



CAMDEN COUNTY

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Boundless Opportunities.

PLANNING BOARD

August 24, 2022

7:00 PM

Regular Meeting

Board Room New Camden

County Library

Agenda

Camden County Planning Board

Regular Meeting

August 24, 2022, 7:00 PM

Historic Courtroom, Courthouse Complex

ITEM I. Call to Order & Welcome

ITEM II. Consideration of Agenda

ITEM III. Due To Lack Of a Quorum The Meeting of August 17,2022 was Reschedule to August 24, 2022

ITEM IV. Consideration of Minutes

A. Meeting Minutes - July 20, 2022

ITEM V. New Business

A. Sawyer Rezoning Request

B. Keeter Barn Rezoning

C. Meadows at North Landing Crossing

ITEM VI. Information from Board & Staff

ITEM VII. Adjourn



CAMDEN COUNTY

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Camden County Planning Board AGENDA ITEM SUMMARY SHEET

Minutes

Item Number: 4.A

Meeting Date: August 24, 2022

Submitted By: Patricia Sabo,
Planning Board
Prepared by: Patricia Sabo

Item Title Meeting Minutes - July 20, 2022

Attachments: planningminutes_072022 (DOCX)

**Camden County Planning Board
Regular Meeting
July 20, 2022; 7:00 PM
Board Room in the New Camden County Library
Camden, North Carolina**

MINUTES

The regular meeting of the Camden County Planning board was held on July 20, 2022 in the Board Room in New Camden County Library Camden, North Carolina.

ITEM 1. CALL TO ORDER & WELCOME

The meeting was called to order by Chairman Calvin Leary at 7:00 PM. Also Present: Vice-Chairman Steven Bradshaw, Board Members Nathan Lilley and Ray Albertson. Board Member Lee Powell was absent. Staff Present: Planning Director Amber Curling, Permit Clerk Trisha Sabo and Clerk Karen Davis.

ITEM II. Oath of Office

New Board Member Wayne “Roger” Lambertson sworn to office by Karen Davis for Planning Board.

Calvin Leary suggestion for election for officers.

For Chairman: Steven Bradshaw

RESULT:	PASSED [5-0]
MOVER:	Nathan Lilley
SECONDER:	Ray Albertson
AYES:	Nathan Lilley, Steven Bradshaw, Calvin Leary, Ray Albertson, Wayne “Roger” Lambertson
ABSENT:	Lee Powell

For Vice Chairman: Nathan Lilley

RESULT:	PASSED [5-0]
MOVER:	Steven Bradshaw
SECONDER:	Calvin Leary
AYES:	Nathan Lilley, Steven Bradshaw, Calvin Leary, Ray Albertson, Wayne “Roger” Lambertson,
ABSENT:	Lee Powell

Calvin Leary announced that tonight would be his last meeting.

ITEM III. CONSIDERATION OF AGENDA

Motion to approve the agenda as presented.

RESULT:	PASSED [5-0]
MOVER:	Nathan Lilley
SECONDER:	Ray Albertson
AYES:	Nathan Lilley, Steven Bradshaw, Calvin Leary, Ray Albertson, Wayne “Roger” Lambertson
ABSENT:	Lee Powell

ITEM IV. CONSIDERATION OF MINUTES

1. Meeting Minutes – March 16, 2022 & April 20, 2022

RESULT:	PASSED [4-0]
MOVER:	Calvin Leary
SECONDER:	Nathan Lilley
AYES:	Nathan Lilley, Steven Bradshaw, Calvin Leary, Ray Albertson,
ABSENT:	Lee Powell

ITEM V. OLD BUSINESS

None.

ITEM VI. NEW BUSINESS

1. Sawyer Rezoning Request

Waverly Sawyer has requested a map amendment for approximately 10 acres from the Highway Commercial (HC) zoning district to the Neighborhood Residential (NR) zoning district. The 10 acres consist of an approximately 1-acre parcel at 872 NC Hwy 343 N and approximately 9 acres from an adjoining parcel to the north west. Both parcels are located in South Mills Township. The neighborhood meeting was held on April 12, 2022. A public hearing will be held on August 1, 2022.

The proposed zoning change is inconsistent with the CAMA Future Land Use Map. The CAMA Future Land Use Maps has the majority of property identified as Low Density Residentials. The proposed zoning change is inconsistent with the County’s Comprehensive Future Land Use Map which identifies the parcels as Rural Preservation.

Request: Waverly Sawyer is requesting a Zoning Map Amendment per Article 151.2.3.30 of the Unified Development Ordinance for a total of 10 acres from Highway Commercial (HC) to Neighborhood Residential (NR) zoning district.

Location Description: The 10 acres consist of an approximately 1-acre parcel at 872 NC Hwy 343 N and approximately 9 acres from an adjoining parcel to the north west. The parcel ID for 872 Hwy 343 N is 01-8907-00-43-8620-0000. The parcel ID of the approximately 9-acre parcel is 01-8907-00-65-3412-0000. Both parcels are located in South Mills Township.

Rezoning from Highway Commercial Zoning District (151.3.6.5):

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 Development Standards.

Rezoning to Neighborhood Residential Zoning District (151.3.5.5)

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

SITE DATA

Size of Lots: Approximately 1 acre and 9 acres for a total of approximately 10 acres

Flood Zone: X

Zoning District(s): Highway Commercial (HC)

Existing Land Uses: 1-acre Office/Retail property and 9 acres is farmland

Adjacent Zoning & Uses:

	Northeast	Northwest	Southwest	Southeast
Zoning	Working Lands (WL)	Working Lands (WL)	Working Lands (WL)	Working Lands (WL)
Use	Farmland	Church and Residential Lots	Farmland Residential Lot	Farmland

Proposed Use(s) – The proposed use is residential development.

History of property:

Ordinance No. 2019-10-01 rezoned the 10 acres from Working Lands to Highway Commercial. The purpose of this rezoning was due to existing business and future plan. The 1-acre site was previously used as a business, but is currently vacant. The 9-acres site is part of a larger parcel which has been used as farmland and would need to be subdivided.

Goal when Reviewing of Zoning Regulations in accordance with the Camden County Land Use Plans is to make sure the project is designed to:

- to lessen congestion in the streets;
- to secure safety from fire, panic, and other dangers;
- to promote health and the general welfare;
- to provide adequate light and air;
- to prevent the overcrowding of land;

- to avoid undue concentration of population; and
- to facilitate the adequate provision of transportation, water, sewage, schools, parks and other public requirements

INFRASTRUCTURE & COMMUNITY FACILITIES

Water: Water lines are located adjacent to property along Hwy 343 N

Sewer: Sewer line located adjacent to property along Hwy 343 N

Fire District: South Mills Fire District

Schools: Proposed rezoning may have an impact on Schools

Traffic : Proposed rezoning may have on traffic

CONSISTENCY with PLANS and MAPS

CAMA Land Use Plan Policies & Objectives:

Consistent ☐

Inconsistent ☒

The CAMA Land Use Plan was adopted by the Camden County Board of Commissioners on April 4, 2005.

The proposed zoning change is inconsistent in that the CAMA Future Land Use Map has the property identified as Low Density Residential (on lots 1 acre or greater). Neighborhood Residential (NR) zoning permits a minimum lot area of 40,000 square feet, which is less than 1 acre.

2035 Comprehensive Plan

Consistent ☐

Inconsistent ☒

The County's Comprehensive Future Land Use Map (Adopted 2012) shows the parcel to be Rural Preservation. Rural Preservation promotes the continued use of working lands and protection of environmentally sensitive lands from more intense development. The Plan also states Rural Preservation to be very low residential use with a maximum density of one dwelling unit per 5-acres. The Neighborhood Residential (NR) zoning permits a minimum lot size of 40,000 square feet, which is less than 1-acre in area.

Comprehensive Transportation Plan

Consistent ☒

Inconsistent ☐

Property abuts NC Hwy 343 N

Other Plans officially adopted by the Board of Commissioners

N/A

SPECIFIC CAMA LAND USE QUESTIONS FOR THE PLANNING BOARD TO CONSIDER:

1. Does Camden County need more land in the zoning class requested?

Yes ☒ No ☐

Reasoning: In the appropriate location Neighborhood Residential (NR) zoning district works well.
Neighborhood Residential 3.08% Camden 1.69% South Mills 2.47% Courthouse 5.97% Shiloh

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

Yes ☒ No ☐

Reasoning: There is other land in the County which is currently zoned as Neighborhood Residential (NR) or which could be rezoned as such and not be in conflict with the CAMA Future Land Use Plan or the 2035 Comprehensive Plan.

3. Is the request in accordance with the Camden County land use plan?

Yes ☐ No ☒

Reasoning: The request is not in accordance with the Comprehensive and CAMA Future land use plans. The Zoning Comparison included in the package identifies specific uses for each zoning district.

4. Will the request have serious impact on traffic circulation, parking space, sewer and water services, other utilities?

Yes ☐ No ☐

Reasoning: The proposed zoning uses will have an impact on all public services. The specific service and to what extent of the impact will be determined during the development approval process of the property.

5. Will the request have an impact on other county services, including police protection, fire protection or the school system?

Yes ☒ No ☐

Reasoning: The proposed zoning uses will have an impact on all public services. The specific service and to what extent of the impact will be determined during the development approval process of the property.

6. Is there a good possibility that the request, as proposed, will result in lessening the enjoyment or use of adjacent properties?

Yes ☐ No ☒

Reasoning: All permitted uses in the requested zoning classification should not lessen the enjoyment or use of any adjacent properties.

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

Yes ☐ No ☒

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

8. Does the request raise serious legal questions such as spot zoning, hardship, violation of precedents, or need for this type of use?

Yes ☐ No ☒

Reasoning: There does not appear to be any serious legal concerns related to spot zoning, hardship, or violation or precedents.

9. Does the request impact any CAMA Areas of Environmental Concern?

Yes ☐ No ☒

Reasoning: The request does not impact a CAMA Area of Environmental Concern.

Summary

The proposed zoning map amendment is inconsistent with the 2005 CAMA Future Land Use Plan which has the property identified as Low Density Residential (on 1-2 acre lots).

The proposed zoning map amendment is inconsistent with the 2012 County's Comprehensive Future Land Use Map which has the property identified as Rural Preservation.

Motion to deny the Sawyer Rezoning Request with the recommendations from staff.

RESULT:	DENIED [5-0]
MOVER:	Steven Bradshaw
SECONDER:	Ray Albertson
NAYES:	Nathan Lilley, Steven Bradshaw, Calvin Leary, Ray Albertson, Wayne "Roger" Lambertson
ABSENT:	Lee Powell

Nathan Recommendation: Leave the 1acre lot as Neighbor Residential (NR) and the 9 acres back to Working Lands (WL). Neighbor Residential (NR) can be subdivided into more lots.

Motion to Approve the recommendations from staff for Sawyer Rezoning Request.

RESULT:	PASSED [4-1]
MOVER:	Nathan Lilley
SECONDER:	Ray Albertson
AYES:	Nathan Lilley, Calvin Leary, Ray Albertson, Wayne "Roger" Lambertson
NAYES:	Steven Bradshaw
ABSENT:	Lee Powell

Meeting Date: July 20, 2022
Attachments: Text Amendments
Submitted By: Planning Department
Item Title: Text Amendments to Camden County, NC Code of Ordinances

Summary:

The attached proposed text amendments to the Camden County Ordinances is divided into three sections as follows:

The first section is a text amendment to the Unified Development Ordinance 151.3.8 to comply with FEMA 2020 model Ordinance updates.

The second section is a proposed text amendment to the Unified Development Ordinance 151.3.8 stormwater Management Plan Requirements and Stormwater Drainage Design Manual drainage plan requirements.

