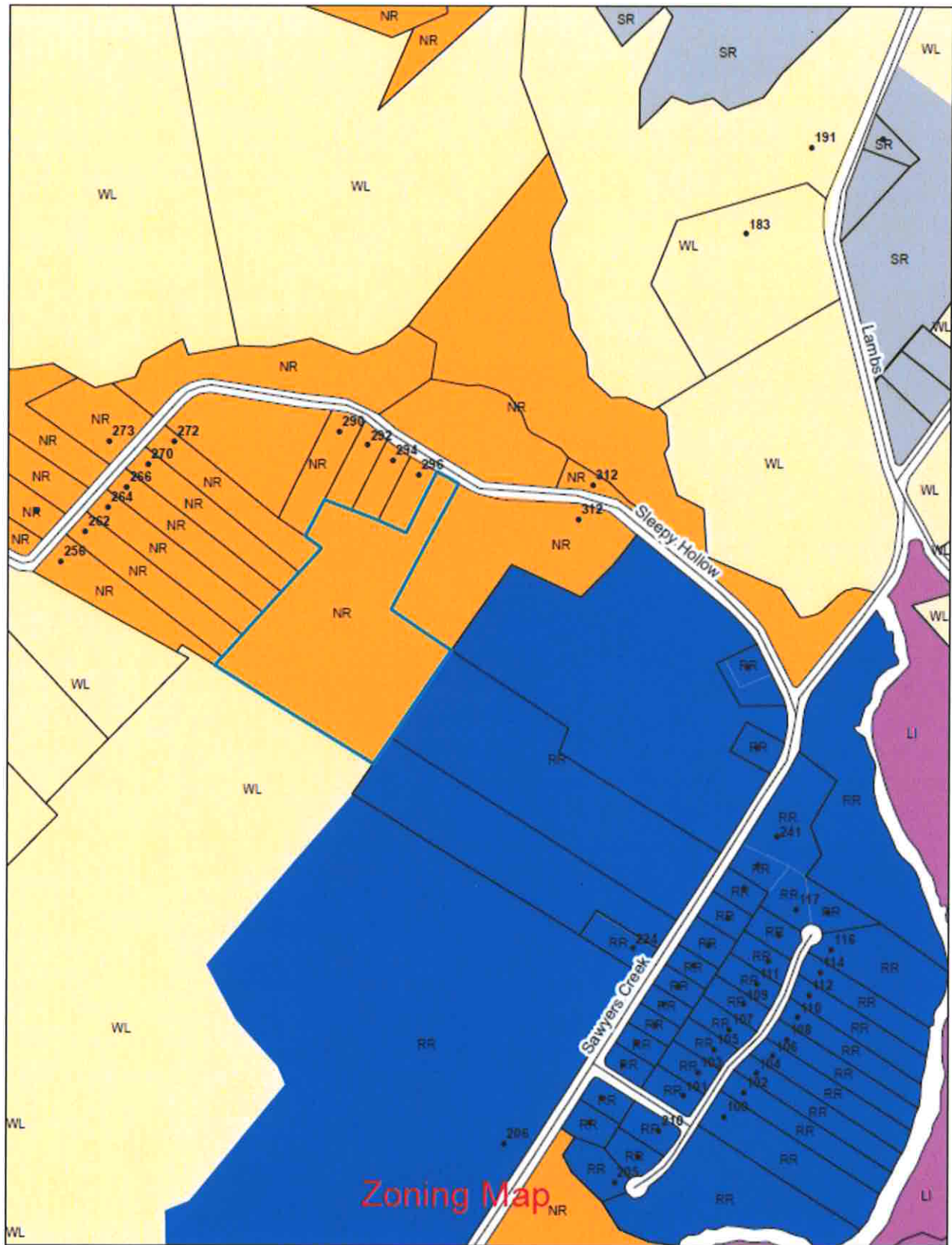
**Street Address:** Off Sleepy Hollow Road Adjacent to address 312

**Location Description:** Courthouse Township

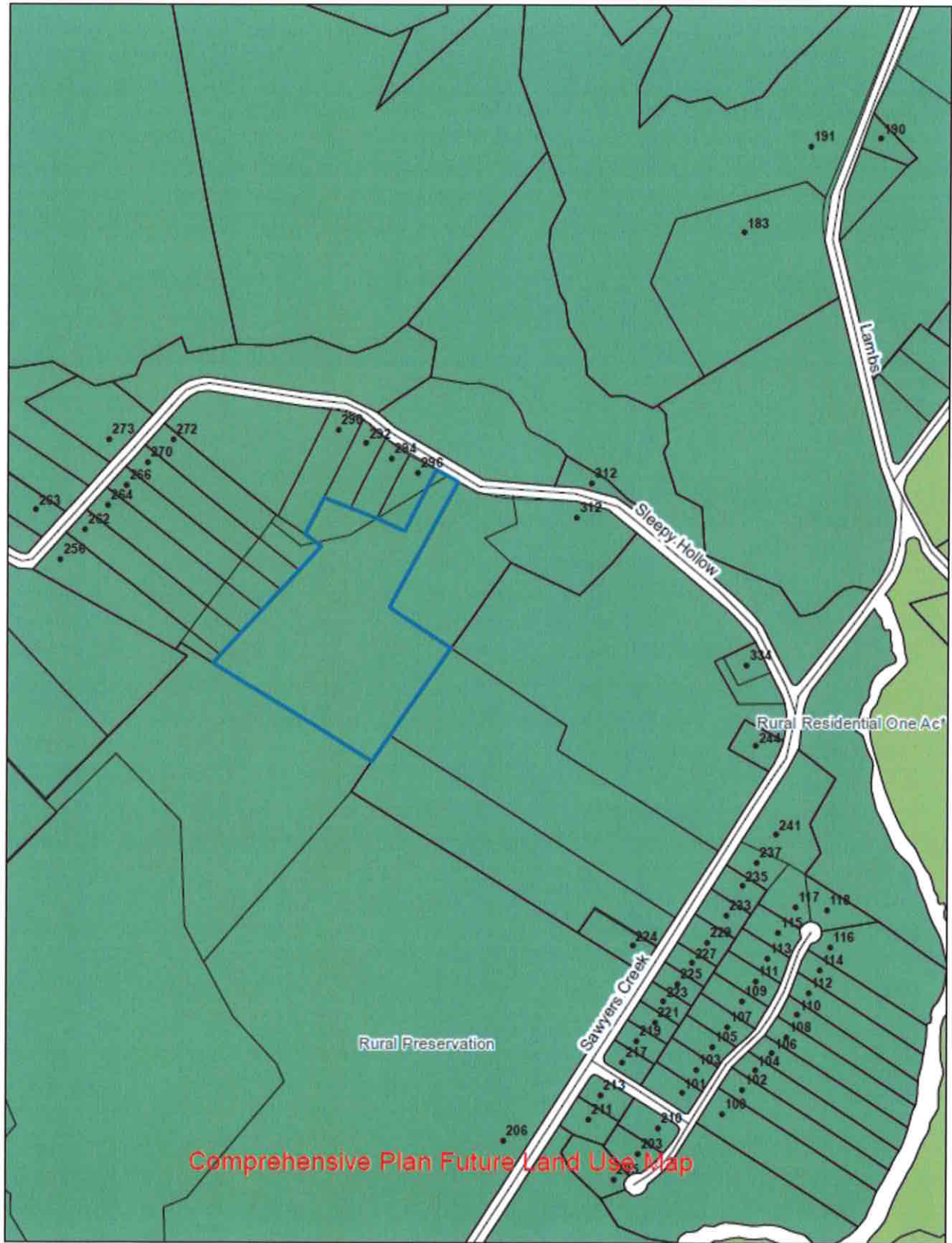
**REQUEST:** Preliminary Plan Phase II Sleepy Hollow Estates Major Subdivision – 10 lots - **Article 2.3.16 of the Unified Development Ordinance.**