The third section is a proposed Wastewater Text Amendment to Update Unified Development Ordinance and Sewer Use Ordinance. The change is necessary to comply with the Camden County Future Land Use Plans.

A public hearing is set for August 1, 2022

Ordinance No. 2022-08-02
An Ordinance
Amending the Camden County Code of Ordinances
Camden County, North Carolina

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

Article I: Purpose

The purpose of this Ordinance is to amend Chapter 151 of the Camden County Code of Ordinances of Camden County, North Carolina, which was originally adopted by the County Commissioners on January 1, 1998, and subsequently revised February 4, 2019 and subsequently amended, and as otherwise incorporated into the Camden County Code.

Article II: Construction

For purposes of this Ordinance, Article III relates to substantive changes required by the new General Statute 162A-213 in which underlined words (underline) shall be considered as additions to existing Ordinance language and strikethrough words (~~strikethrough~~) shall be considered deletions to existing language. New language of proposed ordinance shall be shown in italics, underlined, and highlighted (*italics*).

Article III:

Part 1:

Amending Camden County Code of Ordinances, specifically Chapter 151 Article 3.8.3 Special Flood Hazard Area Overlay as follows:

151.3.8.3.C.4.b Certification Requirements

b. An Elevation Certificate (FEMA Form 81-31, as amended) or Floodproofing Certificate (FEMA Form 81-65, as amended) is required after the reference level is completed. Within ten calendar days of establishment of the reference level elevation, or floodproofing, by whatever construction means, whichever is applicable, it shall be the duty of the permit holder to submit to the Floodplain Administrator a certification of the elevation of the reference level, or floodproofed elevation, whichever is applicable in relation to mean sea level. Elevation certification shall be prepared by or under the direct supervision of a registered land surveyor or professional engineer and certified by same. Floodproofing certification shall be prepared by or under the direct supervision of a professional engineer or architect and certified by same. Any work done within the ten-day calendar period and prior to submission of the certification shall be at the permit holder's risk. The Floodplain Administrator shall review the certificate data submitted. Deficiencies detected by such review shall be corrected by the permit holder immediately and prior to further progressive work being permitted to proceed. Failure to submit the certification or failure to make required corrections shall be cause to issue a stop-work order for the project. (*Optional at the discretion of Building Inspector or Flood Administrator*)

151.3.8.3.D.2.h Accessory Structures

8. Accessory structures, *not larger than one story, that are* over 150 square feet and up to 4,000-600 square feet or less with a value of less than \$15,000 may be permitted below the base flood elevation as defined in Section Error! Reference source not found., Error! Reference source not found., provided they satisfy the criteria outlined above.
9. Accessory structures greater than 4,000 600 square feet shall meet the elevation requirements as defined in Section Error! Reference source not found., Error! Reference source not found., or flood proofing requirements set forth in Section Error! Reference source not found..
- 10.

Motion to Approve the Text Amendments Part 1 – Text Amendment to the Unified Development Ordinance 151.3.8 to comply with FEMA 2020 model ordinance updates.

RESULT:	PASSED [5-0]
MOVER:	Calvin Leary
SECONDER:	Nathan Lilley
AYES:	Nathan Lilley, Steven Bradshaw, Calvin Leary, Ray Albertson, Wayne "Roger" Lambertson
ABSENT:	Lee Powell

Part 2:

Amending Camden County Code of Ordinances, specifically Chapter 151 Article 151.3.8.3. Special Flood Hazard Area Overlay and the Camden County Stormwater Drainage Design Manual Specifically Section 9 Floodplain and Floodway Management as follows:

151.3.8.3 Special Flood Hazard Area Overlay

151.3.8.3.5 Duties and Responsibilities of the Floodplain Administrator

- o. Excavation and filling in the floodplain areas **Special Flood Hazard Areas**, areas noted as AE in the FIRM maps, may be allowed at the approval of the county. Cut and fill for new development in the floodplain **will only may** be acceptable if the net volume available within the floodplain remains the same (<https://msc.fema.gov/portal/advanceSearch>). The volumes will be judged from one-foot contour to the next. No credit will be provided for excavation below the normal water elevation of the creek or below the ground water table, whichever is higher. The Engineer will provide the areas and volumes at one-foot contour intervals for the existing conditions and demonstrate through volume calculations that the proposed condition equals or provides more storage volume for the development. The calculation and demonstration shall begin at the normal elevation, or invert elevation, and proceed by even one-foot increments to the FIRM reported base flood elevation for the immediate area. The cut and fill within the floodplain area must take place within the general confines of the development or within 500 feet of the river station shown on the FEMA maps.
- q. ***As an alternative to Item o of this Section, new developments which lie within a floodplain may fill beyond the balance limitations as provided by Item o if they subject their parcel and development to the Stormwater Management Plan Review process prescribed by Table 7.1.3 in this Ordinance and a Drainage Stormwater Study is performed in accordance with Division 7 of the County's Stormwater Drainage Design Manual. The Drainage Stormwater Study in this instance must show, the post development 100-year discharge rate is held to the pre-development discharge rate and that the hydraulic grade lines are not increased at any point immediately upstream or downstream of the development. This alternative will only be acceptable after a preapplication meeting with the County's Stormwater Engineer, County Planning Director or their designee, and the applicant or their design engineer and an appropriately scope of analysis is agreed to.***

Division 9 Floodplain and Floodway Management

2. Excavation and filling in the floodplain areas, areas noted as AE in the FIRM maps, may be only be allowed with FEMA approval. Cut and fill for new development in the floodplain will only be acceptable if the net volume available with <https://msc.fema.gov/portal/advanceSearch> **in the floodplain remains the same or based on methods discussed in Section 6.** The volumes will be judged from one-foot contour to the next. No credit will be provided for excavation below the normal water elevation of the creek or below the ground water table, whichever is higher. The engineer will provide the areas and volumes at one-foot contour intervals for the existing conditions and demonstrate through volume calculations that the proposed condition equals or provides more storage volume for the development. The calculation and demonstration shall begin at the normal elevation, or invert elevation, and proceed by even one foot increments to the FIRM reported base flood elevation for the immediate area. The cut and fill within the floodplain area must take place within the general confines of the development or within 500' of the river station shown on the FEMA maps.

6. ***As an alternative to Item 2, new developments which lie within a floodplain may fill beyond the balance limitations as provided by Item 2 if they subject their parcel and development to the Stormwater Management Plan Review process prescribed by Table 7.1.3 in this Ordinance and a Drainage Stormwater Study is performed in accordance with Division 7 of this Manual. The Drainage Stormwater Study in this instance must show, the post development 100-year discharge rate is held to the pre-development discharge rate and that the hydraulic grade lines are not increased at any point immediately upstream or downstream of the development (within the boundaries of the parcels included in the development site). To use this alternative means of compliance, the applicant must hold a preapplication meeting with the County's Stormwater Engineer and County Planning Director and develop an approved scope of analysis.***

We did have David Andy Deel from Deel Engineering PCCC and Mark Bissell from BPG talked on this motion.

Motion to Approve the Text Amendments Part 2 – Text Amendment to the Unified Development Ordinance stormwater management Plan Requirements and Drainage Design Manual drainage plan requirements.

RESULT:	PASSED [5-0]
MOVER:	Calvin Leary
SECONDER:	Ray Albertson
AYES:	Nathan Lilley, Steven Bradshaw, Calvin Leary, Ray Albertson, Wayne “Roger” Lambertson
ABSENT:	Lee Powell

Part 3:

Amending Camden County Code of Ordinances, specifically Chapter 151 Article 2.3.18, 2.3.20, 6.2.7, 6.5.2 and Chapter 52.015 as follows:

151.2.18 Minor Subdivision

B. Applicability

1. Subdivisions of land that include up to five lots (including the residual parcel) (see Figure 2.3.18.B: Minor Subdivision) shall be reviewed in accordance with the standards in this section.
2. All lots that are adjacent to an existing public water supply line **and/or wastewater system** lines prior to approval of a minor subdivision shall connect to the public systems as part of the establishment of the minor subdivision. However, connection to the public water systems for one or more lots shall not require the subdivision to be reviewed as a preliminary plat.

C. Minor Subdivision Procedure

6. Minor Subdivision Review Standards

- a. A minor subdivision shall be approved if the application complies with the following:

8. All lots (including the parent parcel) bordering an existing public water supply system water line **and/or wastewater system sewer line** shall connect to the public water supply system as part of the minor subdivision;
- b. Minor subdivisions of land located within the special flood hazard area shall comply with the standards in Section Error! Reference source not found., Error! Reference source not found., and include the following statement:
“Use of land within a floodplain or a special flood hazard area is substantially restricted by Camden County.”
- c. If the minor subdivision is required to provide a connection to a public water supply system **and/or wastewater system**, the plat shall include the following statement:
“The developer is required to install all wastewater and/or water lines and related improvements.”

151.2.3.20 Preliminary Plat

3. If the preliminary plat is required to provide a connection to a public water supply system **and wastewater system**, the plat shall include the following statement:
*“The developer is required to install all **wastewater and** water lines and related improvements.”*

151.6.2 Required Infrastructure

151.6.2.2 Generally

151.6.2.2.3. Sanitary Sewage System

- a. In cases of **When** development being **is required to be** served by a public or central private sewage systems, the subdivider or developer shall install all sewer lines in accordance with the standards in this Ordinance, the procedures manual, and other State or federal requirements.
- b. Sanitary sewage lines, including pump stations and treatment facilities shall be dedicated to the County for maintenance and operation. Sewer lines serving individual lots or uses prior to their connection to the central collection system shall not be the responsibility of the County.

151.6.5. Conservation Subdivision

6.5.2 Applicability

3. Where Prohibited

- a. The conservation subdivision option is not available for use in the NR, VR, or MX districts.
- b. Suburban Residential Zoning District will not have individual septic systems due to the decrease in the Dimensional Requirements specifically the Minimum Lot Area, from 1 acre to 0.5 acre.**

Chapter 52 Sewer Use

USE OF PUBLIC SEWERS

§ 52.015 REQUIREMENT OF SEWER USE.

C. New construction, either subdivision or single lot, residential or commercial, with access to public sanitary sewer system under District jurisdiction, shall be required to connect their sanitary wastewater drain to the system and such wastewater shall be discharged into a public sanitary sewer, subject to the provisions of § 52.125. The owner shall install at his expense a suitable building sewer or collecting sewer, as applicable, and shall install any other facilities necessary to connect the building sewer or collecting sewer to the public sewer at an access point provided by the district. The owner of real property shall make application and connection to the public sanitary sewer in accordance with the provisions of this section and §§ 52.105 through 52.112 of this chapter.

Motion to Approve the Text Amendments Part 3 – Wastewater text Amendment to update the Unified Development Ordinance and Sewer Use Ordinance.

RESULT:	PASSED [5-0]
MOVER:	Nathan Lilley
SECONDER:	Calvin Leary
AYES:	Nathan Lilley, Steven Bradshaw, Calvin Leary, Ray Albertson, Wayne “Roger” Lambertson
ABSENT:	Lee Powell

ITEM VII. INFORMATION FROM BOARD AND STAFF

None.

ITEM VIII. CONSIDER DATE OF NEXT MEETING

The next meeting is scheduled for August 20, 2022.

ITEM VIII. ADJOURN

Motion to adjourn.

RESULT:	PASSED [5-0]
MOVER:	Nathan Lilley
SECONDER:	Ray Albertson
AYES:	Nathan Lilley, Steven Bradshaw, Calvin Leary, Ray Albertson, Wayne “Roger” Lambertson
ABSENT:	Lee Powell

There being no further matters for discussion Chairman Bradshaw adjourned the meeting at 8:00 PM.

ATTEST:

Steven Bradshaw, Chairman
Camden County Planning Board

Patricia Sabo
Permit Clerk



CAMDEN COUNTY

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Camden County Planning Board AGENDA ITEM SUMMARY SHEET

New Business

Item Number: 5.A

Meeting Date: August 24, 2022

Submitted By: Amber Curling,
Planning & Zoning
Prepared by: Patricia Sabo

Item Title Sawyer Rezoning Request

Attachments: 2-SawyerRezoningStaffReport (DOCX)
3_ZoningMapAmendmentApplicationUPDATE (PDF)
4_Deed872Hwy343 (PDF)
5_SawyerRezoningNeighborhoodSummary (PDF)
6_ZoningComparison (PDF)

STAFF REPORT

UDO# 2022-08-10
Zoning Map Amendment
for Sawyer Property on HWY 343 N

Project Information:

File Reference: 2022-08-10
Project Name: N/A
PIN: 01-8907-00-43-8620-0000
Applicant: Waverly M. Sawyer
Address: 117 Havenwood Drive
 Camden, NC, 27921
Phone: 252-202-2882
Email: waverly702@gmail.com

Agent for Applicant: same as above
Address: same as above

Current Owner of Record: Waverly M. Sawyer
and Linda B. Sawyer

Meeting Dates: April 12, 2022 August 17, 2022	Neighborhood Meeting Planning Board Meeting
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Application Received: August 10, 2022
By: Amber Curling, Planning

Application Fee paid: Waived

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
- E.** Zoning Comparison: Highway Commercial (HC) to Neighborhood Residential (NR)

Request: Waverly Sawyer is requesting a Zoning Map Amendment per Article 151.2.3.30 of the Unified Development Ordinance for approximately 1 plus acres from Highway Commercial (HC) to Neighborhood Residential (NR) zoning district.

Location Description: The 1-acre parcel is located at 872 NC Hwy 343 N. The parcel ID for 872 Hwy 343 N is 01-8907-00-43-8620-0000. The parcel is located in South Mills Township.

Rezoning from Highway Commercial Zoning District (151.3.6.5):

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 Development Standards.

Rezoning to Neighborhood Residential Zoning District (151.3.5.5)

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

SITE DATA

Size of Lots: Approximately 1 plus acre
Flood Zone: X
Zoning District(s): Highway Commercial (HC)
Existing Land Uses: Residential

Adjacent Zoning & Uses:

	Northeast	Northwest	Southwest	Southeast
Zoning	Working Lands (WL)	Highway Commercial (HC)	Working Lands (WL)	Working Lands (WL)
Use	Farmland	Farmland	Farmland Residential Lot	Farmland

Proposed Use(s) – The proposed use is residential.

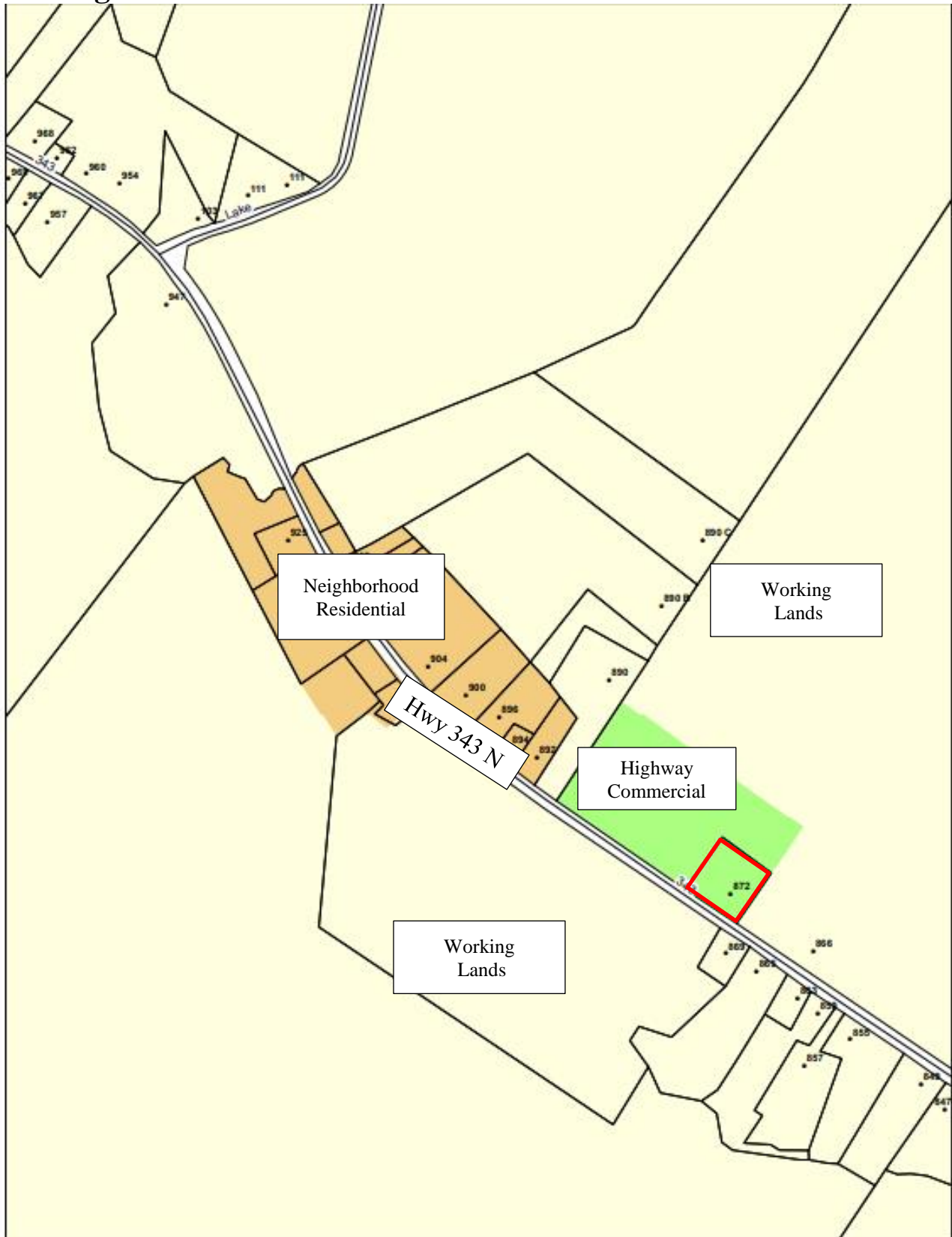
History of property:

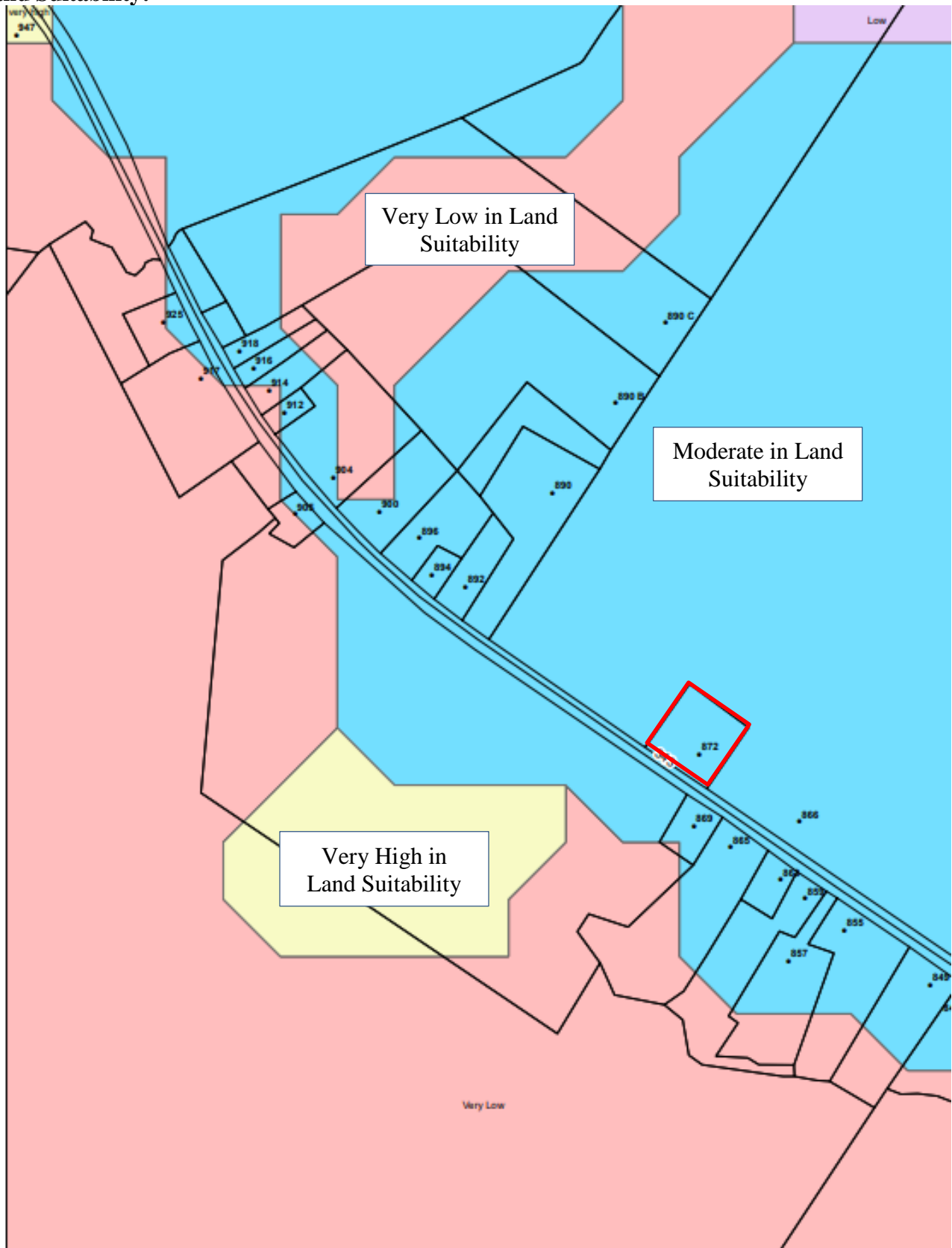
Ordinance No. 2019-10-01 rezoned a total of 10 acres which included the 1 plus acre parcel from Working Lands to Highway Commercial. The purpose of this rezoning was due to existing business and future plan. The 1-acre site was previously used as a business, but is currently residential use.