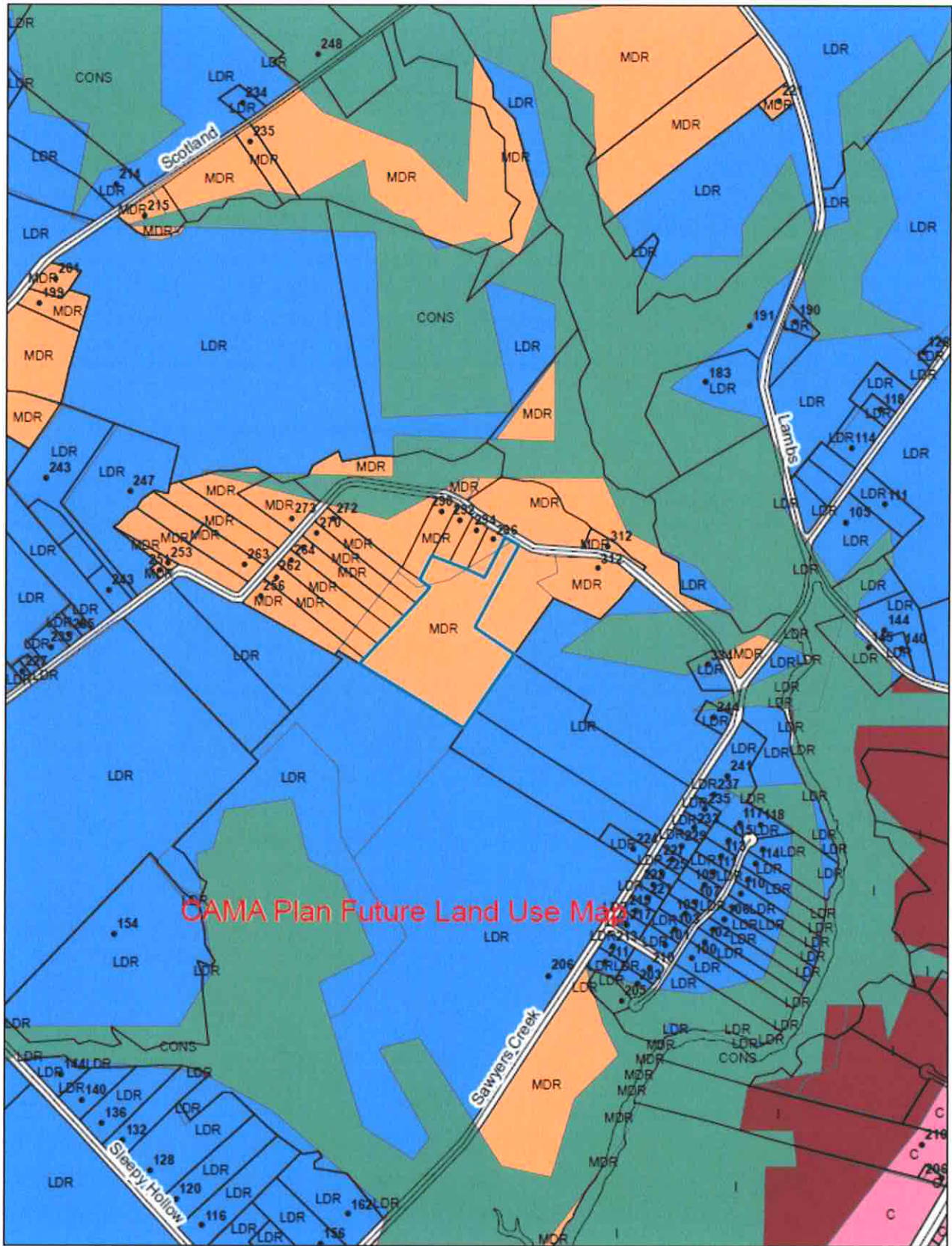


**Vicinity Map:**

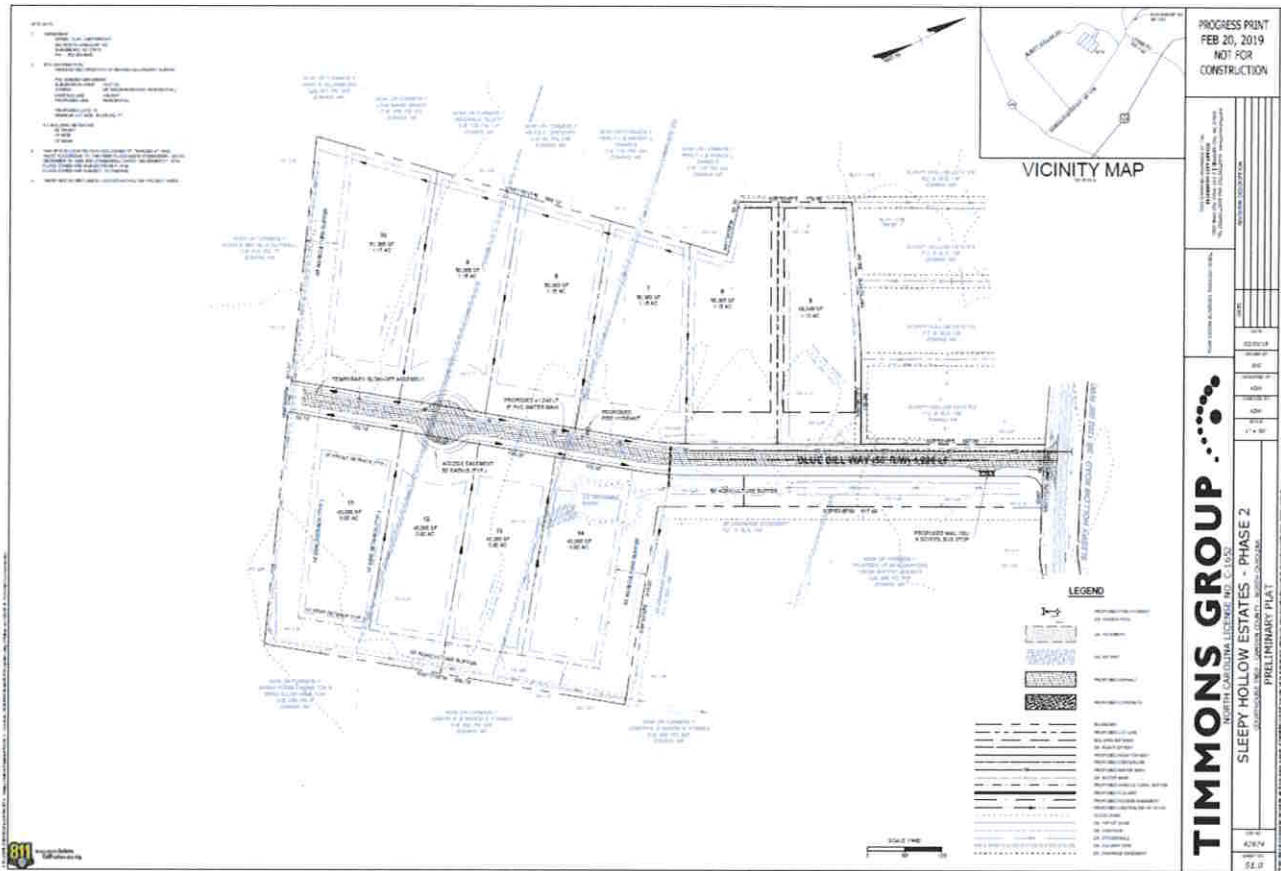






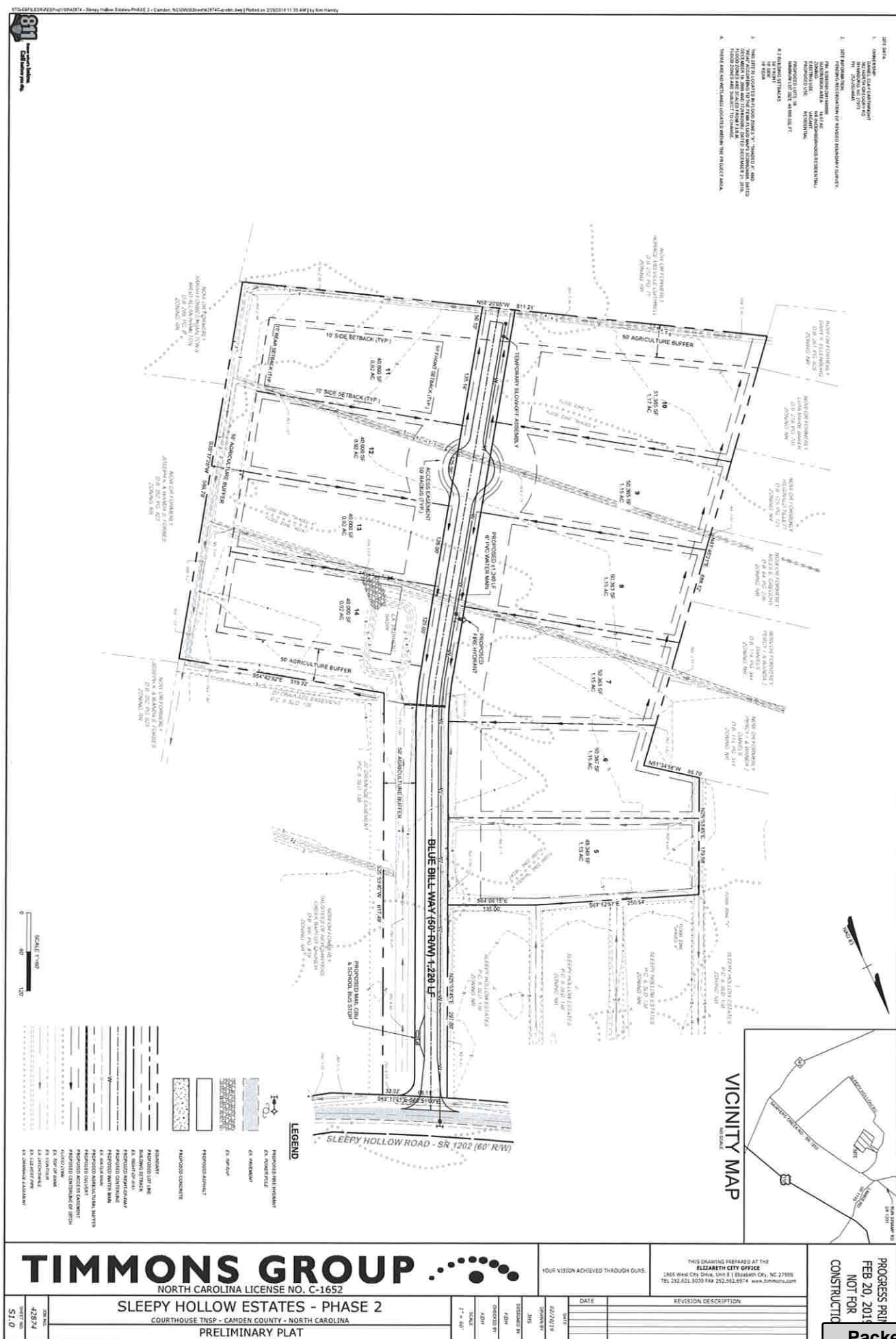






## SITE DATA

<b>Lot size:</b>	Approximately 14 acres
<b>Flood Zone:</b>	Zone AE/X
<b>Zoning District(s):</b>	Neighborhood Residential (NR)
<b>Adjacent property uses:</b>	Agriculture, Residential, Church.
<b>Streets:</b>	Shall be dedicated to public under control of NCDOT.
<b>Street/Subdivision name:</b>	Subdivision name: Sleepy Hollow Estates Street Names: Blue Bill Way
<b>Open Space:</b>	Required: 12 acres X .05 = .61 acres
<b>Landscaping:</b>	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 Plan**Consistent ☐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 Plan**Consistent ☒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. Constructions drawings to reflect turning radius of cul-de-sacs be minimum 43.5' as requested by the Transportation Director of Camden County Schools.

# The Twiford Law Firm, P.C.

Russell E. Twiford (Retired)  
John S. Morrison  
R. Mark Warren  
Courtney S. Hull  
Lauren E. Arizaga-Womble  
Megan E. Morgan  
Whitney A. Young

## Attorneys At Law

P.O. Box 669  
111 Currituck Commercial Drive  
Moyock, North Carolina 27958-0669  
Telephone (252) 435-2811  
Fax (252) 435-9974

Elizabeth City Office  
203 North Road Street  
Elizabeth City, NC 27907-0091  
Telephone (252) 338-4151  
Fax (252) 338-8546

LOOK AT OUR WEBSITE:  
[www.twifordlaw.com](http://www.twifordlaw.com)

Please Respond To:  
Moyock

March 29, 2019

Dan Porter  
Via email

### *RE: Sleepy Hollow Subdivision*

Dear Dan:

Confirming our conversation of yesterday, neither the Planning Board, planning staff nor the Board of Commissioners has any authority to settle property line disputes, or larger title questions. We must rely upon the representations made to us by the applicant. If the parties cannot resolve a title or property line dispute, this question rests exclusively with the courts. Accordingly, when an applicant's title is disputed by a citizen at either the Planning Board or Board of Commissioners stage, we should advise as follows:

1. Although we appreciate the participation in our planning process, we are not a court and have no authority to establish title or boundary lines. We will rely upon the applicant's representations.
2. No action taken by Planning Board, planning staff, or Board of Commissioners can establish title where it does not exist.
3. The applicant may obtain approval from the County for a proposed development. That does not vest title in the applicant if he or she does not already possess it.
4. The applicant develops at his/her own risk of there is a title question.
5. It is incumbent upon an objecting citizen to bring the title issue to the applicant and attempt resolution. Ultimately the objecting party can file suit for trespass, seek an injunction to prohibit the applicant from coming onto his/her property or other damages. Even if the County has granted a special or conditional use permit, the courts have the final say.
6. Often title issues are complex legal questions. Proof of title can consume many hours, even days in litigation with an uncertain outcome. Witnesses must testify, often surveyors, real estate experts and the like. It may require a jury decision.
7. To some considerable extent, this matter should be self policing. If a developer has any significant concern that title is in question, it is foolish to risk money in development.

Although this may seem surprising to the public, it makes common sense upon even brief reflection. If the Planning Board or the Board of Commissioners had the authority to stop

development because of title concerns, any citizen could make an objection and bring development to a halt. I suggest those concerned with title questions retain counsel who will then approach the developer's counsel and attempt to resolve the dispute. If that is not successful then litigation may ensue. No action taken by the County will effect a court's determination. If the developer does not have good title, a special use permit will be useless. It will not bind the true owner.

I will be most pleased to confer with you, the Planning Board or interested parties further.

Thank you for your kind inquiry. I hope this is of assistance.

Warmest personal regards,

JOHN S. MORRISON

JSM:cn





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

New Business

**Item Number:**

**Meeting Date:** April 17, 2019

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

**Item Title** UDO 2019-03-06 Commercial Site Plan - WAO Garage

**Attachments:** UDO 2019-03-06 Commercial Site Plan - WAO Garage  
- Staff Report(PDF)  
UDO 2019-03-06 Commercial Site Plan - WAO Garage - Maps (PDF)



**Commercial Site Plan  
WAO Garage  
UDO 2019-03-06**

**PROJECT INFORMATION**

**File Reference:** UDO 2019-03-06  
**Project Name;** WAO Garage  
**PIN:** 01-7072-00-50--728

**Applicant:** Coastal Custom  
 Homes, LLC  
 Randall Finck  
**Address:** P.O. Box 16215  
 Chesapeake, VA  
**Phone:** (757) 334-6586

**Agent for Applicant:** Eastern Carolina  
 Engineering  
**Address:** 154 U.S. 158 East  
 Camden, NC 27921

**Phone:** (252) 335-1888

**Email:**

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

**Meeting Dates:**

Technical Review: Comments provide by email  
 Planning Board: April 17, 2019

**Application Received:** 2/6/2018

**By:** David Parks, Permit Officer

**Application Fee paid:** \$25.00 Check #2879

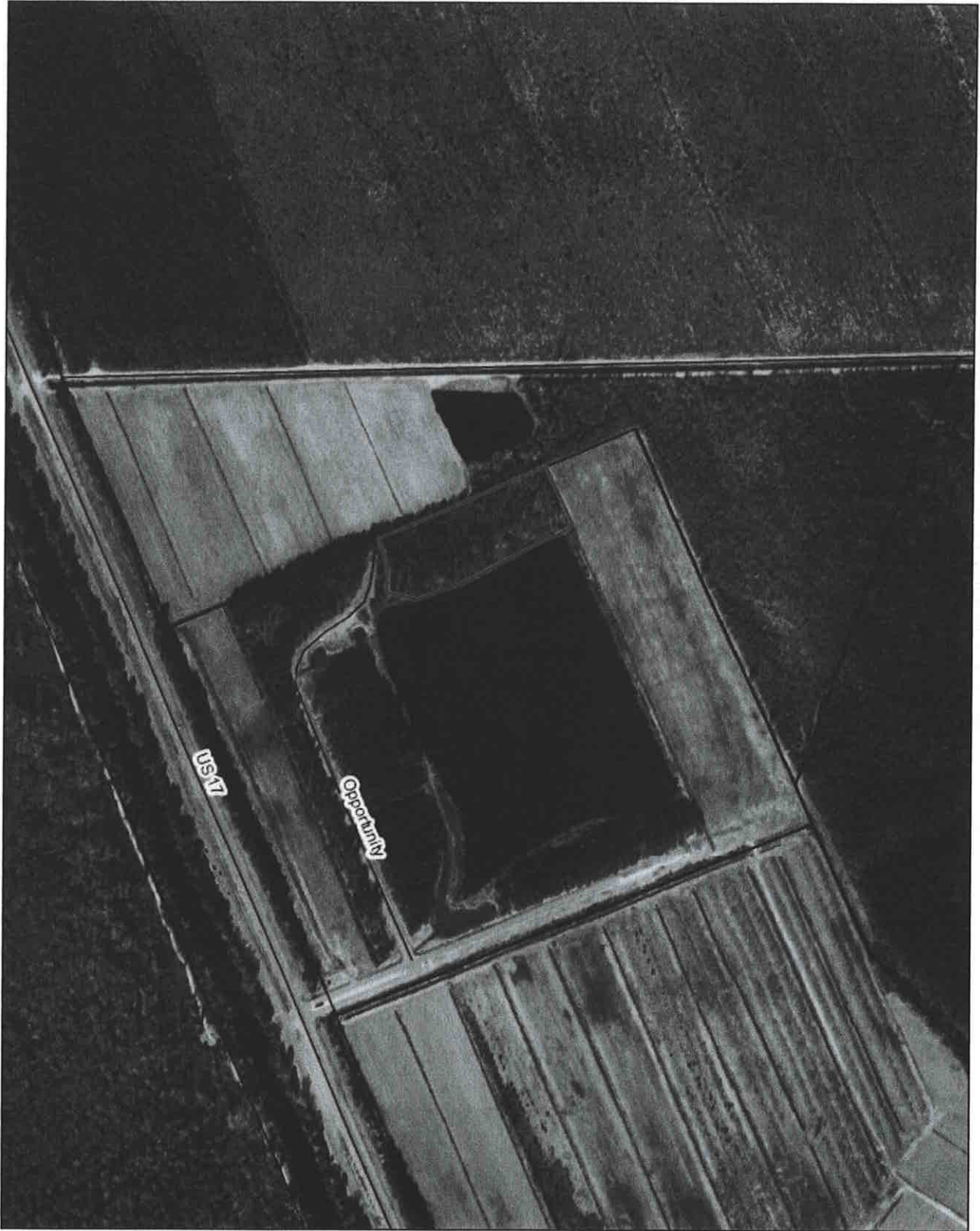
**Storm Water Review Fee:** N/A

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

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

- A. Land Use Application
- B. Commercial Site Plan
- C. Construction Drawings
- D. DENR Stormwater Permit SW7110609
- E. DENR E&S Control Plan No. Camde-2019-005
- F. Technical Review Committee inputs.