Vicinity Map – NC Hwy 343 N in South Mills Township

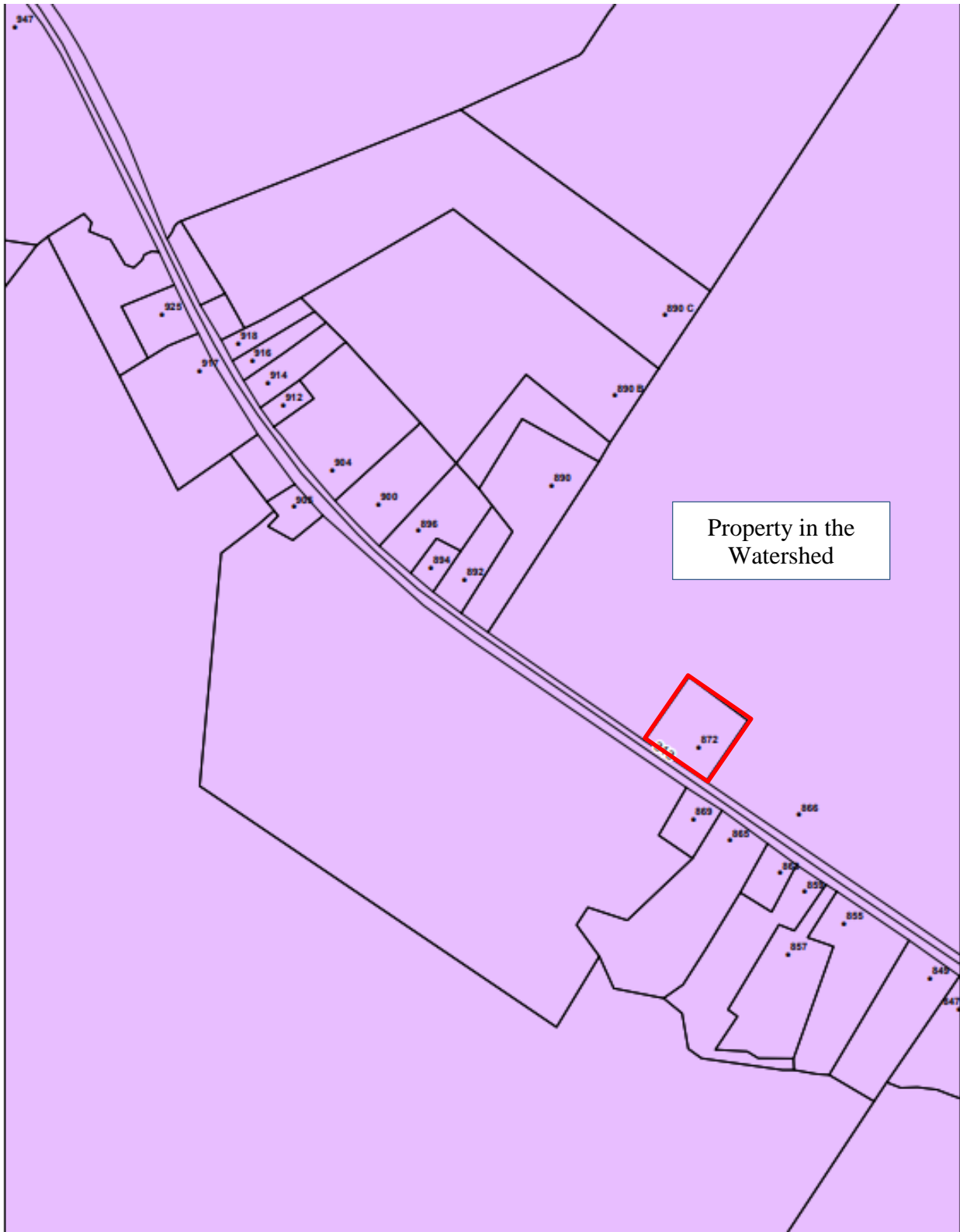


Zoning Districts:

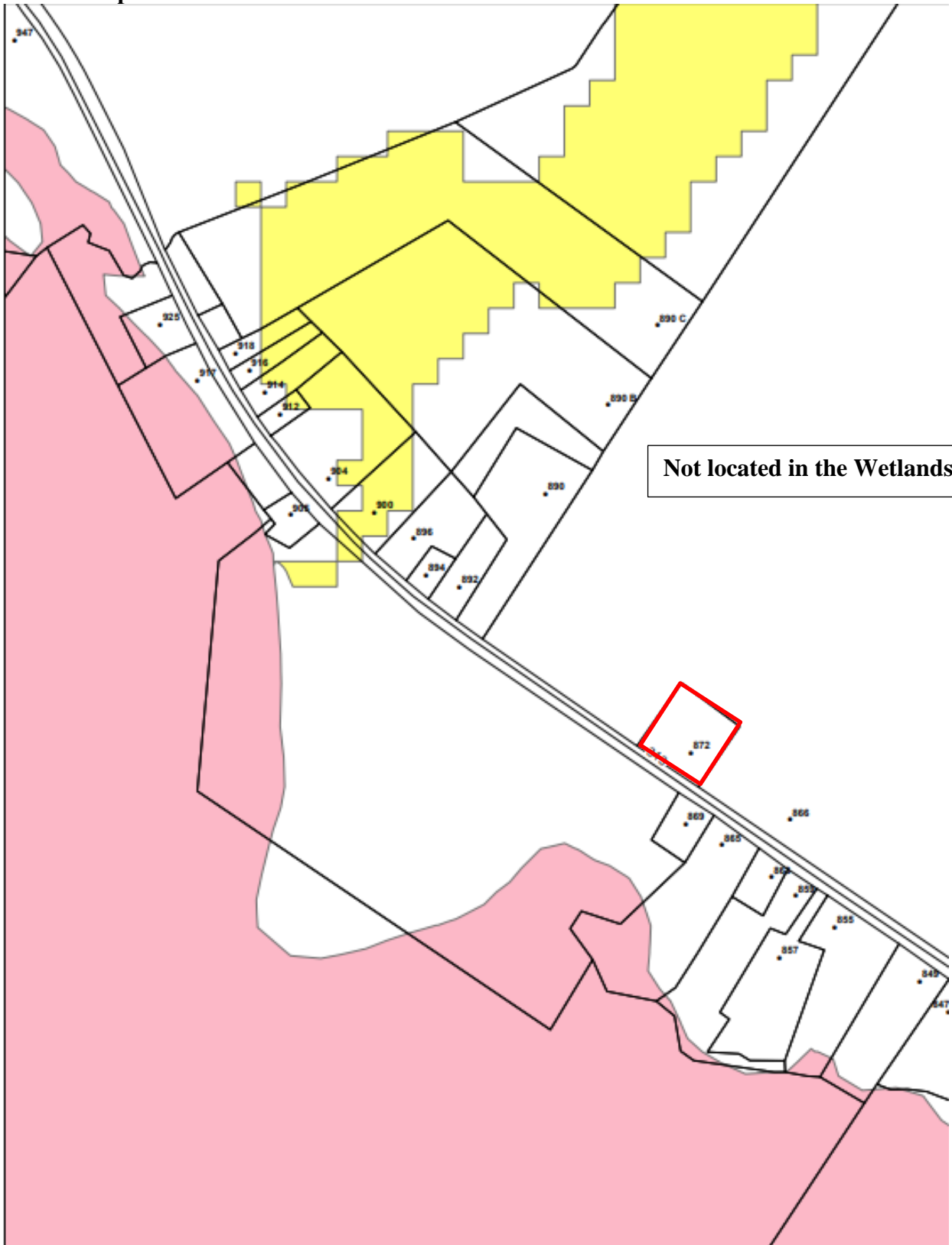


Land Suitability:

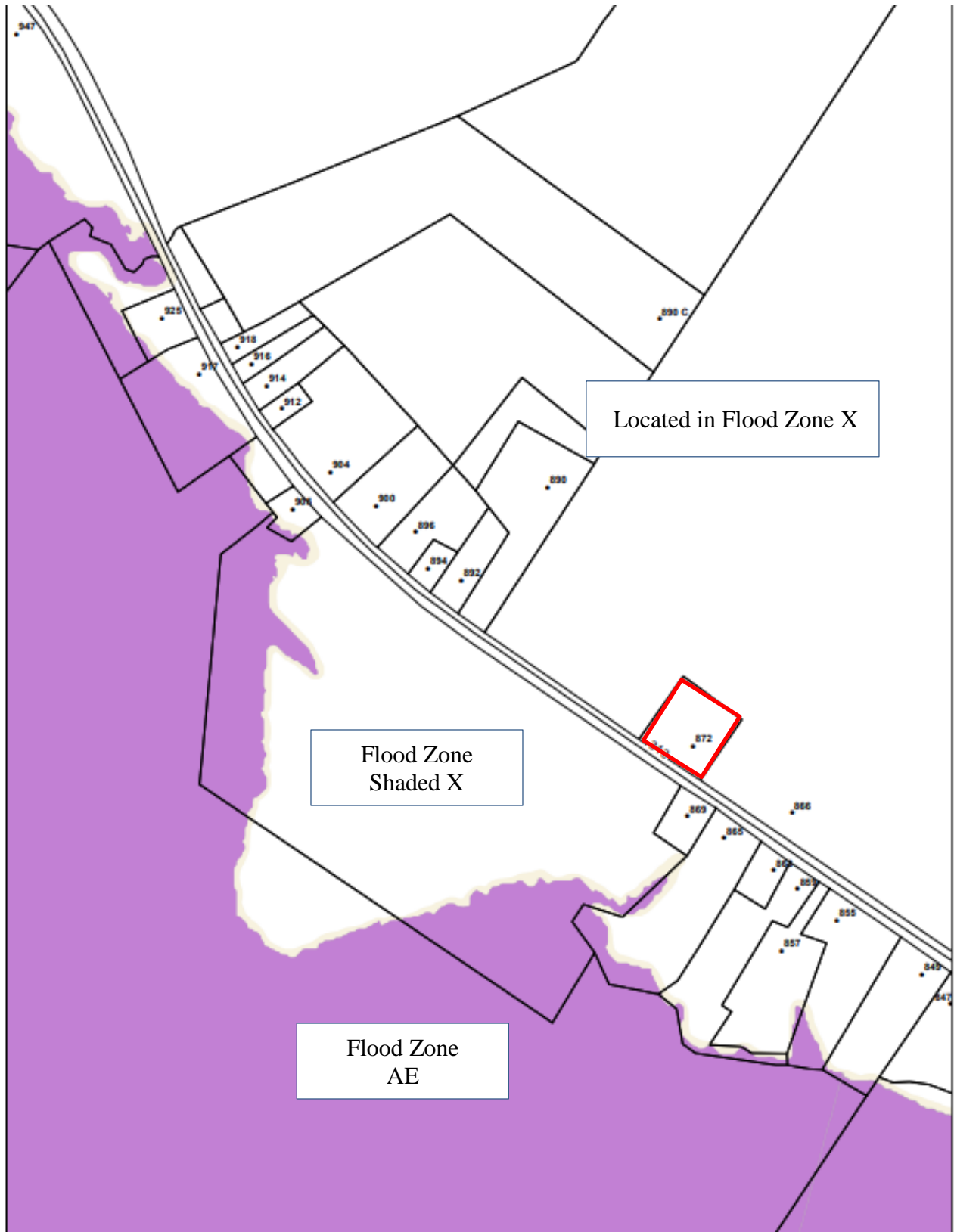
Watershed Map



Wetlands Map



Floodplain Map

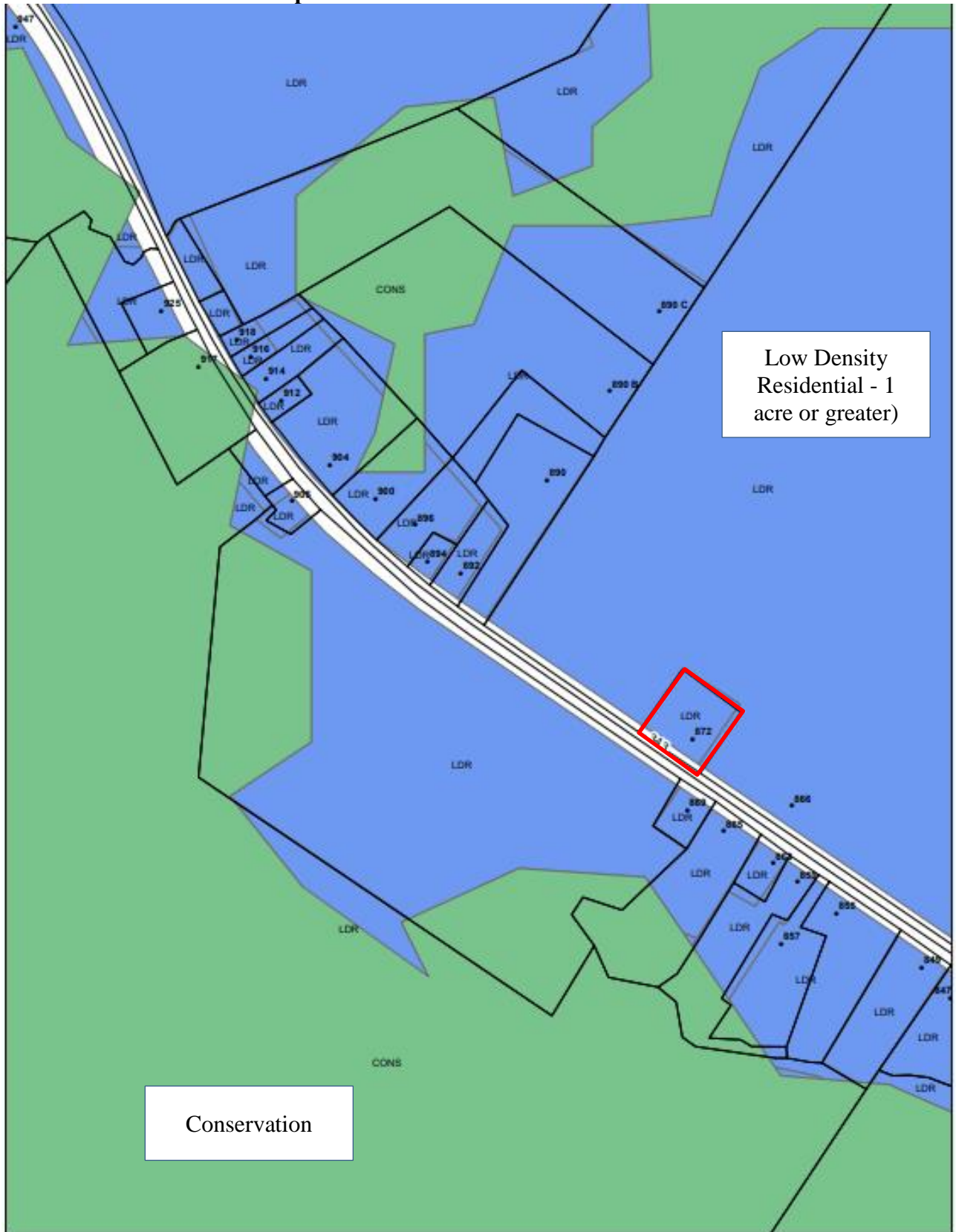


Attachment: 2-SawyerRezoningStaffReport (3372 : Sawyer Rezoning Request)

Comprehensive Future Land Use Map



CAMA Future Land Use Map



Water and Sewer Map



Goal when Reviewing of Zoning Regulations in accordance with the Camden County Land Use Plans is to make sure the project is designed to:

- to lessen congestion in the streets;
- to secure safety from fire, panic, and other dangers;
- to promote health and the general welfare;
- to provide adequate light and air;
- to prevent the overcrowding of land;
- to avoid undue concentration of population; and
- to facilitate the adequate provision of transportation, water, sewage, schools parks and other public requirements

INFRASTRUCTURE & COMMUNITY FACILITIES

Water: Water lines are located adjacent to property along Hwy 343 N

Sewer: Sewer line located adjacent to property along Hwy 343 N

Fire District: South Mills Fire District

Schools: Proposed rezoning may have an impact on Schools

Traffic: Proposed rezoning may have on traffic

CONSISTENCY with PLANS and MAPS

CAMA Land Use Plan Policies & Objectives:

Consistent ☐

Inconsistent ☒

The CAMA Land Use Plan was adopted by the Camden County Board of Commissioners on April 4, 2005. The proposed zoning change is inconsistent in that the CAMA Future Land Use Map has the property identified as Low Density Residential (on lots 1 acre or greater). Neighborhood Residential (NR) zoning permits a minimum lot area of 40,000 square feet, which is less than 1 acre.

2035 Comprehensive Plan

Consistent ☐

Inconsistent ☒

The County's Comprehensive Future Land Use Map (Adopted 2012) shows the parcel to be Rural Preservation. Rural Preservation promotes the continued use of working lands and protection of environmentally sensitive lands from more intense development. The Plan also states Rural Preservation to be very low residential use with a maximum density of one dwelling unit per 5-acres. The Neighborhood Residential (NR) zoning permits a minimum lot size of 40,000 square feet, which is less than 1-acre in area.

Comprehensive Transportation Plan

Consistent ☒

Inconsistent ☐

Property abuts NC Hwy 343 N

Other Plans officially adopted by the Board of Commissioners

N/A

SPECIFIC CAMA LAND USE QUESTIONS FOR THE PLANNING BOARD TO CONSIDER:**1. Does Camden County need more land in the zoning class requested?**Yes ☒ No ☐

Reasoning: In the appropriate location Neighborhood Residential (NR) zoning district works well. Neighborhood Residential 3.08% Camden 1.69% South Mills 2.47% Courthouse 5.97% Shiloh

2. Is there other land in the county that would be more appropriate for the proposed uses?Yes ☒ No ☐

Reasoning: There is other land in the County which is currently zoned as Neighborhood Residential (NR) or which could be rezoned as such and not be in conflict with the CAMA Future Land Use Plan or the 2035 Comprehensive Plan.

3. Is the request in accordance with the Camden County land use plan?Yes ☐ No ☒

Reasoning: The request is not in accordance with the Comprehensive and CAMA Future land use plans. The Zoning Comparison included in the package identifies specific uses for each zoning district.

4. Will the request have serious impact on traffic circulation, parking space, sewer and water services, other utilities?Yes ☐ No ☒

Reasoning: The proposed zoning uses should not have an impact on all public services. The use will change from commercial to residential.

5. Will the request have an impact on other county services, including police protection, fire protection or the school system?Yes ☒ No ☒

Reasoning: The proposed zoning uses should not have an impact on all public services.

6. Is there a good possibility that the request, as proposed, will result in lessening the enjoyment or use of adjacent properties?Yes ☐ No ☒

Reasoning: All permitted uses in the requested zoning classification should not lessen the enjoyment or use of any adjacent properties.

7. Will the request, as proposed cause serious noise, odors, light, activity, or unusual disturbances?Yes ☐ No ☒

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

8. Does the request raise serious legal questions such as spot zoning, hardship, violation of precedents, or need for this type of use?

Yes ☐ No ☒

Reasoning: There does not appear to be any serious legal concerns related to spot zoning, hardship, or violation or precedents.

9. Does the request impact any CAMA Areas of Environmental Concern?

Yes ☐ No ☒

Reasoning: The request does not impact a CAMA Area of Environmental Concern.

Summary

The proposed zoning map amendment is consistent with the 2005 CAMA Future Land Use Plan which has the property identified as Low Density Residential (on 1-2 acre lots).

The proposed zoning map amendment is inconsistent with the 2012 County's Comprehensive Future Land Use Map which has the property identified as Rural Preservation (on 5 plus acre lots).



Zoning Map Amendment Application

OFFICIAL USE ONLY:

 UDO Number: 2022-08-10

 Date Filed: 8/1/2022

 Amount Paid: Waived

 Received By: avg
Contact Information


PROPERTY OWNER



APPLICANT



AGENT FOR APPLICANT

 Name: Waverly & Linda B Sawyer

Name: _____

 Address: 117 Havenwood Dr

Address: _____

Camden NC 27921

 Telephone: 252 202 2882

Telephone: _____

Fax: _____

Fax: _____

 Email: Waverly702@gmail.com

Email: _____

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER:

SELF

DOCUMENTATION OF PROPERTY OWNER GIVING CONSENT TO APPLICANT (Y/N/NA)

NA
Property Information

 Physical Street Address 872 NC Hwy 343 N

 Location: South Mills NC 27976

Parcel ID Number(s): _____

 Deed Book/ Page Number and/or Plate Cabinet/Slide Number 122 / 770

 Total Parcel(s) Acreage: 1 plus acre Perk Test or County Sewer Approval NA

 Existing Land Use of Property: Commercial Proposed Land Use Residential
Request

 Current Zoning of Property: HC Proposed Zoning District: NR

 Total Acreage for Rezoning: 1 plus acre Are you rezoning the entire parcel(s): ☒ Yes ☐ No

 Metes and Bounds Description Provided: ☐ Yes ☒ No

 Community Meeting, if applicable: Date Held: NA; Location: NA

Zoning Change Application Questions

The UDO requires the Board to consider principal issues when considering an application for a zoning change. Please respond to each issue in the space provided below or on a separate sheet.

(A) What reasons/purpose for the rezoning request?

Change from commercial to residential

(B) Will the rezoning request cause noise, odors, light, activity or unusual disturbances?

No

(C) How will the proposed zoning change enhance the public health, safety, or welfare?

N/A

(D) Is the rezoning consistent with the purposes, goals, objectives and policies of the County's adopted policy guidance and future land use plans?

Yes the future land use plans show as residential not commercial

(E) Is the rezoning in the best interest of the public? Explain.

N/A

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

(1) Is this an expansion of an adjacent zoning district of the same classification?

N/A

(2) What extraordinary showing of public need or demand is met by this application?

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

8/10/2022
Date

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

10/09/2020

CAMDEN COUNTY NC 03/26/98

\$0.00

STATE OF NORTH CAROLINA Real Estate Excise Tax

NORTH CAROLINA EXCISE STAMPS
ATTACHED AND CANCELLED \$ - 0 -
\$2.00 per \$1,000.00 VALUE

FILED
CAMDEN COUNTY NC
03/26/98 10:00 AM
PEGGY C. KIGHT
Register Of Deeds

CHR

Excise Tax	Recording Time, Book and Page
Tax Lot No.	Parcel Identifier No. 01890700433600
Verified by 75-99 MR	County on the 26th day of March, 1998
by - - - - -	

Mail after recording to Mr. and Mrs. Waverly M. Sawyer
117 Havenwood Drive, Camden, NC 27921

This instrument was prepared by J. Fred Riley, Attorney - NO TITLE EXAMINATION

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 18th day of March, 1998, by and between	
GRANTOR	GRANTEE
WAVERLY M. SAWYER and wife, LINDA B. SAWYER, and VIRGINIA M. SAWYER, widow	WAVERLY M. SAWYER and wife, LINDA B. SAWYER 117 Havenwood Drive Camden, NC 27921

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Camden, South Mills Township, County, North Carolina and more particularly described as follows:

BEGINNING at an iron pin situated on the northeastern right of way line of Highway 343 North, which iron pin is further situated a distance of 3,696 feet, more or less, southeastwardly from State Road #1210, and running thence from said point of beginning North 43° 59' 55" East 255.41 feet to an iron pin, cornering; thence South 44° 00' 00" East 274.30 feet to an iron pin in the center of a ditch; thence along the center of said ditch South 43° 59' 55" West 255.41 feet to an iron pin at the northeastern right of way line of Highway 343 North; thence along the northeastern right of way line of said highway North 44° 00' 00" West 274.30 feet to the iron pin at the point of beginning, this being the same property that is delineated on plat entitled in part, "Property Being Conveyed To Waverly Sawyer," prepared by Edward T. Hyman, Jr., Registered Surveyor, under date of March 6, 1998, a copy of which plat is attached to and by reference made a part of this deed.

The property herein conveyed is a part of the property previously owned by T. Waverly Sawyer, now deceased, and inherited by his wife, Virginia M. Sawyer, and his son, Waverly M. Sawyer. See Estate File 84-E-33 in the Office of the Clerk of Superior Court of Camden County.

THIS IS A DEED OF GIFT.