**REQUEST:** Commercial Site Plan - WAO Garage – Automobile Restoration. (Reference Camden's UDO Administrative Manual Article 3.4.2; Camden UDO Article 151.2.3.16. – Major Site Plan Procedures).

**Vicinity Map:**



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**PROJECT LOCATION:**

**Street Address:** 200 Opportunity Drive – Camden Commerce Park

**Location Description:** Off U.S. 17 in South Mills Township

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**SITE DATA**

<b>Lot size:</b>	Approximately 6 acres.
<b>Flood Zone:</b>	Zone X
<b>Zoning District(s):</b>	Base Zoning; Planned Development (PD)
<b>Adjacent property uses:</b>	Farming to North. Rest of lot surrounded by Commerce Park.
<b>Streets:</b>	Shall be dedicated to public under control of NCDOT.
<b>Landscaping:</b>	Landscaping Plan provided
<b>Buffering:</b>	Farmland buffer provided to the North – Article 151.5.5

**ENVIRONMENTAL ASSESSMENT**

**Streams, Creeks, Major Ditches:**

**Distance & description of nearest outfall:** 25 acre pond adjacent to property.

**TECHNICAL REVIEW STAFF COMMENTS**

1. **South Camden Water & Sewer.** Approved.
  2. **South Mills Fire Department.** See attached comments.
  3. **Postmaster Elizabeth City.** No response. Community Mailboxes?
  4. **Sheriff's Office.** Approved.
  5. **Camden Soil & Water Conservationist.** Approved.
  6. **Pasquotank EMS.** No response.
  7. **South Mills Water.** No response.
- 

**PLANNING STAFF RECOMMENDATION:** Planning Staff recommends approval of Commercial Site Plan for WAO Garage with the following recommendations:

1. The County should respond back to South Mills Fire Department on their request for a dry hydrant.

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: 2019-03-06 Zoning Dist.: PD  
 Date Filed: 3/6/2019 Flood Zone: X  
 Amount Paid: 25.00 Watershed (Y/N): N  
 Received By: DP Taxes Pd(Y/N): Y

### Contact Information

#### APPLICANT

Name: Coastal Custom Homes  
 Address: P.O. Box 16215  
Chesapeake, VA 23328  
 Telephone: (757) 334-6586  
 Email: \_\_\_\_\_

#### PROPERTY OWNER

Name: Randy Fink  
 Address: \_\_\_\_\_  
 Telephone: \_\_\_\_\_  
 Email: \_\_\_\_\_

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: Owner

### Property Information

Physical Street Address 200 Opportunity Drive  
 Location: South Mills, NC 27976  
 Parcel ID Number(s): 01-7072-00-50-0728  
 Total Parcel(s) Acreage Approximately 6 acres  
 Existing Land Use of Property Wooded – Camden Commerce Park

### Request

Project Name: Commercial Site Plan Review  
 Proposed Use of Property: Commercial  
 Deed Book / Page Number and/or Plat Cabinet / Slide Number: \_\_\_\_\_  
 Total square footage of land disturbance activity: \_\_\_\_\_  
 Total lot coverage: \_\_\_\_\_ Total vehicular use area: \_\_\_\_\_  
 Existing gross floor area: \_\_\_\_\_ Proposed gross floor area: \_\_\_\_\_

### Community Meeting

Date Meeting Held: \_\_\_\_\_ Meeting Location: \_\_\_\_\_

**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.



**CAMDEN  
COUNTY**
**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:	
UDO#	<u>2019-03-06</u>
Date Received:	<u>1/7/19</u>
Received by:	
Zoning District:	
Fee Paid \$	
Please Do Not Write In This Box	

PLEASE PRINT OR TYPE

Applicant's Name: Coastal Custom Homes, 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.

Randall Finck

Applicant's Mailing Address: PO Box 16215

Chesapeake VA 23328

Daytime Phone Number 757-334-6586

Street Address Location of Property: 200 Opportunity Drive, South Mills, NC 27976

General Description Of Proposal Metal building for automotive garage and office space with parking lot

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: Randall Finck

Dated: 1-7-19

Flood Zone? ☒ X  
☐ A  
☐ AE  
☐ AEFW

Located in Watershed ☐ Yes  
 Protection Area? ☐ No

Taxes Paid? ☐ Yes  
☐ No

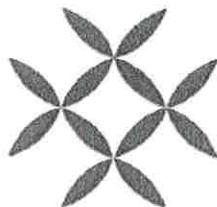
## BOARD OF COMMISSIONERS

TOM WHITE  
Chairman

CLAYTON D. RIGGS  
Vice Chairman

GARRY W. MEIGGS  
RANDY KRAINIAK  
ROSS MUNRO

March 15, 2019



**Camden County**  
NEW ENERGY NEW VISION

KENNETH BOWMAN  
County Manager

KAREN DAVIS  
Clerk to the Board

JOHN S. MORRISON  
County Attorney

From: Camden County Planning Department  
To: Technical Review Staff \_\_\_\_\_

RE: WAO Garage Commercial Site Plan

Attached is a copy of the proposed Commercial Site Plan for WAO Garage (Auto Restoration) locating in Camden Commerce Park off U.S. 17 for your review and comments.

After you have reviewed the plans, please complete the section below and provide this memo with your comments to the Planning Department NLT April 1, 2019 by either email ([dparks@camdencountync.gov](mailto:dparks@camdencountync.gov)) or fax (252) 338-1603.

\_\_\_\_ Approved as is

\_\_\_\_ Reviewed with no comments.

☒ Approved with the following comments/recommendations:

*SEE Attached Letter.*

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

Name: Tommy Banks Signature: *Tommy Banks*

Thank you for your prompt attention to this matter. If you have any questions, please call me at (252) 338-1919 ext 232.

Sincerely,

*David Parks*  
David Parks, CFM  
Permit Officer  
Camden County



## South Mills Volunteer Fire Department

127 Keeter Barn Road

PO Box 24

South Mills, NC 27976

(252) 771-2772

5.a

To : The Camden County Planning Department

I have reviewed the site plan for WAO Garage in the Camden County Commerce Park in South Mills. I would like to ask that consideration be given to place a dry hydrant on the property accessible by fire truck or a sprinkler system be installed in the 12,000 square foot building. The fire hydrant located near the entrance will not be enough water to cover the building at full fire load. South Mills Water Association would probably only be able to provide a little over 250 gallons per minute at that fire hydrant. I can help the developer with a dry hydrant installation if needed.

Should you have any questions, please feel free to contact me.

Sincerely,

Tommy Banks, Chief

South Mills Volunteer Fire Department

127 Keeter Barn Road

South Mills, NC 27976

(252)-202-1027

smvfd14@yahoo.com

Attachment: UDO 2019-03-06 Commercial Site Plan - WAO Garage - Staff Report (2367 : UDO 2019-03-06 Commercial Site Plan - WAO Garage)



## BOARD OF COMMISSIONERS

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From: Camden County Planning Department

To: Technical Review Staff S. Camden W+SD

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☒ 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

Thank you for your prompt attention to this matter. If you have any questions, please call me at (252) 338-1919 ext 232.

Sincerely,

David Parks, CFM  
Permit Officer  
Camden County



## Dave Parks

---

**From:** Kevin Jones <kjones@camdencountync.gov>  
**Sent:** Tuesday, April 02, 2019 10:08 AM  
**To:** 'Dave Parks'  
**Subject:** RE: Technical Review Comments

Approve as is

---

**From:** Dave Parks [<mailto:dparks@camdencountync.gov>]  
**Sent:** Friday, March 15, 2019 3:48 PM  
**To:** [tommy.banks@nucor.com](mailto:tommy.banks@nucor.com); 'David Credle'; [smwaplant@embarqmail.com](mailto:smwaplant@embarqmail.com); 'Brian Lannon';  
[kjones@camdencountync.gov](mailto:kjones@camdencountync.gov); 'Howell, Joseph CIV NAVFAC MIDLANT, PWD NSA Hampton Roads'; 'Newell, Jerry'  
**Cc:** [rmeads@camdencountync.gov](mailto:rmeads@camdencountync.gov)  
**Subject:** Technical Review Comments

Attached is TRC letter and commercial site plan for proposed commercial development for your review and comment.

Sincerely,

David Parks, CFM  
 Permit Officer  
 Camden County

Attachment: UDO 2019-03-06 Commercial Site Plan - WAO Garage - Staff Report (2367 : UDO 2019-03-06 Commercial Site Plan - WAO Garage)

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March 15, 2019



KENNETH BOWMAN  
County Manager

KAREN DAVIS  
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JOHN S. MORRISON  
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From: Camden County Planning Department  
To: Technical Review Staff

RE: WAO Garage Commercial Site Plan

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After you have reviewed the plans, please complete the section below and provide this memo with your comments to the Planning Department NLT April 1, 2019 by either email ([dparks@camdencountync.gov](mailto:dparks@camdencountync.gov)) or fax (252) 338-1603.

☒ Approved as is  
☐ Reviewed with no comments.  
☐ Approved with the following comments/recommendations:

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

Name: Brian Lannon Signature: BK Lannon

Thank you for your prompt attention to this matter. If you have any questions, please call me at (252) 338-1919 ext 232.

Sincerely,

David Parks, CFM  
Permit Officer  
Camden County

## Dave Parks

**From:** Howell, Joseph J (Joe) CIV USN NAVFAC MIDLANT NOR (USA) <joseph.howell1@navy.mil>  
**Sent:** Thursday, March 28, 2019 4:57 PM  
**To:** Charles Bauman  
**Cc:** 'Dave Parks'  
**Subject:** [External] RE: [Non-DoD Source] Technical Review Comments

Mr. Bauman - Thank you for the offer to meet, but don't think that to be necessary at this time. From a NSA Hampton Roads radar system performance perspective, we would like to keep informed of additional proposed businesses that may utilize welding or other similar electromagnetic interference (EMI)-generating activities as expressed previously during the rezoning of the commerce park site.

Again, we appreciate any operations information you can share about the automobile restoration business site as well as future business proposals for Camden Commerce Park. Perhaps a future meeting opportunity to review cumulative effects of EMI might be warranted.

Respectfully,  
 Joe Howell

Joseph Howell  
 Community Plans & Liaison Officer  
 Naval Support Activity (NSA) Hampton Roads  
 757-836-1837 (office)  
[joseph.howell1@navy.mil](mailto:joseph.howell1@navy.mil)

-----Original Message-----

**From:** Charles Bauman <cbauman@camdencountync.gov>  
**Sent:** Wednesday, March 27, 2019 1:37 PM  
**To:** Howell, Joseph J (Joe) CIV USN NAVFAC MIDLANT NOR (USA) <joseph.howell1@navy.mil>  
**Cc:** 'Dave Parks' <dparks@camdencountync.gov>  
**Subject:** RE: [Non-DoD Source] Technical Review Comments

Dear Mr. Howell,  
 Dave Parks of our Planning office as shared your inquiry with me. With regard to your question, I will make contact with the business owner to discuss your inquiry and advise accordingly. However, the company does plan to engage in collectable automobile restoration work. To my knowledge, they intend no large scale activity of the nature you describe. Please be reminded that the Camden Commerce Park is a location the County markets for business and employment location. As we have advised others associated with NSA Hampton Roads previously, we are advancing our business recruitment and

expansion efforts especially as it concerns the U.S. 17/I-87 corridor. It is anticipated that other industry will locate in the Commerce Park and the surrounding area as we proceed with our efforts.

I am hopeful this response will satisfy any questions you may have regarding this matter. We would be pleased to meet with you, or whomever you might designate, should you desire.

Best Regards,  
Charles Bauman

Charles J. Bauman III  
Director, Economic Development  
Camden County  
330 East Hwy 158  
Camden, N.C. 27921  
Office: 252-338-6363 x 312

-----Original Message-----

From: Howell, Joseph J (Joe) CIV USN NAVFAC MIDLANT NOR (USA)  
[mailto:joseph.howell1@navy.mil]  
Sent: Wednesday, March 27, 2019 12:13 PM  
To: Dave Parks  
Subject: [External] RE: [Non-DoD Source] Technical Review Comments

Mr. Parks - Do you have any additional information regarding the specific operations planned for the facility, specifically to include electromagnetic interference (EMI)-generating activities such as welding?

Respectfully,  
Joe Howell

Joseph Howell  
Community Plans & Liaison Officer  
Naval Support Activity (NSA) Hampton Roads  
757-836-1837 (office)  
joseph.howell1@navy.mil

-----Original Message-----

From: Dave Parks <dparks@camdencountync.gov>  
Sent: Friday, March 15, 2019 3:48 PM  
To: tommy.banks@nucor.com; 'David Credle' <dcredle@camdencountync.gov>; smwaplant@embarqmail.com; 'Brian Lannon' <blannon@camdencountync.gov>; kjones@camdencountync.gov; Howell, Joseph J (Joe) CIV USN NAVFAC MIDLANT NOR (USA) <joseph.howell1@navy.mil>; 'Newell, Jerry' <newellj@co.pasquotank.nc.us>  
Cc: rmeads@camdencountync.gov  
Subject: [Non-DoD Source] Technical Review Comments

Attached is TRC letter and commercial site plan for proposed commercial development for your review and comment.



Filed in Camden County, NC  
on Apr 01 2011, at 08:14:30 AM  
by Peggy C. Kight  
Register of Deeds  
Book 293 Page 695-1

**Ordinance No. 2011-01-02**

**An Ordinance  
Amending the Camden County  
Zoning Map  
Camden County, North Carolina**

**Article I: Purpose**

The purpose of this Ordinance is to amend the Zoning Map of Camden County, North Carolina, which was originally adopted by the County Commissioners on December 20, 1993, and subsequently amended.

**Article II. Amendment to Zoning Map**

The Official Zoning Map of Camden County, North Carolina, which was adopted on December 20, 1993, and subsequently amended, is hereby amended as follows:

The properties currently shown in the Camden County Tax Assessor's Office as PIN 01-7071-00-69-8959, is hereby re-zoned from Highway Commercial (HC) to Planned Unit Development (PUD). The following conditions apply to the PUD district:

A. The following uses shall be permitted within the Camden Eco Industrial Park:

- Businesses that have achieved the Green America Business Seal of Approval by Green America Manufacturing. (<http://greenbusinessnetwork.org/>) or other recognized environmental sustainability accrediting organization.

- Manufacturing, processing, assembly, distribution, or sale of end products or components that:

## Book 293 Page 696

- incorporate the use of renewable energy resources, improve air quality, improve water quality, or lead to a decrease in negative environmental impacts, OR
- that utilize recycled materials as resources for reuse, OR
- where the business facilities incorporate environmental excellence in design and construction through building materials, processes, health & safety, and working environment

- Traditional commercial and office uses where the business facilities incorporate environmental excellence in design and construction through building materials processes, health & safety, and working environment. –

- University and private research and development.

- Professional services related to promoting and incorporating sustainable environmental practices.

- Production of products supporting aerospace & pharmaceutical efforts of the region.

- Public outdoor educational/recreational uses of the property's environmental amenities.

- Other uses not identified herein, but compatible with the Eco Industrial Park Vision, may be included by amending the PUD conditional zoning as outlined in UDO 151.581-585 and the Restrictive Covenants as outlined therein.

B. The following uses are specifically prohibited:

- Businesses that create negative environmental impacts and do not attempt to integrate environmental best practices into their buildings or business model.

- Nuclear power plant.

- Dirty recycling.

- Adult entertainment establishments.

- Large multi business big box retail establishments.

- Drive through fast food restaurants

- Businesses that utilize or produce toxic or hazardous materials.

- Junk and salvage yards.

## Book 293 Page 697

- Personal self storage not related to business activities conducted within the Eco Industrial park.

- Businesses that create excessive air, water, noise, or other environmental pollution.

C. Setbacks shall be as follow:

Front Vehicular: 25'

Front Building: 50'

Rear: 50'

Side: 25'

Rear setback along Hwy 17: 50'

Along existing or constructed wetlands: 30' (To be dedicated easements to POA for maintenance)

D. All roads shall be dedicated and maintained by NCDOT.

E. There shall be a 10' wide easement for greenway on all property that runs the perimeter of the pond.

F. Preliminary Plat Approval refers to those items contained in Unified Development Ordinance Article 151.298 that are referenced as "information sufficient to satisfy preliminary plat" whereby they must be consistent with the approved Concept Plan and Master Plan, and constitutes an administrative approval not requiring further approval of the Planning Board or Board of Commissioners. Minor amendments and refinements to the Master Plan may also be approved administratively, or at the discretion of the Administrator or the request of the Developer, may be referred to the approving body.

### Article III. Penalty

1. Violations of the provision of this Ordinance or failure to comply with any of its Requirements, including violations of any conditions and safeguards established in connection with grants of variances or Special Use or Conditional Use Permits, shall constitute a misdemeanor, punishable by a fine of up to five-hundred (\$500) dollars or a maximum thirty (30) days imprisonment as provided in G. S. 14-4.

2. Any act constituting a violation of the provisions of this Ordinance or a failure to comply with any of its requirements, including violations of any conditions and safeguards established in connection with the grants of variances or Special Use or Conditional Use Permits, shall also subject the offender to a civil penalty of one-hundred (\$100) dollars for each day the violation continues. If the offender fails to pay the penalty within ten (10) days after being cited for a violation, the penalty may be recovered by the county in a civil action in the nature of debt. A civil penalty may not be appealed to the Board of Adjustment if the offender was sent a final notice of violation in



## Book 293 Page 698

accordance with Article 151.568 and did not take an appeal to the Board of Adjustment within the prescribed time.

3. This Ordinance may also be enforced by any appropriate equitable action.
4. Each day that any violation continues after notification by the administrator that such violation exists shall be considered a separate offense for purposes of the penalties and remedies specified in this section.
5. Any one, all or any combination of the foregoing penalties and remedies may be used to enforce this Ordinance.

#### Article IV. Severability

If any language in this Ordinance is found to be invalid by a court of competent jurisdiction or other entity having such legal authority, then only the specific language held to be invalid shall be affected and all other language shall be in full force and effect.

#### Article V. Effective Date

This Ordinance is effective upon adoption.

Adopted by the Board of Commissioners for the County of Camden this 21st day of March 2011.

County of Camden

Sandy Duckwall

Sandy Duckwall, Chairman

Camden County Board of Commissioners

ATTEST:

Ashley Honaker

Ashley Honaker

Clerk to the Board

(SEAL)

North Carolina

Camden County

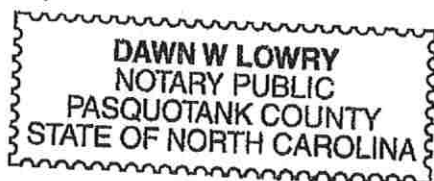
I, Dawn W. Lowry, a Notary for Pasquotank County, North Carolina, do hereby certify that Sandy Duckwall and Ashley Honaker personally appeared before me this day and acknowledged the due execution of foregoing instrument.

Witness my hand and official seal, this 1<sup>st</sup> day of April, 2011

Dawn W Lowry

Notary Public

My commission expires: 11-9-2013



Filed in Camden County, NC  
 on May 04 2011, at 12:16:27 PM  
 by Peggy C. Kight  
 Register of Deeds  
 Book 294 Page 503-

Filed: \_\_\_\_\_

**AN ORDER GRANTING A  
 CONDITIONAL USE PERMIT  
 BY THE BOARD OF COMMISSIONERS  
 CAMDEN, NORTH CAROLINA**

The Board of Commissioners for County of Camden, North Carolina, having held a public hearing on Monday, April 18, 2011 to consider an application for a Conditional Use Permit by Camden County and having heard all of the evidence presented at the hearing makes the following FINDINGS OF FACT and draws the following CONCLUSIONS:

It is the Board's CONCLUSION that the Conditional Use Permit be issued subject to certain conditions listed below.

This CONCLUSION is based upon the following FINDINGS OF FACT:

**CONDITIONAL USE PERMIT  
 UDO 2011-01-01  
 Camden Eco Park Master Plan  
 Findings of Facts**

1. **Name of Applicant:** Camden County
2. **Agent for Applicant:**
3. **Address of Agent:** 117 North Highway 343  
Camden, NC 27921
4. **PIN:** 01-7071-00-69-8959
5. **Name(s) of Current Owner(s) of Record:** Camden County
6. **Street Address of Property:** Not addressed.
7. **Location of Property:** Approximately  $\frac{3}{4}$  of a mile north of McPherson Road on Highway 17

## Book 294 Page 504

8. **Flood Zone:** X
9. **Zoning District(s):** Planned Unit Development (PUD)
10. **Is a Zoning Change Required for the Proposed Use?** No
11. **General Description of the Proposal:** Master Plan - Camden Eco Industrial Park
12. **Date Application Received by County:** January 3, 2011
13. **Did the Applicant participate in a pre-application Conference?** N/A
14. **Received by:** David Parks, Permits Officer
15. **Application fee paid:** N/A
16. **Completeness of Application:** Complete
17. **Proposal to be completed in Phases:** Yes.
  - A. If yes, are phases shown on Master Plan: No. There are 19 lots shown on Master Plan as once a lot is sold it will be recorded as Phase I, Phase II etc.... The maximum number of lots shall not exceed 19.
18. **Was the Applicant given a list of agencies constituting the Technical Review Staff?** Yes
  - A. Technical Review Staff (Master Plan Approval)
    - (a) South Mills Water District
    - (b) South Camden Water & Sewer District
    - (c) South Mills Fire Department
    - (d) Postal Service – South Mills
    - (e) Sheriff's Office
    - (f) Natural Resources Conservation Service
    - (g) Superintendent of Camden County Schools
    - (h) Transportation Director Camden County Schools
    - (i) NCDOT
    - (j) MediaCom
    - (k) AEMC
    - (l) Pasquotank EMS
    - (m) Director Parks & Recreation
    - (n) Century Link
19. **Documents received upon filing application or otherwise included:**
  - A. Land Use/Development Application
  - B. Master Plan
  - C. GIS Map
  - D. Technical Review responses
  - E. DENR E & S Control Plan
20. **Soil Classifications:**

**Predominant:** Portsmouth (PtA) and Udorthents (Ud)
21. **Adjacent Property Uses:**
  - A. **Predominant:** Agriculture
  - B. **Other:** Wooded
22. **Existing Land Uses:** Agriculture – Farming
23. **Property info:**
  - A. **Total Acreage:** Approximately 98 acres
  - B. **Total Proposed lots:** Nineteen (19)
  - C. **Average size:** Various



## Book 294 Page 505

## 24. Streets:

- A. Are all streets designed to be place under State system? Yes.
- B. Are proposed streets named? Yes
- C. Street names: Eco Park Blvd, Opportunity Drive, Solar Way
- D. Are any street names already being used elsewhere in the Camden or Pasquotank County's? No - Verified/approved with Central Communications.

## 25. Open Space:

- A. Is open space proposed? Yes
- B. Area of open space: 32 acres
- C. What is required minimum open space? 25% of net tract = approx 25 acres
- D. Will property owners association be needed? Yes
- E. Has the applicant proposed a property owners association? Yes

## 26. Utilities:

- A. Does the application include a letter or certificate from the District Health Department regarding septic tanks? N/A.
- B. Does the applicant propose the use of public sewage systems? Yes
- C. Does the applicant propose the use of public water systems? Yes.
- D. Distance from existing public water supply system: adjacent to property.
- E. Is the area within a five-year proposal for the provision of public water? N/A
- F. Is the area within a five-year proposal for the provision of public sewage? N/A

## 27. Landscaping:

- A. Is any buffer required? Yes.
- B. Will trees be required along dedicated streets? Yes

## 28. Findings Regarding Additional Requirements:

- A. Endangering the public health and safety: The Application does not appear to endanger the public health and safety.
- B. Injure the value of adjoining or abutting property: The application does not appear to injure the value of adjoining or abutting property.
- C. Harmony with the area in which it is located: The location of the PUD is in Harmony with the area in which it is located.
- D. Conformity with the Plans:
  - 1. Land Use Plan: Yes
  - 2. Thoroughfare Plan: N/A
  - 3. Other plans officially adopted by the Board of Commissioners: N/A
- E. Will not exceed the county's ability to provide public facilities:
  - 1. Schools: Will provide needed revenue for schools
  - 2. Fire and Rescue: No.
  - 3. Law Enforcement: Staff feels that the commercial subdivision will require added law enforcement at some point due to the location and permitted uses.
  - 4. Parks & Recreation: No.
- Other County Facilities:
- F. Other:

Technical Review Staff

- A. Comments: TRC meeting held September 15, 2010.

## Book 294 Page 506

- (1) South Mills Water and Sewer: Will provide water once agreement is signed.
- (2) Camden County Health Department: N/A.
- (3) South Mills Fire Department: See attached comments.
- (4) Fire Marshall:
- (5) Sheriff's Office: Review with comments (see attached TRC Letter)
- (6) Post Office: Approved as is.
- (7) NCDOT: See attached letter.
- (8) Natural Resources Conservation Service.
- (9) Camden County Schools: Approved as is.
- (10) Media Com. No response.
- (11) U.S. Army Corps of Engineers: Wetlands delineated.
- (12) Albemarle EMC: See attached emailed comments.
- (13) Centurylink: Reviewed with no comments.
- (14) Piedmont Natural Gas. No comments.

**B. Adoption of all Technical Review Staff.**

**On April 18, 2011 the Board of Commissioners approved on a 3-0 vote with the following conditions/modifications:**

1. The applicant must strictly abide by all requirements of the Unified Development Ordinance of Camden County, North Carolina, and must also strictly comply with all other local, state, and federal ordinances, laws, rules and regulations as one or more ordinances, laws, rules and regulations may apply to this development.
2. The applicant shall complete the development strictly in accordance with the approved Master Plan approved by the Board of Commissioners of Camden County, North Carolina, and contained in the file titled (UDO 2011-01-01).
3. The total number of lots shall not exceed 19 as reflected on the Master Plan.
4. Signs shall be posted around pond trail indicating rules (i.e. No swimming...).
5. Street lights shall be placed along the ROW's in accordance with NCDOT Utilities Manual.
6. Approval shall be sought by AEMC for commercial uses requiring large load amounts prior to the completion of new sub-station.
7. There shall be hydrants located 1000 feet apart.
8. County shall provide at a minimum of two access points to the pond for Fire Protection.
9. Turn-a- rounds large enough for emergency vehicles (i.e. fire trucks) shall be provided at the roads that dead end.
10. Permitted uses utilizing Welding Operations and Wind Turbine generators shall consult with the Northwest Navy Annex for possible mitigation of affects on radar system.
11. Developer shall utilize and maintain as much existing tree cover as possible.
12. There shall be no timbering/land clearing with the exception of clearing necessary to maintain property ditches, swales and infrastructure prior to Preliminary Plat approval.