N. C. Bar Assoc. Form No. 3 © 1976, Revised © 1977 - James Williams & Co., Inc. Box 127, Yadkinville, N. C. 27055
Printed by Agreement with the N. C. Bar Assoc. - 1981

PROPERTY BEING CONVEYED TO

WAVERLY SAWYER

SOUTH MILLS TOWNSHIP
CAMDEN COUNTY, NORTH CAROLINA

SCALE 1" = 60'

MARCH 6, 1998

BEING A PORTION OF THE PROPERTY RECORDED IN D.B. 1-213 G. 283
County of Camden

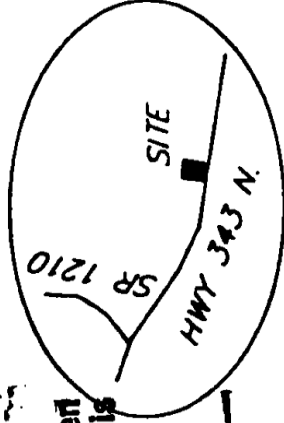
I, Mary M. Rhodes, Review Officer of Camden
County, certify that the map or plat to which this certification is
affixed meets all statutory requirements for recording.

3-26-98

Date

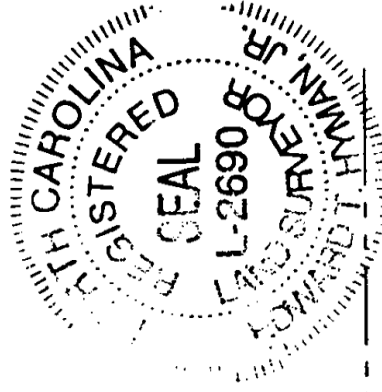
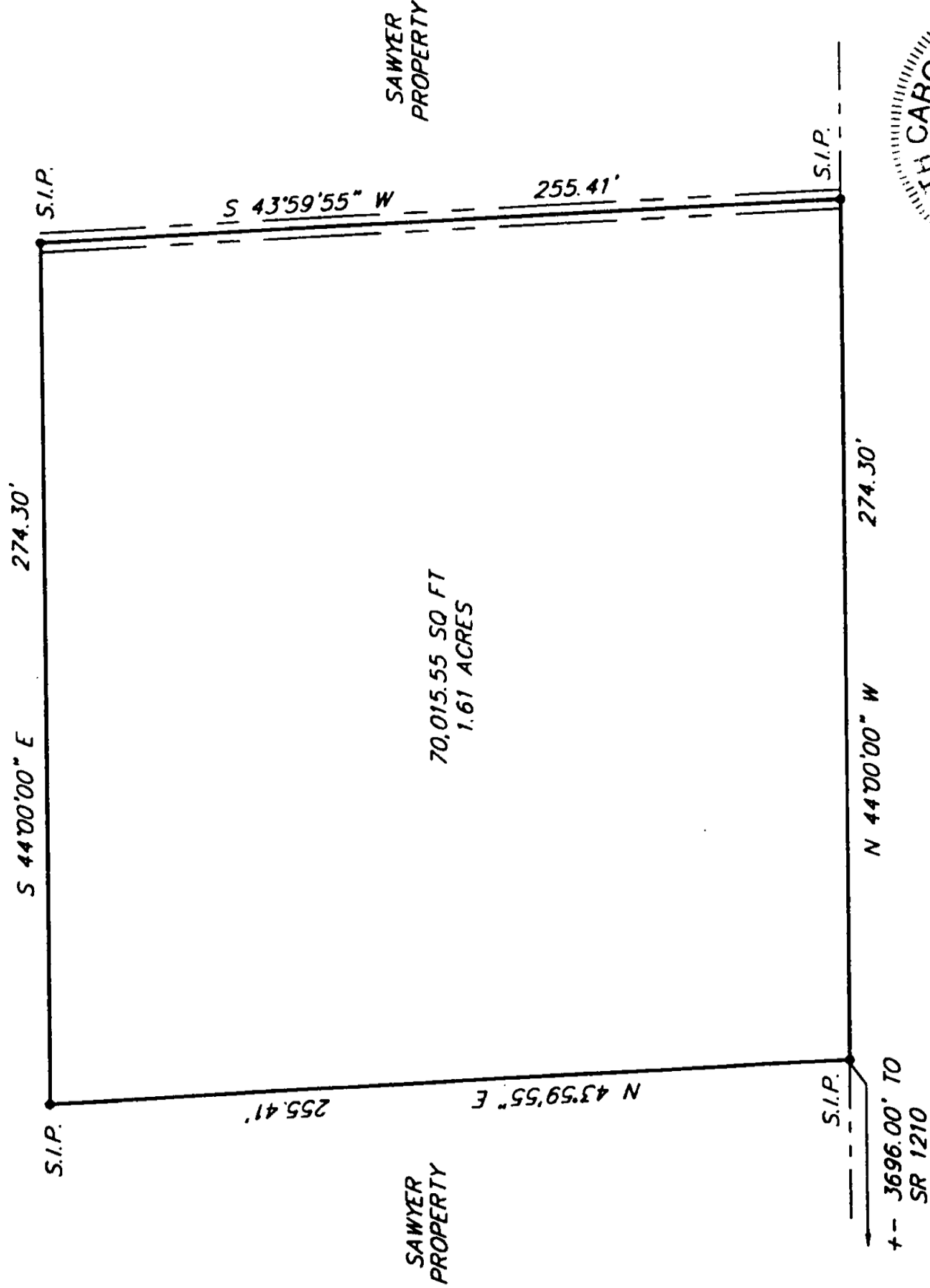
Mary M. Rhodes

Review Officer



VICINITY MAP

SAWYER PROPERTY



HWY 343 N. (100' R/W)

I, EDWARD T. HYMAN, JR. CERTIFY THAT THIS PLAT WAS DRAWN FROM AN ACTUAL FIELD LAND SURVEY MADE
UNDER MY SUPERVISION; THAT THE DEED DESCRIPTION FOR SAID PROPERTY IS RECORDED IN D.B. 4-1, P. 283;
THAT THE ERROR OF CLOSURE IS 1:10,000+; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH BOARD
RULES. WITNESS MY ORIGINAL SIGNATURE, REG. NUMBER AND SEAL THIS 9 DAY OF MARCH, 1998.

NOTE: THIS PROPERTY IS LOCATED IN FLOOD HAZARD ZONE C.
LOWEST FLOOR ELEVATION = N/A N.G.V.D.
GRADE ELEVATION = N/A N.G.V.D.

EDWARD T. HYMAN, JR. R.L.S. L-2690

PO BOX 2174

N.C.V.D.

Attachment: 4_Deed872Hwy343 (3372 : Sawyer Rezoning Request)

The property hereinabove described was acquired by Grantor by instrument recorded in

A map showing the above described property is attached hereto:
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.
Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

(Corporate Name) -----
Waverly M. Sawyer (SEAL)
Waverly M. Sawyer

BY: -----

Linda B. Sawyer (SEAL)
Linda B. Sawyer

ATTEST: -----

Virginia M. Sawyer (SEAL)
Virginia M. Sawyer

Secretary (Corporate Seal) -----
----- (SEAL)

SEAL-STAMP NORTH CAROLINA, Pasquotank County.

"OFFICIAL SEAL"
Notary Public of the County and State aforesaid, certify that ~~XXXXXXXXXXXXXXXXXXXX~~ Linda B. Sawyer, Grantor,
County of Currituck, North Carolina, and Virginia M. Sawyer, Grantor,
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 23 day of March, 19 98
My Commission Expires 4/3/2000

My commission expires: April 3, 2000 Debra A. Wheeler Notary Public

SEAL-STAMP NORTH CAROLINA, Pasquotank County.

Elizabeth A. Rowe
Notary Public
Pasquotank County, NC
My commission expires August 16, 1998

I, a Notary Public of the County and State aforesaid, certify that Waverly M. Sawyer personally came before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 20th day of March, 19 98

My commission expires: 8-16-98 Elizabeth A. Rowe Notary Public

The foregoing Certificate(s) of Debra A. Wheeler, Notary Public of Currituck Co., NC and Elizabeth A. Rowe, Notary Public of Pasquotank Co., NC

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By Peggy C. Knight
REGISTER OF DEEDS FOR Camden COUNTY
Deputy/Assistant - Register of Deeds

From: [Waverly Sawyer](#)
To: acurling@camdencountync.gov
Subject: [External] 872 N. 343 REZONING REQUEST
Date: Thursday, April 14, 2022 9:06:47 AM

The sender (**gmail.com**) is outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Letters were mailed March 22, 2022 to adjoining property owners. The letters gave intent and an illustrative map. Questions or comments were welcomed. None were received. Also, notice of a 6:00 pm meeting on April 12, 2022 at the Historic Camden Courthouse was included in the letter. None of the Addressed Parties attended the April 12 meeting.

Those present were:
Waverly M. Sawyer
Linda B. Sawyer
Camden County Planning Staff

W. Sawyer

Protected by PhishProtection. When you click on a link in the email above, the destination website will be analyzed for known threats. If a known threat or suspicious content is detected, you will see a warning.

Camden County, North Carolina
Principal Use Table, District Comparison

5.A.E

Use Class / Main Category / Category	"P"=Permitted, "S"=Special Use Permit, Blank=Prohibited	HC	NR
Agricultural			
AGRICULTURE/HORTICULTURE			
<i>All Agriculture/ Horticulture Uses</i>		P	
ANIMAL HUSBANDRY			
<i>Animal Husbandry Uses (excluding stockyards and slaughterhouses)</i>			
<i>Stockyard/Slaughterhouse</i>			
AGRICULTURAL SUPPORT			
<i>Agricultural Research Facility</i>		P	
<i>Agri-Education/ Agri-Entertainment</i>		S	
<i>Distribution Hub for Agriculture Products</i>		P	
<i>Equestrian Facility</i>		S	
<i>Farm Machinery Sales, Rental, or Service</i>		S	
<i>Farmers Market</i>		P	
<i>Roadside Market</i>		P	
Residential			
HOUSEHOLD LIVING USES			
<i>Bungalow Court</i>			
<i>Duplex</i>			
<i>Live/Work Dwelling</i>			
<i>Manufactured Home - Const After 6-15-1976</i>			P
<i>Manufactured Home or Mobile Home Park</i>			
<i>Mobile Home - Const Prior to 6-15-1976</i>			
<i>Multi-Family</i>		S	
<i>Pocket Neighborhood</i>			P
<i>Quadraplex</i>		P	
<i>Single-Family Attached</i>		S	
<i>Single-Family Detached</i>			P
<i>Triplex</i>		P	
<i>Upper Story Residential</i>		P	
GROUP LIVING			
<i>Dormitory</i>		S	
<i>Family Care Home</i>			P
<i>Group Home</i>		S	
<i>Rooming House</i>		S	

Attachment: 6_ZoningComparison (3372 : Sawyer Rezoning Request)

Camden County, North Carolina
Principal Use Table, District Comparison

5.A.E

Use Class / Main Category / Category	"P"=Permitted, "S"=Special Use Permit, Blank=Prohibited	HC	NR
Institutional			
COMMUNITY SERVICES			
<i>Community Center</i>		P	
<i>Cultural Facility</i>		S	
<i>Library</i>		P	
<i>Museum</i>		P	
<i>Senior Center</i>		P	
<i>Youth Club Facility</i>		P	
DAY CARE			
<i>Adult Day Care Center</i>		P	
<i>Child Care Center</i>		P	
EDUCATIONAL FACILITIES			
<i>Major</i>		S	
<i>Moderate</i>		P	
<i>Minor</i>		P	P
GOVERNMENT FACILITIES			
<i>Government Office</i>		P	
<i>Government Maintenance, Storage, or Distribution Facility</i>		P	
HEALTH CARE FACILITIES			
<i>Drug or Alcohol Treatment Facility</i>		S	
<i>Hospital</i>		S	
<i>Medical Treatment Facility</i>		P	
INSTITUTIONS			
<i>Assisted Living Facility</i>		S	
<i>Club or Lodge</i>		P	
<i>Halfway House</i>		S	
<i>Nursing Home</i>		S	
<i>Psychiatric Treatment Facility</i>		S	
<i>Religious Institution</i>		P	
PARKS AND OPEN AREAS			
<i>Cemetery</i>		S	S
<i>Community Garden</i>			P
<i>Park, Public or Private</i>		P	S

Attachment: 6_ZoningComparison (3372 : Sawyer Rezoning Request)

**Camden County, North Carolina
Principal Use Table, District Comparison**

5.A.E

Use Class / Main Category / Category	"P"=Permitted, "S"=Special Use Permit, Blank=Prohibited	HC	NR
PUBLIC SAFETY			
<i>Police, Fire, or EMS Facility</i>		P	S
<i>Correctional Facility</i>			
<i>Security Training Facility</i>			
TRANSPORTATION			
<i>Airport</i>			
<i>Helicopter Landing Facility</i>		S	
<i>Passenger Terminal, Surface Transportation</i>		S	
UTILITIES			
<i>Utility, Major</i>		P	S
<i>Utility, Minor</i>		P	P
Commercial			
ADULT AND SEXUALLY-ORIENTED BUSINESSES			
<i>All Adult and Sexually-Oriented Businesses</i>			
ANIMAL CARE			
<i>Major</i>		P	
<i>Minor</i>		P	
EATING ESTABLISHMENTS			
<i>Restaurant, Major</i>		P	
<i>Restaurant, Minor</i>		P	
<i>Bar, Nightclub, or Dance Hall</i>		S	
OFFICES			
<i>Major</i>		S	
<i>Minor</i>		P	
PARKING, COMMERCIAL			
<i>All</i>		P	
PERSONAL SERVICES			
<i>Major</i>		P	
<i>Minor</i>		P	
RECREATION/ENTERTAINMENT, INDOOR			
<i>Major</i>		P	
<i>Minor</i>		P	

Attachment: 6_ZoningComparison (3372 : Sawyer Rezoning Request)

**Camden County, North Carolina
Principal Use Table, District Comparison**

5.A.E

Use Class / Main Category / Category	"P"=Permitted, "S"=Special Use Permit, Blank=Prohibited	HC	NR
RECREATION/ENTERTAINMENT, OUTDOOR			
<i>Major</i>		S	
<i>Minor</i>		P	
<i>Firing Range</i>			
<i>Water-Related Uses</i>			
RETAIL SALES			
<i>Flea Market</i>		S	
<i>Grocery Store</i>		P	
<i>Major</i>		P	
<i>Minor</i>		P	
STORAGE, COMMERCIAL			
<i>Major</i>		P	
<i>Minor</i>		P	
TELECOMMUNICATIONS			
<i>Antenna Collocation (on a Building)</i>		P	
<i>Antenna Collocation (on a Tower)</i>		P	
<i>Small Wireless Facility</i>		P	
<i>Telecommunications Tower, Freestanding</i>		S	
<i>Telecommunications Tower, Stealth</i>		P	P
VEHICLE ESTABLISHMENT			
<i>Major</i>		P	
<i>Minor</i>		P	
VISITOR ACCOMMODATIONS			
<i>Bed and Breakfast</i>			
<i>Campground</i>		S	
<i>Hotel or Motel</i>		S	
Industrial			
EXTRACTIVE INDUSTRY			
<i>All</i>			
INDUSTRIAL SERVICES			
<i>Contractor Service</i>		P	
<i>Crabshedding</i>			
<i>Fuel Oil or Bottled Gas Distributor</i>			
<i>General Industrial Service and Repair</i>		S	
<i>Heavy Equipment Sales, Rental, or Service</i>		P	
<i>Research and Development</i>		P	

Attachment: 6_ZoningComparison (3372 : Sawyer Rezoning Request)

**Camden County, North Carolina
Principal Use Table, District Comparison**

5.A.E

Use Class / Main Category / Category	"P"=Permitted, "S"=Special Use Permit, Blank=Prohibited	HC	NR
MANUFACTURING AND PRODUCTION			
<i>Manufacturing, Heavy</i>			
<i>Manufacturing, Light</i>	P		
POWER GENERATION			
<i>Solar Array</i>	S		S
<i>Wind Energy Conversion Facility</i>	S		
WAREHOUSE AND FREIGHT MOVEMENT			
<i>All</i>	P		
WASTE-RELATED SERVICES			
<i>Incinerator</i>			
<i>Land Application of Sludge/Septage</i>			
<i>Landfill</i>			
<i>Public Convenience Center or Transfer Station</i>	P		
<i>Recycling Center</i>	P		
<i>Salvage or Junkyard</i>			
<i>Waste Composting Facility</i>			
WHOLESALE SALES			
<i>Major</i>	P		
<i>Minor</i>	P		

Attachment: 6_ZoningComparison (3372 : Sawyer Rezoning Request)



CAMDEN COUNTY

NORTH CAROLINA • USA

Boundless Opportunities.

Camden County Planning Board AGENDA ITEM SUMMARY SHEET

New Business

Item Number: 5.B

Meeting Date: August 24, 2022

Submitted By: Amber Curling,
Planning & Zoning
Prepared by: Patricia Sabo

Item Title Keeter Barn Rezoning

Attachments: 2.OrangePumpkinRezoningPB_StaffReport2022_08_17 (DOCX)
3.KeeterBarn_OrangePumpkinApplication (PDF)
4.KeeterBarn_OrangePumpkinDeed (PDF)
5.CommunityMeetingMinutes (PDF)
6.Summary ReportRR_SR (PDF)

STAFF REPORT

UDO 2022-06-07 Zoning Map Amendment

PROJECT INFORMATION

File Reference: 2022-06-007
Project Name: Keeter Barn Rd Project
PIN: 01.7080.00.55.5061.0000

Applicant: Orange Pumpkin LLC
Address: 2505 NS Boca Raton Blvd
 Boca Raton, Florida 33431

Phone: 757-773-6851
Email: tommyj777@outlook.com

Agent for Applicant: Same as Applicant
Address:

Phone:
Fax:
Email:

Current Owner of Record: Applicant

Meeting Dates:
 May 11, 2022 at 6 pm Neighborhood Meeting
 August 17, 2022 at 7pm Planning Board Meeting

Application Received: 6/8/2022
By: Amber Curling, Planning

Application Fee paid: \$1520.00 Ck# 1105

Completeness of Application: Application is generally complete

Documents received upon filing of application or otherwise included: (All Documents in Pkg)

- A. Rezoning Application
- B. Deed
- C. Maps
- D. Neighborhood Meeting Comments
- E. Zoning Comparison between Rural Residential to Suburban Residential

REQUEST: Orange Pumpkin LLC is requesting a Zoning Map Amendment per Article 151.2.3.30 of the Unified Development Ordinance for a parcel on Keeter Barn Rd from Rural Residential to Suburban Residential.

Property Location: The 97-acre parcel is located at 242 Keeter Barn Rd in the South Mills Township. The parcel contains 2 residential home sites. The parcel ID is 01-7080-00-55-5061.0000.

Rezoning from Rural Residential Zoning District:

Rural Residential (RR) Purpose Statement (Article 151.3.5.3)

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

Zoning Map Amendment to Suburban Residential Zoning District:

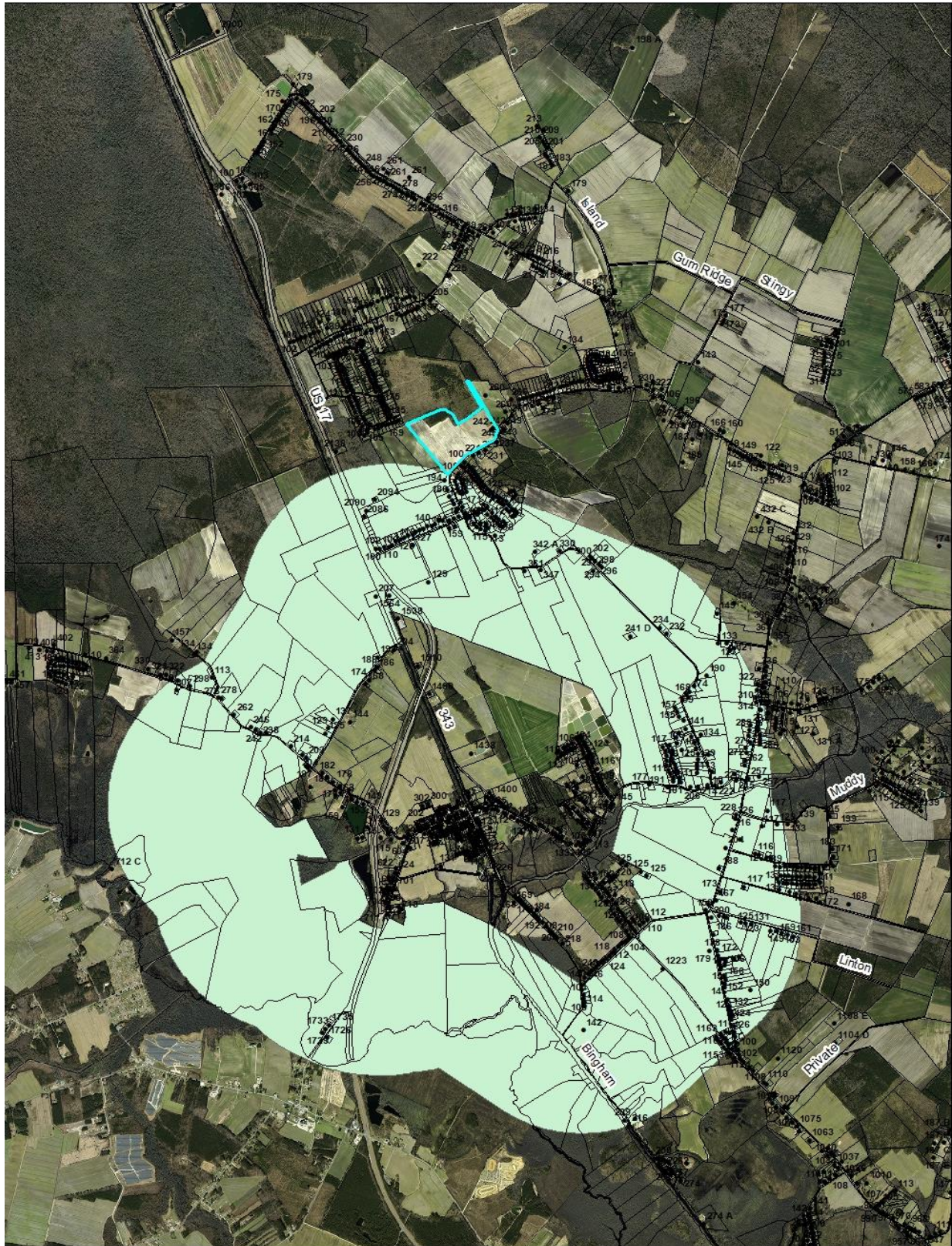
Suburban Residential (SR) Purpose Statement (Article 151.3.5.5)

The Suburban Residential (SR) district is the County's primary district for suburban residential neighborhoods located along primary roadways, shoreline areas, and in locations bordering rural areas. The district has a one-acre minimum lot area requirement, which is the basic threshold size for lots with on-site wastewater systems. Use of the conservation subdivision configuration is optional for residential subdivisions. While the district allows single-family detached homes, mobile homes on individual lots are prohibited. Nonconforming mobile homes may remain but may not be expanded or replaced with another mobile home. The district accommodates equestrian uses, utilities, as well as various neighborhood-supporting institutional uses such as parks, schools, and public safety facilities. District regulations discourage uses that interfere with the development of residential neighborhoods or that are detrimental to the suburban nature of the district.