## Book 294 Page 507

13. Preliminary Plat Approval as referred to in this Conditional Use Permit refers to those items in UDO Section 151.298 that are referenced as "information sufficient to satisfy preliminary plat" whereby they must be consistent with the approved Concept Plan and Master Plan, and constitutes an administrative approval not requiring further approval of the Planning Board or Board of Commissioners. Minor amendments and refinements to the Master Plan may also be approved administratively, or at the discretion of the Administrator or the request of the Developer, may be referred to the approving body.
14. A traffic impact analysis maybe required by the County prior to approval of preliminary plat as required by NCDOT.
15. Any infill of existing wetlands and/or offsetting creation of wetlands shall require approval from the Army Corps of Engineers and any other required governmental agencies prior to approval of Preliminary Plat of the phase in which it will occur. Mitigation of wetlands shall meet all federal, state and local regulations.
16. There shall be no land disturbing activity prior to an approved DENR Storm Water Permit, Erosion & Sedimentation Control Plan, Camden County engineer approval on drainage plan, and Preliminary Plat approval. Each preliminary plat and commercial site plan shall require such review and approval.
17. A set of "as-built" stormwater plans, signed and sealed by a North Carolina professional engineer, shall be submitted prior to final plat approval.
18. All connection fees for water service and sewer service (if supplied by a public agency) shall be paid prior to approval and filing of a final plat for the Phase being developed.
19. Commercial site plans shall be required for each commercial building to include stormwater plans approved by DENR and Camden County's stormwater engineering consultant.
20. Specifications for location and dimensions shall be provided prior to preliminary plat or commercial site plan approval for lighting, fencing, landscaping, sidewalks, buffers and signage.
21. The developer and/or property owners association shall provide to the County an engineer's recertification every 5 years that all drainage/stormwater improvements are maintained in accordance with approved plans. The recertification shall be from the time of recordation of the final plat for which the stormwater improvements are installed.
22. As part of Phase 1 Preliminary Plat approval, developer shall provide engineer's certification of pre-development run-off at each drainage outfall for each water shed.
23. A copy of the signed approved Master Plan shall be maintained in the Camden County Registry of Deeds.
24. The approved signed Conditional Use Permit shall be recorded in the Camden County Registry of Deeds within 45 days of approval.
25. If any of the conditions affixed hereto or any part thereof shall be held invalid or void, then this Conditional Use Permit shall remain in full force and effect as to all then recorded parcels, but if any substantial condition is invalidated, the County may terminate this Conditional Use Permit as to any future improvements and parcels (other than common amenity improvements) unless

UDO2011-01-01

Master Plan Camden Eco Industrial Park

Page 5 of 7



## Book 294 Page 508

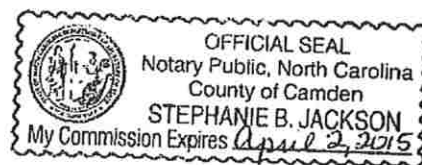
and until a substitute condition or conditions acceptable to the County and the developer are in place.

IN WITNESS WHEREOF, the County has caused this Conditional Use Permit to be issued in its name, and the undersigned, being all of the property owners/applicants of the property above described, do hereby accept this Conditional Use Permit together with all its conditions as binding on them, their successors and their assigns in interest.

I, Sandra J. Duckwall Chairman, Board of Commissioners do hereby acknowledge receipt of this Order authorizing the issuance of a Conditional Use Permit. The undersigned owner/applicant does further acknowledge that no work may be done pursuant to the Conditional Use Permit except in accordance with all of its conditions and requirements and that all restrictions shall be binding upon them, their assigns, and their successors in interest.

Sandra J. Duckwall  
Sandra J. Duckwall, Chairman, Board of Commissioners

NORTH CAROLINA  
CAMDEN COUNTY



I, Stephanie B Jackson, a Notary Public in and for said state and county, do hereby certify that Sandra J. Duckwall, Chairman Board of Commissioners, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and notorial seal the 25<sup>th</sup> day of April, 2011.

Stephanie B Jackson  
Notary Public

My commission expires:

April 2, 2015

COUNTY OF CAMDEN

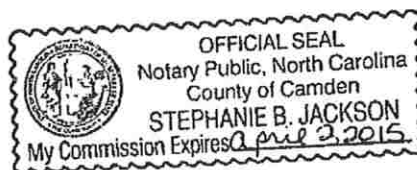
## Book 294 Page 509

ATTEST:

I, Ashley Honaker, Clerk to the Board of Commissioners, Camden County, do hereby acknowledge receipt of this Order authorizing the issuance of a Conditional Use Permit. The undersigned individual does further acknowledge that no work may be done pursuant to the Conditional Use Permit except in accordance with all of its conditions and requirements and that all restrictions shall be binding upon them, their assigns and their successors in interest.

Ashley Honaker  
Ashley Honaker, Clerk to the Board

NORTH CAROLINA  
CAMDEN COUNTY



I, Stephanie B. Jackson, a Notary Public in and for said state and county, do hereby certify that Ashley Honaker, Clerk to the Board of Commissioners Camden County, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and notarial seal the 25<sup>th</sup> day of April, 2011.

Stephanie B. Jackson  
Notary Public

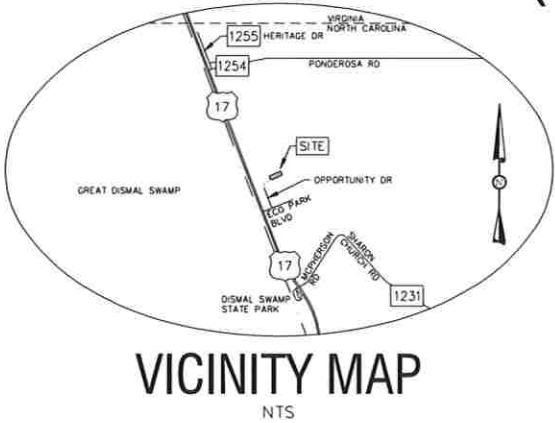
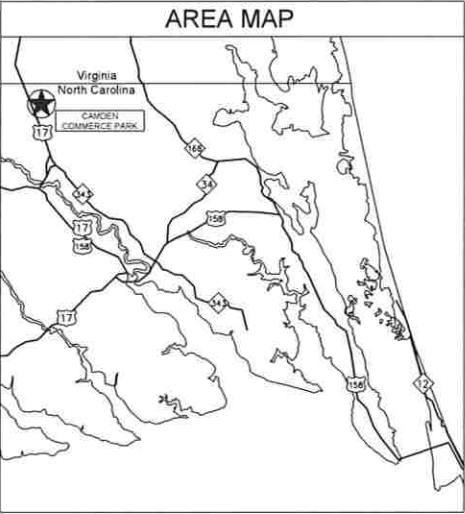
My commission expires:

April 2, 2015

COUNTY OF CAMDEN

SITE PLAN  
FOR  
WAO GARAGE

MARCH 7, 2019  
(REV #1 MARCH 25, 2019)



SOUTH MILLS TOWNSHIP  
CAMDEN COUNTY  
NORTH CAROLINA

SHEET INDEX

- T001 COVER SHEET
- C100 EX. CONDITIONS & DEMO PLAN
- C200 SITE PLAN
- C302 GRADING & DRAINAGE PLAN
- C304 EROSION CONTROL PLAN
- C903 DETAILS
- C904 DETAILS

SITE DATA:

1. OWNER/DEVELOPER:  
COASTAL CUSTOM HOMES, LLC C/O RANDALL FINCK  
P.O. BOX 16215  
CHESAPEAKE, VA 23328  
757-334-6588  
RFINCK@GMAIL.COM

2. SITE INFORMATION:  
PIN# 01707205007280000  
D.B. XX, PC. XX  
TAX MAP/LOT:  
SITE AREA: 6.12 AC.  
ZONING: PUD (PLANNED UNIT DEVELOPMENT)  
ADDRESS: 200 OPPORTUNITY DRIVE  
SOUTH MILLS, NC 27976  
EXISTING USE: VACANT  
PROPOSED USE: AUTOMOTIVE GARAGE/OFFICE

3. MINIMUM SETBACKS:  
STREET: 25'/50'  
SIDE: 25'/50'  
REAR: 25'

4. SITE IS LOCATED IN FLOOD ZONE "X" AS SHOWN ON F.I.R.M. PANEL 3721706200, DATED OCTOBER 5, 2004.

5. THIS IS NOT A BOUNDARY SURVEY. BOUNDARY TAKEN FROM PLAT ENTITLED "MAJOR SUBDIVISION FOR CAMDEN COUNTY COMMERCE PARK" DATED 04-25-2018 BY EDWARD T. HYMAN, PLS, RECORDED IN P.C. 8, SLD. 126

6. TOPOGRAPHIC SITE SURVEY PERFORMED BY EASTERN CAROLINA ENGINEERING, P.C. ON 11-14-2018 AND 12-12-2018. ANY TOPOGRAPHIC INFORMATION OUTSIDE BOUNDARY LINE WAS GATHERED BY REFERENCING AERIAL IMAGERY.

7. ELEVATIONS ARE TO NAVD 88 (2011 REVISION) BASED ON OPUS SOLUTION OF MAG NAL (ELEV. 18.45) LOCATED AT THE INTERSECTION OF OPPORTUNITY DRIVE AND ECO PARK BOULEVARD.

8. SOILS INFORMATION RETRIEVED FROM USDA WEB SOIL SURVEY ON 12-7-2018.

9. ON-SITE COVERAGE CALCULATIONS:  
EXISTING BUA: 0 SF (0.00%)  
(PRIOR TO DEMOLITION)  
PROPOSED IMPERVIOUS AREA:  
BUILDING: 14,400 SF ( 5.40%)  
VEHICULAR AREA: 21,990 SF ( 8.25%)  
SIDEWALK: 516 SF ( 0.19%)  
FRONTAGE APRON: 700 SF ( 0.26%)  
FUTURE: 10,000 SF ( 3.75%)  
TOTAL PROPOSED: 47,606 SF (17.85%)  
TOTAL COVERAGE: 47,606 SF (17.85%)  
MAX. ALLOWABLE BUA: 106,984 SF (40.13%)  
(PER NC000 PERMIT #SW710609)

10. ANY FUTURE SIGNAGE MUST BE APPROVED AND PERMIT ISSUED BY THE CAMDEN COUNTY PLANNING DEPARTMENT PRIOR TO INSTALLATION.

11. ALL UTILITY CONNECTIONS SHALL BE COORDINATED WITH THE CAMDEN COUNTY PUBLIC WORKS DEPARTMENT.

12. CONTRACTOR SHALL INSPECT AND MAINTAIN AS NEEDED ALL EROSION CONTROL DEVICES ON A WEEKLY BASIS AND AFTER EACH MAJOR STORM EVENT. FAILURE TO KEEP EROSION CONTROL DEVICES IN GOOD WORKING ORDER MAY RESULT IN THE ISSUANCE OF A STOP WORK ORDER.

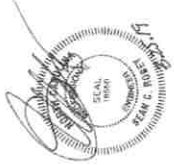
13. ANY FILL BROUGHT ON SITE SHALL BE FROM AN APPROVED SITE/WINE. ANY MATERIAL REMOVED FROM THE SITE SHALL BE DISPOSED OF IN A SINGLE APPROVED LOCATION.

14. DISTURBED AREA WILL NOT EXCEED 1.80 ACRES.

15. NO EXTERIOR STORAGE CONTAINERS, BUILDINGS, ENCLOSURES, ETC. SHALL BE ERECTED ON THIS SITE WITHOUT PRIOR APPROVAL FROM THE CAMDEN COUNTY PLANNING DEPARTMENT.

16. LANDSCAPING REQUIREMENTS:  
STREETFRONT BUFFER:  
REQUIRED BUFFER:  
2 TREES PER 100' STREET FRONTAGE  
EXCLUDING DRIVEWAYS AND SIGHT TRIANGLES  
STREET FRONTAGE 247'  
DRIVEWAY WIDTH - 30'  
SIGHT TRIANGLES - 70'  
APPLICABLE WIDTH 147'  
147'/(900) = 3 TREES REQUIRED  
REQUEST IS MADE UNDER THIS PLAN FOR 2 TREES CREDIT FOR EXISTING VEGETATION ON NORTH SIDE OF PROPOSED DRIVEWAY.  
1 TREE IS PROPOSED ON SOUTH SIDE OF PROPOSED DRIVEWAY.  
PARKING LOT LANDSCAPING:  
REQUIRED PLANTINGS:  
1 TREE PER 12 PARKING SPACES  
EVERGREEN SHRUBS 3' ON CENTER ADJACENT TO PERIMETER.  
15/12 = 2 TREES REQUIRED  
(2 PROVIDED)  
95 EVERGREEN SHRUBS PROPOSED TO MEET PERIMETER PLANTING REQUIREMENTS.

**EASTERN CAROLINA ENGINEERING, PC**  
Engineering - Surveying - Construction Management  
www.easterncarolinaingineering.com  
Phone: 252-335-1888 Fax: 252-331-2390 License: C-1162  
154 US Hwy 158 East, Camden, NC 27921



SITE PLAN FOR  
WAO GARAGE  
200 OPPORTUNITY DRIVE  
SOUTH MILLS TOWNSHIP / CAMDEN COUNTY  
NORTH CAROLINA

REVISIONS:	DESCRIPTION
NUM.	DATE
1	03/25/2019
180089	Project #
180089 SITE.dwg	Drawing #
BLR	Drawn
BLR	Checked
BLR	Approved
3/7/2019	Date
NTS	Scale



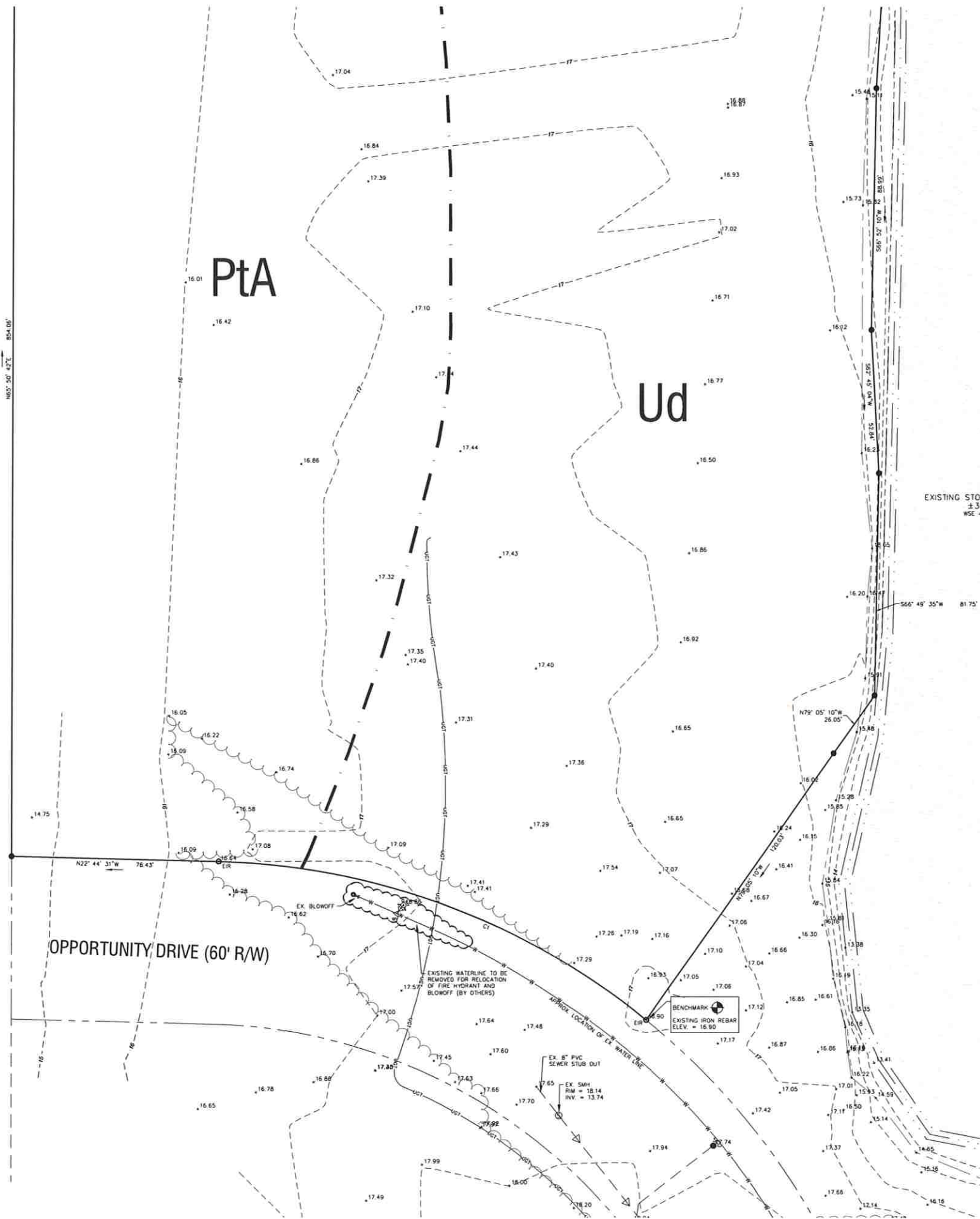
SHEET TITLE  
COVER SHEET  
SHEET NUMBER  
T001





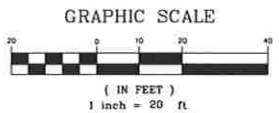
CURVE TABLE						
CURVE	ARC LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD LENGTH
C1	171.22'	260.00'	88.84'	37°43'53"	N3°52'34"W	168.14'

N/T  
N. T. LEWIS, LLC  
D.B. 235, PG. 512  
PIN# 017082002245780000  
ZONED: HC (HIGHWAY COMMERCIAL)

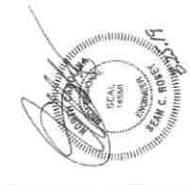


LEGEND	
	BENCH MARK
	FOUND CORNER (TYPE AS NOTED)
	CALCULATED CORNER
	EXISTING SPOT GRADE
	EXISTING SEWER CLEANOUT
	EXISTING SEWER MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING WOODS LINE
	RIGHT OF WAY
	EXISTING CONTOUR
	EXISTING TOP OF BANK
	EXISTING CENTERLINE OF DITCH
	EXISTING STORMWATER PIPE
	EXISTING UNDERGROUND ELECTRIC
	EXISTING SANITARY SEWER PIPE
	EXISTING WATERLINE
	EXISTING ASPHALT

SOIL INFORMATION		
ABBREVIATION	NAME	HYDROLOGIC SOIL GROUP
PtA	PORTSMOUTH FINE SANDY LOAM	B/D
Ud	UDORTHENTS, LOAMY	B



**EASTERN CAROLINA ENGINEERING, PC**  
Engineering - Surveying - Construction Management  
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154 US Hwy 158 East Camden, NC 27921

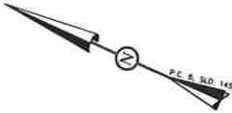


**SITE PLAN FOR  
WAO GARAGE**  
200 OPPORTUNITY DRIVE  
SOUTH MILLS TOWNSHIP / CAMDEN COUNTY  
NORTH CAROLINA

REVISIONS	DESCRIPTION
NUM.	DATE
1	03/25/2019
REVISIONS AS PER COMMENTS FROM D. PARKS	

Project # 180089  
Drawing # 180089 SITE.dwg  
Drawn: BLR  
Checked: BLR  
Approved: SCR  
Date: 03/25/2019  
Sheet # 2/7  
Scale: 1" = 20'

**EXISTING CONDITIONS & DEMO**  
SHEET NUMBER: **C100**



CURVE TABLE						
CURVE	ARC LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD LENGTH
CI	171.22'	260.00'	88.84'	37°43'53"	N3° 52' 34"W	168.14'

LANDSCAPING REQUIREMENTS:

STREET YARD BUFFER:

REQUIRED BUFFER:  
2 TREES PER 100' STREET FRONTAGE  
EXCLUDING DRIVEWAYS AND SIGHT TRIANGLES

STREET FRONTAGE = 247'  
DRIVEWAY WIDTH = 30'  
SIGHT TRIANGLES = 30'  
APPLICABLE WIDTH = 147'

147' / 2 = 73.5 TREES REQUIRED

REQUEST IS MADE UNDER THIS PLAN FOR 2 TREES  
CREDIT FOR EXISTING VEGETATION ON NORTH SIDE OF  
PROPOSED DRIVEWAY  
1 TREE IS PROPOSED ON SOUTH SIDE OF PROPOSED  
DRIVEWAY

PARKING LOT LANDSCAPING:

REQUIRED PLANTINGS:  
1 TREE PER 12 PARKING SPACES  
EVERGREEN SHRUBS 3' ON CENTER ADJACENT TO  
PERIMETER

15/12 = 1.25 TREES REQUIRED  
(2 PROVIDED)

55 EVERGREEN SHRUBS PROPOSED TO MEET PERIMETER  
PLANTING REQUIREMENTS.

LANDSCAPING PLAN



SPECIES USED:	
	WILLOW OAK ( <i>Quercus phellos</i> ) (2 Req'd)
	LIVE OAK ( <i>Quercus virginiana</i> ) (1 Req'd)
	(3 Req'd)



SPECIES USED:	
	SOFT TOUCH HOLLY ( <i>Ilex crenata</i> 'Soft Touch') (48 Req'd)
	GREEN MOUNTAIN BOXWOOD ( <i>Buxus</i> s. 'Green Mountain') (47 Req'd)
	(95 Req'd)



TREES TO BE A MINIMUM CALIPER OF 2" (MEASURED 6" 5" ABOVE GRADE) AT TIME OF PLANTING. TREES SHALL ATTAIN MIN. 25'-40' HEIGHT AT MATURITY.

SHRUBS TO BE A MINIMUM 3 GALLON SIZE AT TIME OF PLANTING. SHRUBS SHALL REACH A MINIMUM HEIGHT OF 30" AND A SPREAD OF 30 INCHES WITHIN 3 YEARS OF PLANTING.

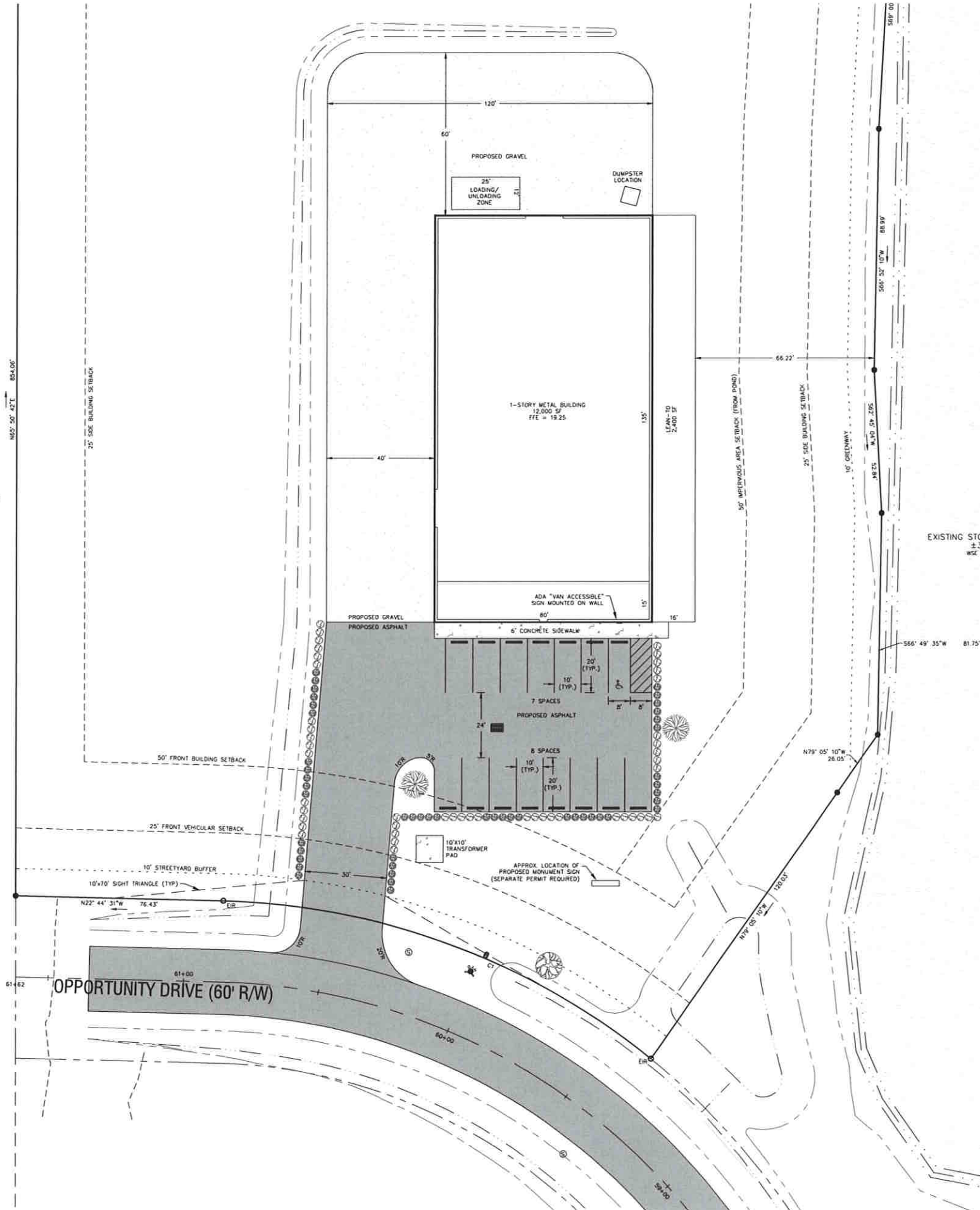
MAINTAIN 2 FT CLEARANCE FROM EDGE OF PAVEMENT TO NEAREST SIDE OF SHRUBS (DUE TO POSSIBLE VEHICLE OR PEDESTRIAN ENCROACHMENT).

INSTALL PLANTS SUCH THAT 3' CLEARANCE WILL BE MAINTAINED BETWEEN MATURE PLANTS AND ELECTRICAL TRANSFORMERS AND FIRE HYDRANTS.

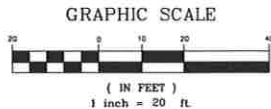
LANDSCAPED AREAS IMMEDIATELY ADJACENT TO SHRUBS SHALL BE MULCHED AND REMAINING AREAS SHALL BE GRASS GROUND COVER. MULCHED AREAS SHALL RECEIVE A MINIMUM OF 3" OF TRIPLE SHREDDED HARDWOOD MULCH. PINE STRAW SHALL NOT BE USED AS MULCH.

LANDSCAPING MUST BE INSTALLED AS SHOWN ON THIS PLAN. CHANGES MUST BE APPROVED BY THE CAMDEN COUNTY PLANNING DEPARTMENT PRIOR TO INSTALLATION. REQUIRED LANDSCAPING SHALL NOT BE PLANTED IN THE RIGHT-OF-WAY.

N/T  
N. T. LEWIS, LLC  
D.B. 250, P.C. 512  
PIN# 017082002245780000  
ZONED: HC (HIGHWAY COMMERCIAL)



LEGEND	
	BENCH MARK
	FOUND CORNER (TYPE AS NOTED)
	CALCULATED CORNER
	PROPOSED DROP INLET
	EXISTING SEWER MANHOLE
	PROPOSED SEWER MANHOLE
	PROPOSED FIRE HYDRANT
	PROPOSED WATER METER
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	RIGHT OF WAY
	EXISTING TOP OF BANK
	EXISTING CENTERLINE OF DITCH
	PROPOSED TOP OF BANK
	PROPOSED CENTERLINE OF DITCH
	EXISTING POND SURFACE
	EXISTING ASPHALT
	PROPOSED ASPHALT
	PROPOSED CONCRETE



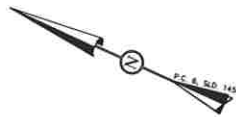
SITE PLAN FOR  
WAO GARAGE  
200 OPPORTUNITY DRIVE  
SOUTH MILLS TOWNSHIP / CAMDEN COUNTY  
NORTH CAROLINA

REVISIONS:  
NUM. DATE DESCRIPTION  
1 03/25/2019 REVISIONS AS PER COMMENTS FROM D. PARKS

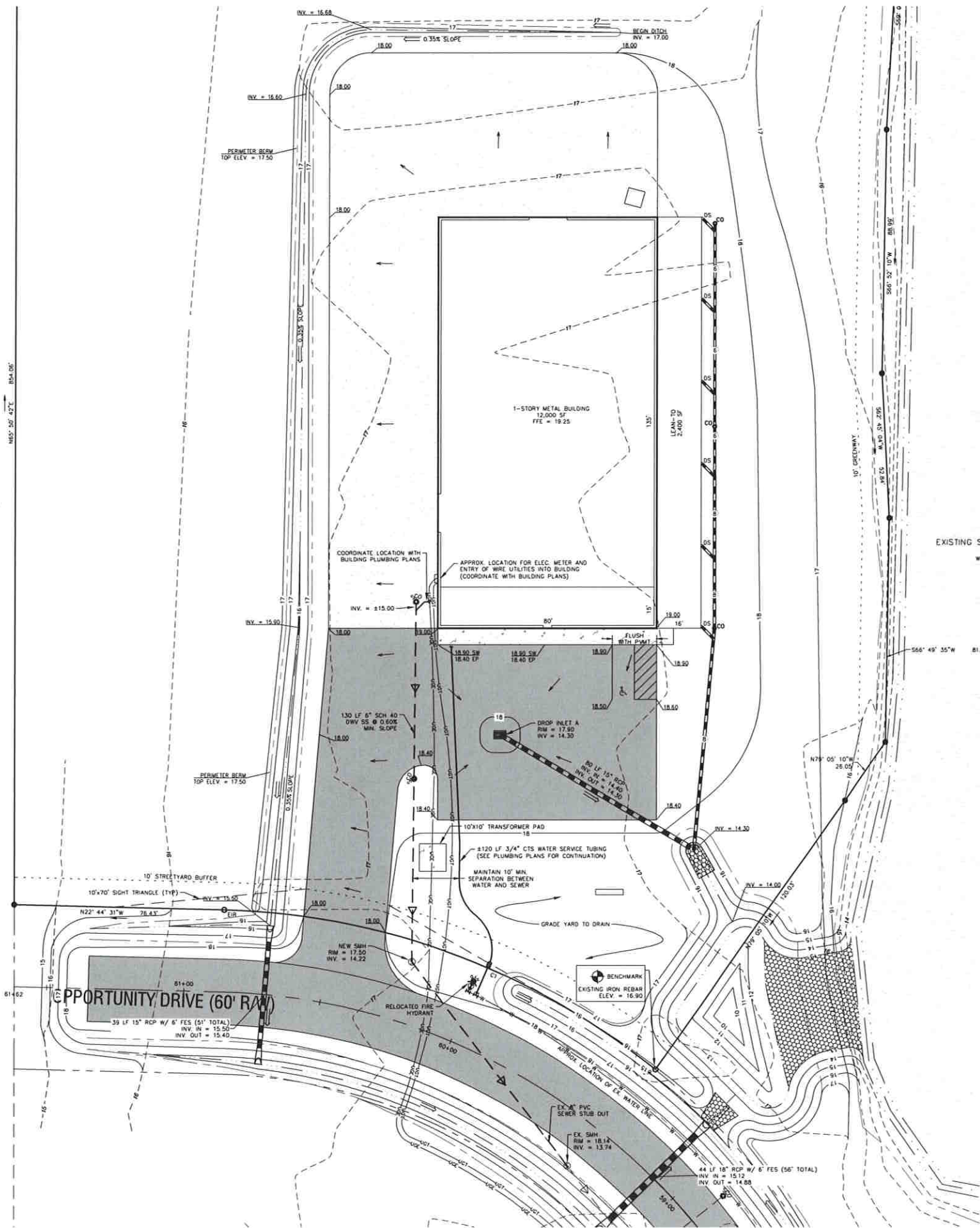
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SITE PLAN  
SHEET NUMBER:  
C200

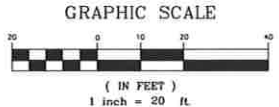




N/T  
N.T. LEWIS, LLC  
D.B. 259, PG. 512  
P/N# 017082002245780000  
ZONED: HC (HIGHWAY COMMERCIAL)



- LEGEND**
- BENCH MARK
  - EXISTING GROUND ELEVATION
  - PROPOSED SPOT GRADE
  - SHEET FLOW DIRECTION
  - DRAINAGE FLOW DIRECTION
  - EXISTING DROP INLET
  - PROPOSED DROP INLET
  - EXISTING SEWER MANHOLE
  - PROPOSED SEWER MANHOLE
  - PROPOSED FIRE HYDRANT
  - PROPERTY LINE
  - ADJACENT PROPERTY LINE
  - EXISTING WOODS LINE
  - EXISTING CONTOUR
  - PROPOSED CONTOUR
  - RIGHT OF WAY
  - CENTERLINE OF ROAD
  - EXISTING TOP OF BANK
  - EXISTING CENTERLINE OF DITCH
  - PROPOSED TOP OF BANK
  - PROPOSED CENTERLINE OF DITCH
  - PROPOSED STORMWATER PIPE
  - EXISTING UNDERGROUND ELECTRIC
  - EXISTING GRAVITY SEWER
  - PROPOSED GRAVITY SEWER
  - EXISTING WATERLINE
  - PROPOSED WATERLINE
  - EXISTING ASPHALT
  - PROPOSED ASPHALT
  - PROPOSED CONCRETE
  - PROPOSED RIPRAP



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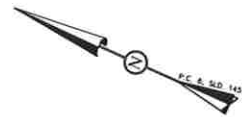
**SITE PLAN FOR  
WAO GARAGE**  
**200 OPPORTUNITY DRIVE**  
SOUTH MILLS TOWNSHIP / CAMDEN COUNTY  
NORTH CAROLINA

REVISIONS:	DESCRIPTION
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1 03/25/2019	

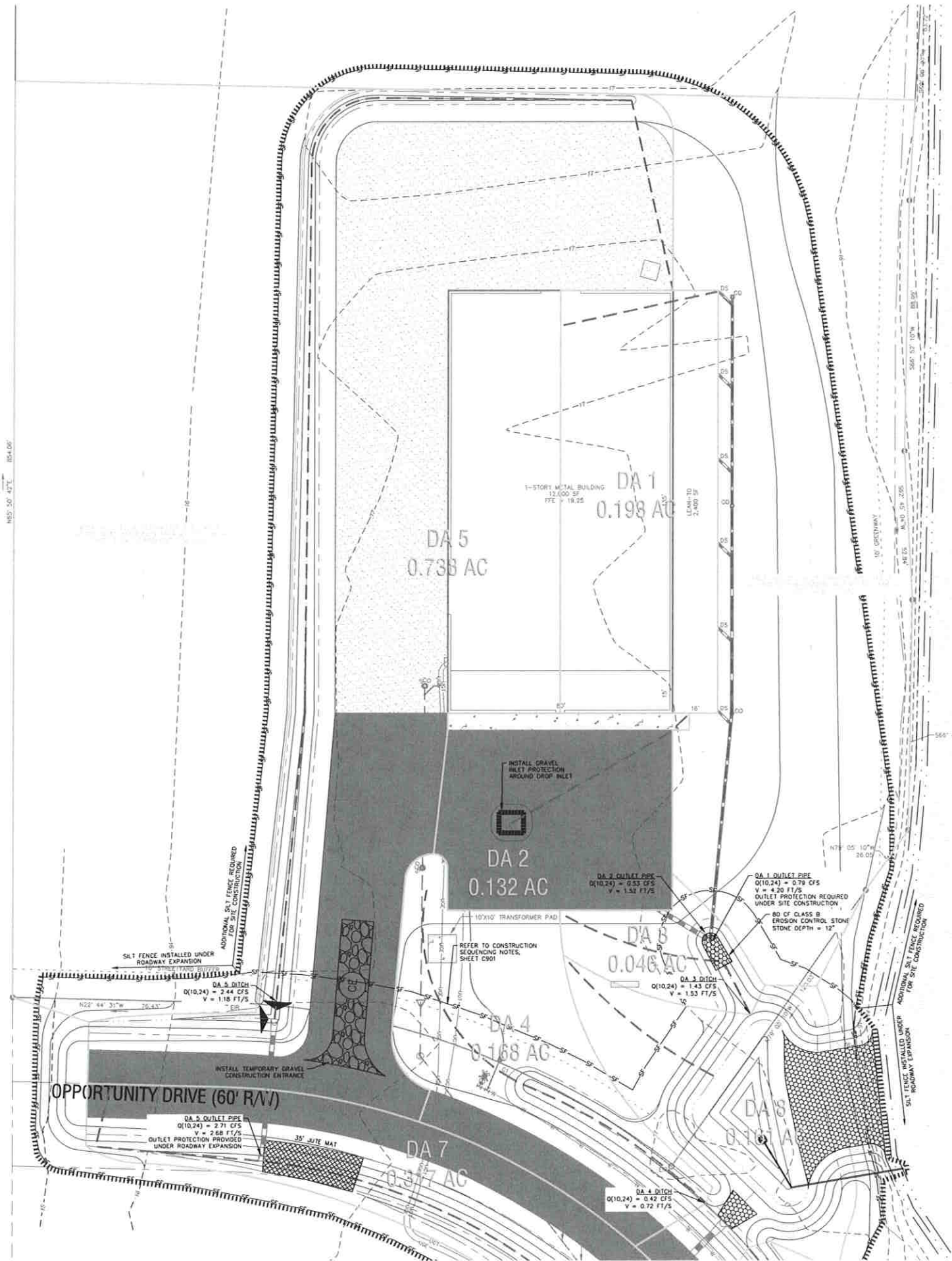
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SHEET NUMBER: **C302**

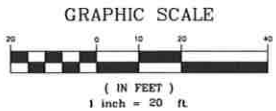




N/T  
N. T. LEWIS, LLC  
P.O. Box 350, P.O. 512  
PIN# 017082002245780000  
ZONED: HC (HIGHWAY COMMERCIAL)



- LEGEND
- SILT FENCE
  - LIMITS OF DISTURBANCE
  - PROPOSED CHECK DAM
  - PROPOSED GRAVEL INLET PROTECTION
  - PROPOSED JUTE MAT
  - PROPOSED RIPRAP
  - TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
  - DRAINAGE AREA DELINEATION LINE
  - TRAVEL PATH FOR TC



SITE PLAN FOR  
WAO GARAGE  
200 OPPORTUNITY DRIVE  
SOUTH MILLS TOWNSHIP / CAMDEN COUNTY  
NORTH CAROLINA

REVISIONS	NUM.	DATE	DESCRIPTION
1	03/25/2019	REVISIONS AS PER COMMENTS FROM D. PARKS	

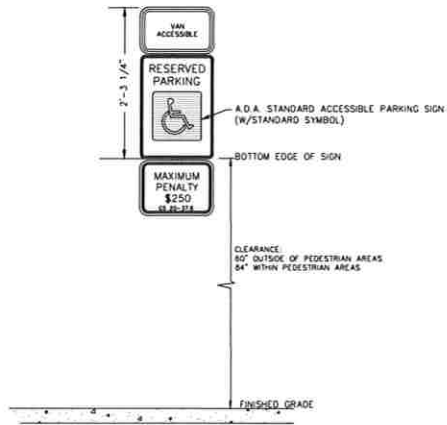
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SHEET TITLE  
EROSION CONTROL PLAN  
SHEET NUMBER  
C304

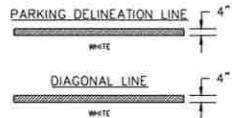
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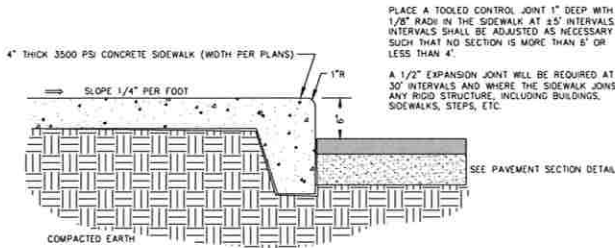




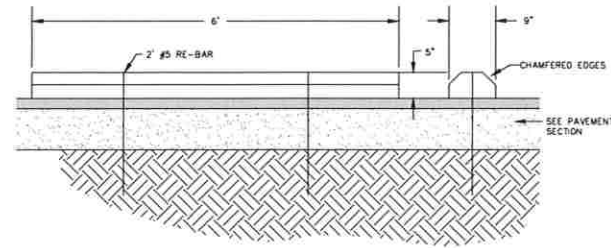
ADA VAN ACCESSIBLE PARKING SIGN  
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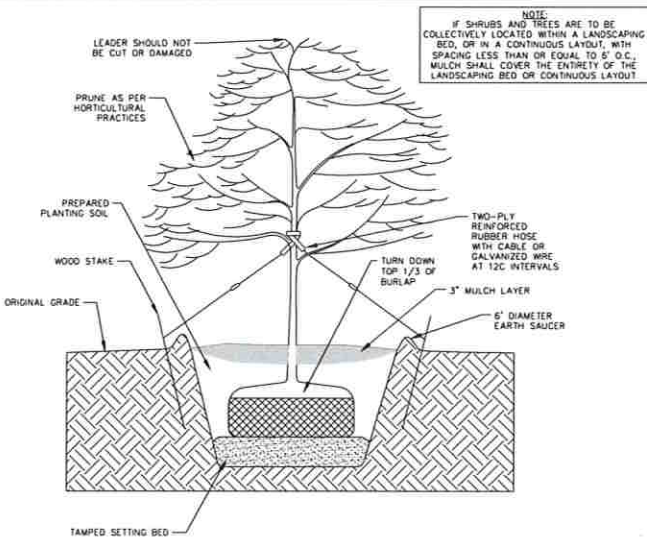
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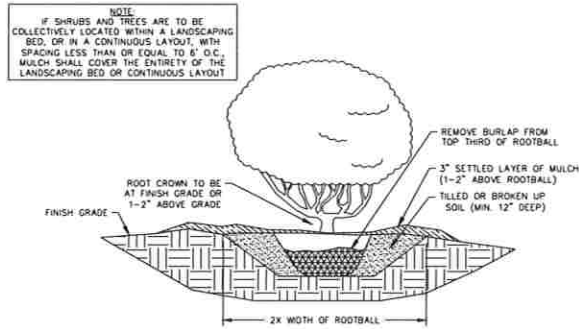
CONCRETE SIDEWALK DETAIL  
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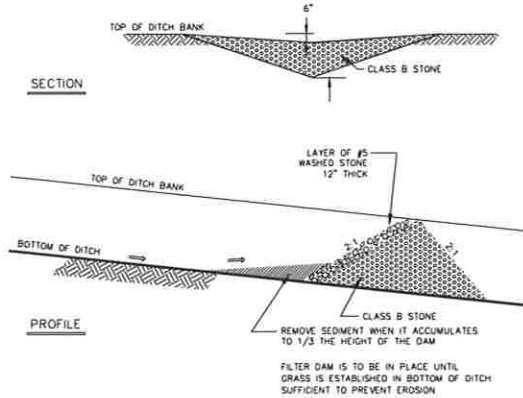
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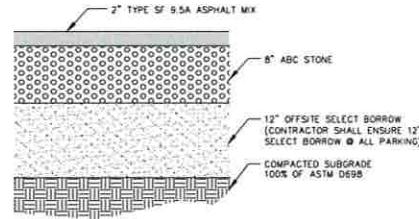
TREE PLANTING DETAIL  
NTS



SHRUB PLANTING DETAIL  
NTS



CHECK DAM DETAIL  
NTS



ASPHALT PAVEMENT SECTION  
NTS

SEEDBED PREPARATION

THE CONTRACTOR SHALL CUT AND DISPOSE OF WEEDS OR OTHER UNACCEPTABLE GROWTH ON THE AREAS TO BE SEED. UNEVEN OR ROUGH AREAS SHALL BE SHARP AND SMOOTHED TO PROVIDE FOR EFFECTIVE SEEDING AND EASE OF MOWING. THE SOIL SHALL BE SCARIFIED TO A DEPTH OF NOT LESS THAN 5 INCHES. CLOUDS SHALL BE BROKEN AND THE TOP 3-4 INCHES OF THE SOIL SHALL BE WORKED INTO A SEEDBED BY THE USE OF PULVERIZERS, DRAGS, OR HARROWS. THE PREPARATION OF SEEDBEDS SHALL NOT BE DONE WHEN THE SOIL IS FROZEN OR EXTREMELY WET.

SOIL AMENDMENTS

APPLY LIME AND FERTILIZER ACCORDING TO SOIL TESTS, OR APPLY 3,000-5,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE (USE THE LOWER RATE ON SANDY SOILS) AND 1,000 LB/ACRE 10-10-10 FERTILIZER.

MULCHING

APPLY 4,000 LB/ACRE GRAIN STRAW OR EQUIVALENT COVER OF ANOTHER SUITABLE MULCH. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING, RIVETING, OR BY CRIMPING WITH A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCHING TOOL.

MAINTENANCE

IF GROWTH IS LESS THAN FULLY ADEQUATE, REFERTILIZE IN THE SECOND YEAR, ACCORDING TO SOIL TESTS OR TOPDRESS WITH 500 LB/ACRE 10-10-10 FERTILIZER. MOW AS NEEDED WHEN SERICEA IS OMITTED FROM THE MIXTURE. RESEED, FERTILIZE, AND MULCH DAMAGED AREAS IMMEDIATELY.

SEEDING & MULCHING

THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE EROSION AND SEDIMENT CONTROL STANDARDS AND SPECIFICATIONS OF THE DEPARTMENT OF ENVIRONMENTAL AND NATURAL RESOURCES. SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE PROVIDED ON ALL AREAS OF THE SITE WHICH ARE DISTURBED OR GRADED.

PROVIDE A GROUNDCOVER (TEMPORARY OR PERMANENT) ON EXPOSED SLOPES WITHIN 14 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY FOR SLOPES 3:1 OR FLATTER AND LESS THAN 50' IN LENGTH, FOR SLOPES 4:1 OR FLATTER OF ANY LENGTH (EXCEPT FOR PERIMETERS AND HOW ZONES), AND SLOPES NO STEEPER THAN 2:1 AND LESS THAN 10' IN LENGTH.

PROVIDE A GROUNDCOVER (TEMPORARY OR PERMANENT) ON EXPOSED SLOPES WITHIN 7 CALENDAR DAYS FOR SLOPES STEEPER THAN 3:1 OR SLOPES 3:1 OR FLATTER GREATER THAN 50' IN LENGTH, FOR HIGH QUALITY WATER (HQW) ZONES, AND PERIMETER DIKES, SWALES, DITCHES AND SLOPES.

PROVIDE GROUNDCOVER (TEMPORARY OR PERMANENT) ON ALL EXPOSED SLOPES WITHIN 21 CALENDAR DAYS FOLLOWING COMPLETION OF ANY PHASE OF GRADING, AND A PERMANENT GROUNDCOVER FOR ALL DISTURBED AREAS WITHIN 15 WORKING DAYS OR 90 CALENDAR DAYS (WHICHEVER IS SHORTER) FOLLOWING COMPLETION OF CONSTRUCTION OR DEVELOPMENT.

THE CONTROL MEASURES SHALL BEGIN PRIOR TO ANY LAND DISTURBING ACTIVITY INCLUDING CLEARING, SHALL CONTINUE DURING CONSTRUCTION AND SHALL CONTINUE WITH THE NECESSARY MAINTENANCE UNTIL THE DISTURBED LAND IS STABILIZED. COMPLIANCE WITH LOCAL AND/OR STATE SOIL EROSION AND SEDIMENTATION CONTROL LAWS SHALL BE THE ENTIRE RESPONSIBILITY OF THE CONTRACTOR. THIS PARAGRAPH IS INTENDED TO SERVE ONLY AS A GUIDE TO THE CONTRACTOR FOR COMPLIANCE WITH SUCH LAWS. ORDINANCES, RULES AND REGULATIONS CONCERNING EROSION AND SEDIMENTATION CONTROL, PROTECTION OF EXISTING STRUCTURES AND FACILITIES FROM SEDIMENTATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ITEMS TO BE PROTECTED SHALL INCLUDE, BUT ARE NOT LIMITED TO, CATCH BASINS, NATURAL WATERWAYS, DRAINAGE DITCHES, WALKS, DRIVES, ROADS, LAWNS, AND STREAMS.

EROSION CONTROL MEASURES

SEEDING MIXTURE	RATE (LB/ACRE)
TALL FESCUE	80
PENSACOLA BAHIAGRASS	50
SERICEA LESPEDEZA	30
KOBE LESPEDEZA	10

SEEDING NOTES

- FROM SEPT. 1 - MAR. 1, USE UNSCARIFIED SERICEA SEED
- ON POSSIBLY DRAINED SITES, OMIT SERICEA AND INCREASE KOBE TO 30 LB/ACRE
- WHERE A NEAT APPEARANCE IS DESIRED, OMIT SERICEA AND INCREASE KOBE TO 40 LB/ACRE

NURSE PLANTS

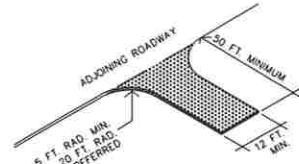
BETWEEN APRIL 15 AND AUG. 15, ADD 10 LB/ACRE GERMAN MULLET OR 15 LB/ACRE SUDANGRASS. PRIOR TO MAY 1 OR AFTER AUG. 15, ADD 25 LB/ACRE RYE (GRAIN).

SEEDING DATES

EARLY SPRING:	BEST	POSSIBLE
FEB. 15-MAR. 20		FEB. 15-APR. 30
FALL:	SEPT. 1-SEPT. 30	SEPT. 1-OCT. 31

SEEDING SCHEDULE

- NCDOT CLASS 'A' STONE SHALL BE USED. STONE SHALL BE INSTALLED AT 6" MINIMUM DEPTH.
- PAD SHALL BE MINIMUM OF 50' MIN. IN LENGTH WITH SHALL BE 12' MINIMUM OR FULL WIDTH OF DRIVEWAY, WHICHEVER IS GREATER.
- TURNING RADIUS SUFFICIENT TO ACCOMMODATE LARGE TRUCKS TO BE PROVIDED.
- ENTRANCE(S) SHALL BE LOCATED TO PROVIDE FOR MAXIMUM UTILITY BY ALL CONSTRUCTION VEHICLES.
- PAD MUST BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR DIRECT FLOW OF MUD ONTO STREETS. PERIODIC TOPDRESSING WITH STONE WILL BE NECESSARY.
- AFTER EACH RAINFALL EVENT, INSPECT AND CLEAN AS NECESSARY.
- ANY MATERIAL WHICH IS TRACKED ONTO ADJACENT ROAD SHALL BE REMOVED IMMEDIATELY.



TEMPORARY GRAVEL CONSTRUCTION ENTRANCE  
NTS

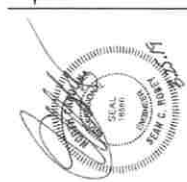
- INSTALL TEMPORARY GRAVEL CONSTRUCTION ENTRANCE PAD. (SEE DETAIL).
- INSTALL EROSION CONTROL DEVICES AT SITE DISCHARGE POINTS TO PREVENT OFF SITE SEDIMENTATION. SILT FENCE REQUIRED BY SITE CONSTRUCTION SHALL BE INSTALLED BEFORE THE REMOVAL OF ANY LENGTH OF SILT FENCE FOR THE ADJACENT ROADWAY EXTENSION (INSTALLED BY OTHERS).
- CUT NEW SWALES AND DITCHES. THESE SHALL BE COMPLETED AND STABILIZED PRIOR TO CONSTRUCTION OF PARKING AND DRIVEWAYS.
- INSTALL THE REMAINING SEDIMENT AND EROSION CONTROL PROTECTION.
- PROVIDE A GROUNDCOVER (TEMPORARY OR PERMANENT) ON EXPOSED SLOPES WITHIN 14 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY FOR SLOPES 3:1 OR FLATTER AND LESS THAN 50' IN LENGTH, FOR SLOPES 4:1 OR FLATTER OF ANY LENGTH (EXCEPT FOR PERIMETERS AND HOW ZONES), AND SLOPES NO STEEPER THAN 2:1 AND LESS THAN 10' IN LENGTH.
- PROVIDE A GROUNDCOVER (TEMPORARY OR PERMANENT) ON EXPOSED SLOPES WITHIN 7 CALENDAR DAYS FOR SLOPES STEEPER THAN 3:1 OR SLOPES 3:1 OR FLATTER GREATER THAN 50' IN LENGTH, FOR HIGH QUALITY WATER (HQW) ZONES, AND PERIMETER DIKES, SWALES, DITCHES AND SLOPES.
- MONITOR AND MAINTAIN THE INSTALLED EROSION CONTROL MEASURES AND REPAIR AS NECESSARY.
- ONCE VEGETATION IS ESTABLISHED, REMOVE THE CONTROL DEVICES.

CONSTRUCTION SEQUENCING



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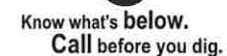
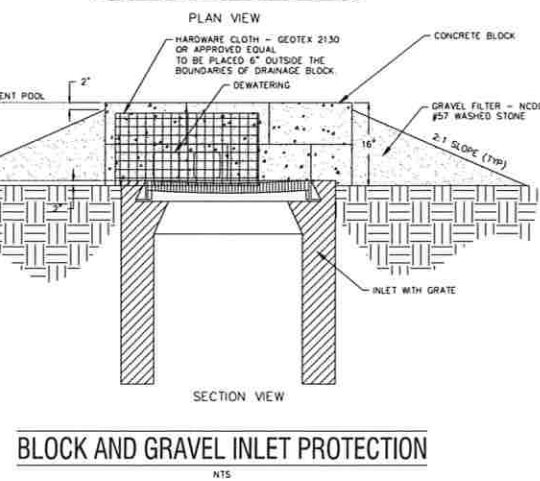


**SITE PLAN FOR**  
**WAO GARAGE**  
**200 OPPORTUNITY DRIVE**  
**SOUTH MILLS TOWNSHIP / CAMDEN COUNTY**  
**NORTH CAROLINA**

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**DETAILS**  
**C903**





**SITE PLAN FOR  
WAO GARAGE  
200 OPPORTUNITY DRIVE  
SOUTH MILLS TOWNSHIP / CAMDEN COUNTY  
NORTH CAROLINA**

SHEET TITLE: DETAILS  
 SHEET NUMBER: C904