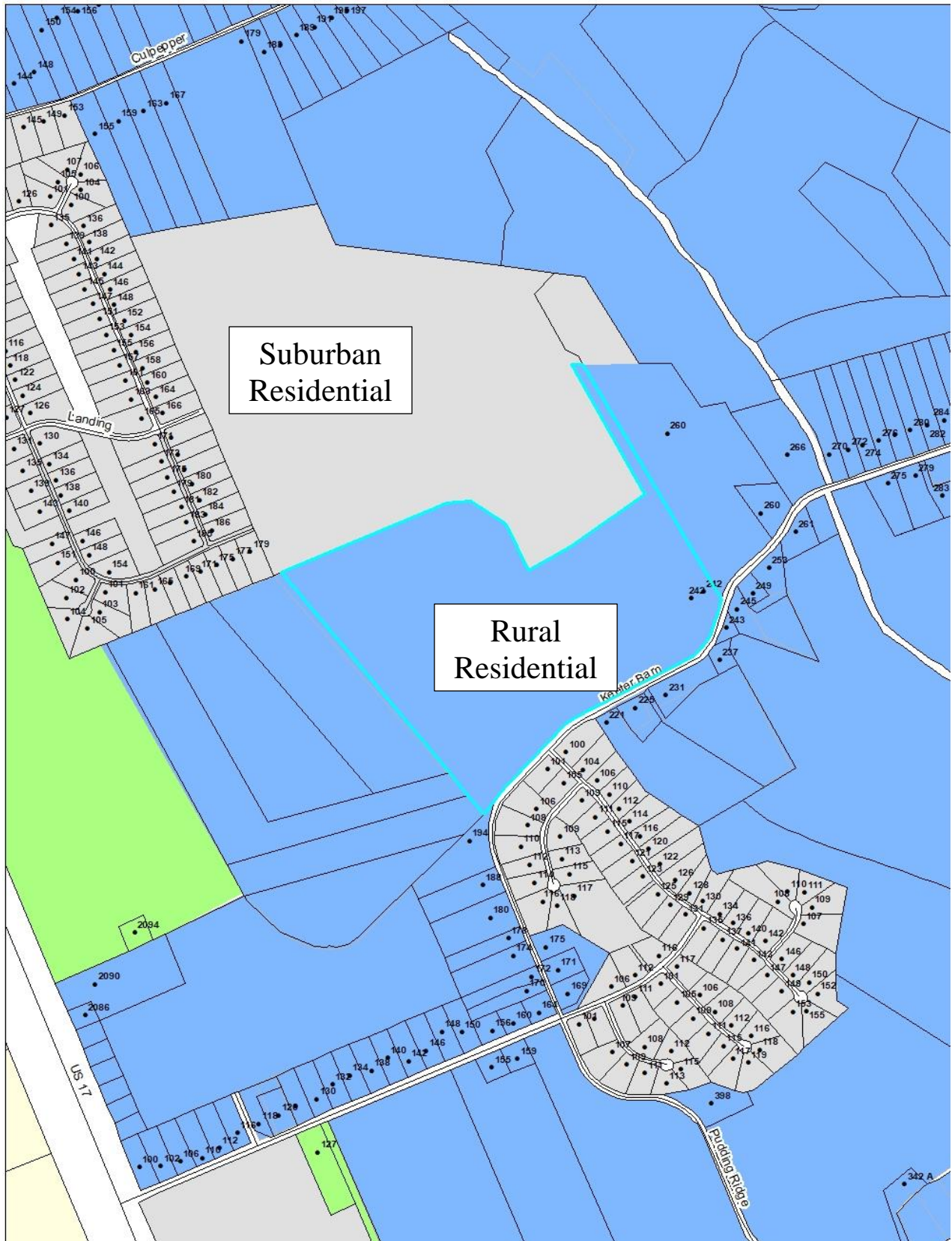
SITE DATA

Size of Lot:	Approximately 97 acres
Flood Zone:	X
Zoning District(s):	Rural Residential
Existing Land Uses:	Farm Land, Woods, and Two Residential Home Sites
Adjacent Property Uses:	Residential Lots, Woods, and Farmland

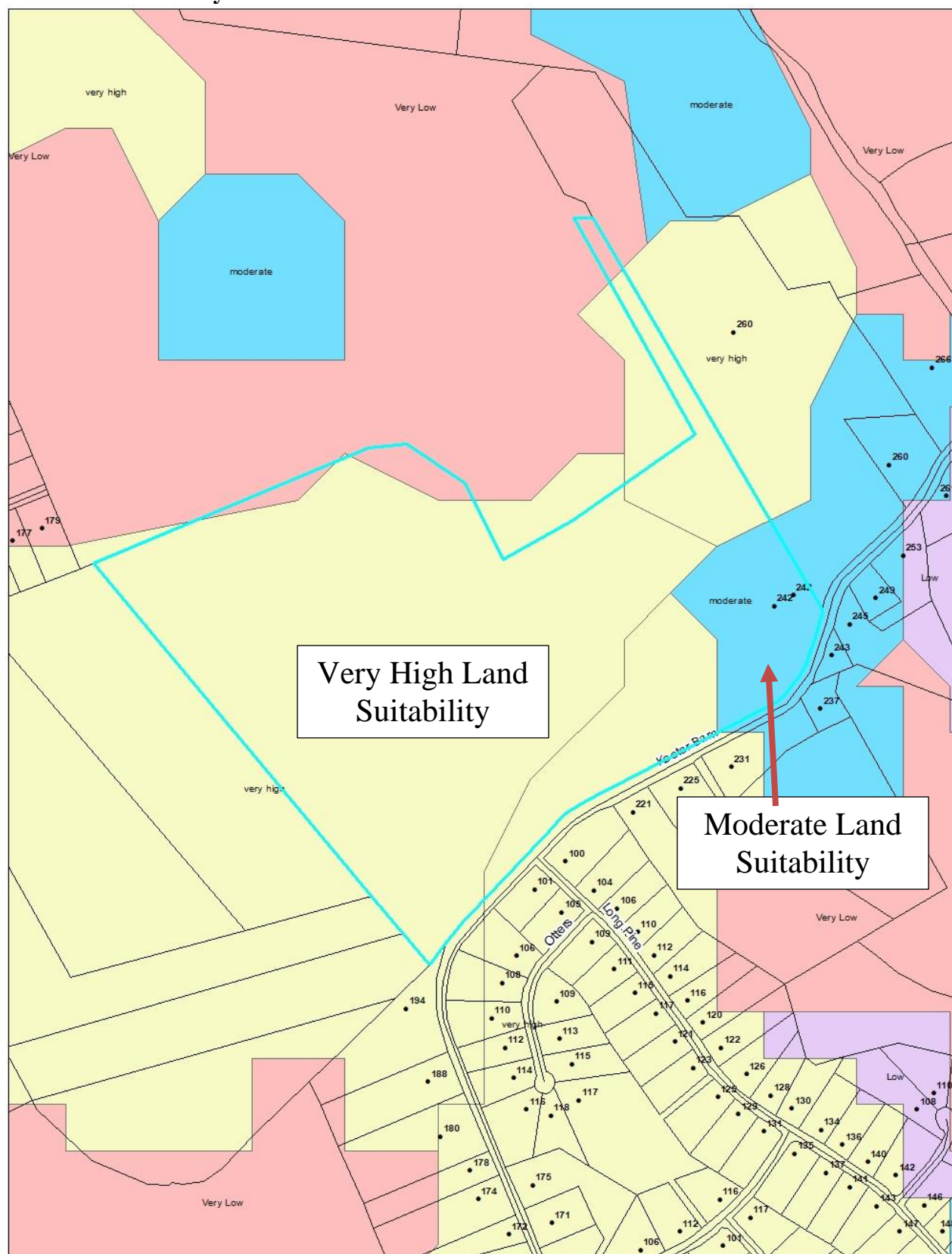
PROJECT LOCATION: South Mills Township



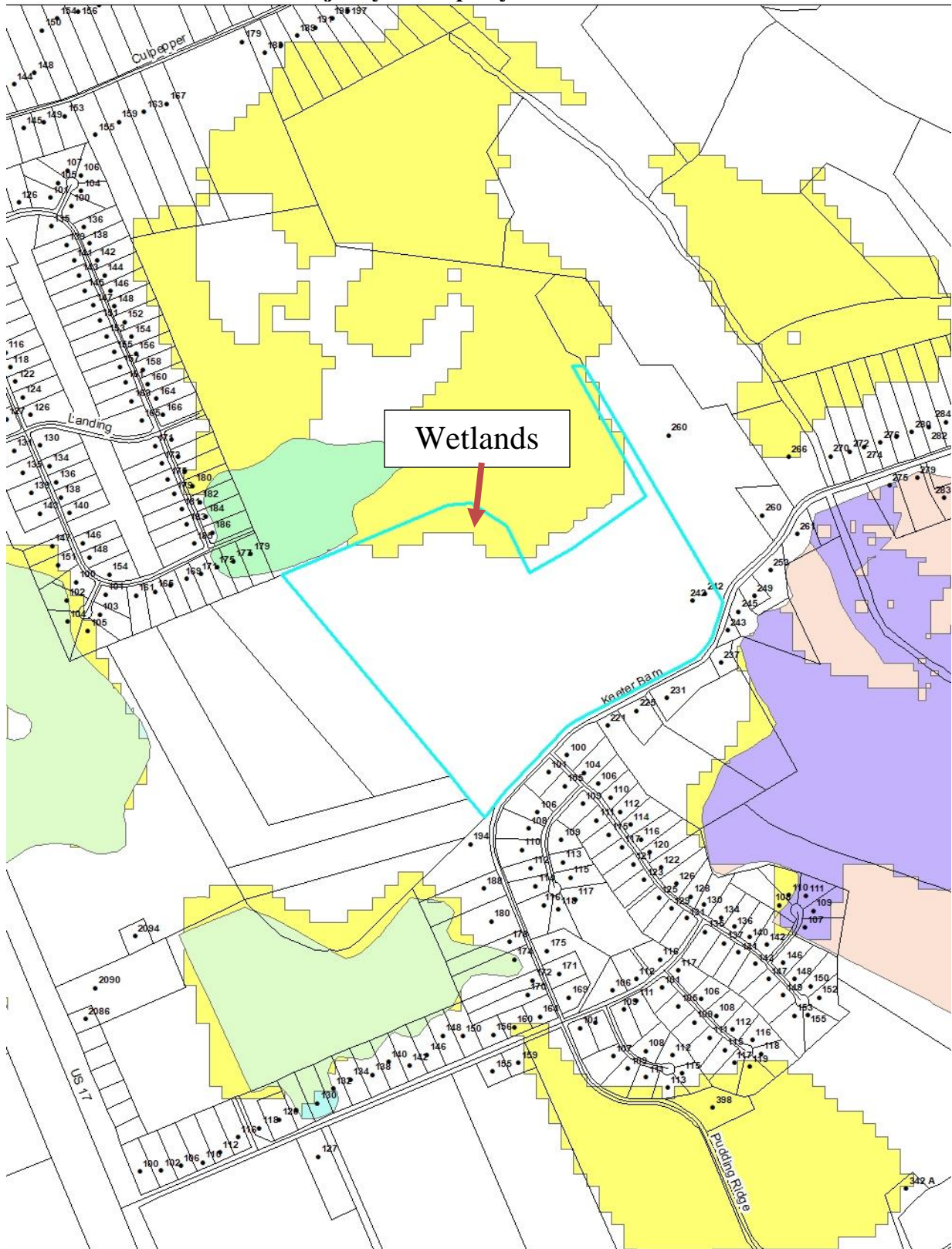
Zoning District



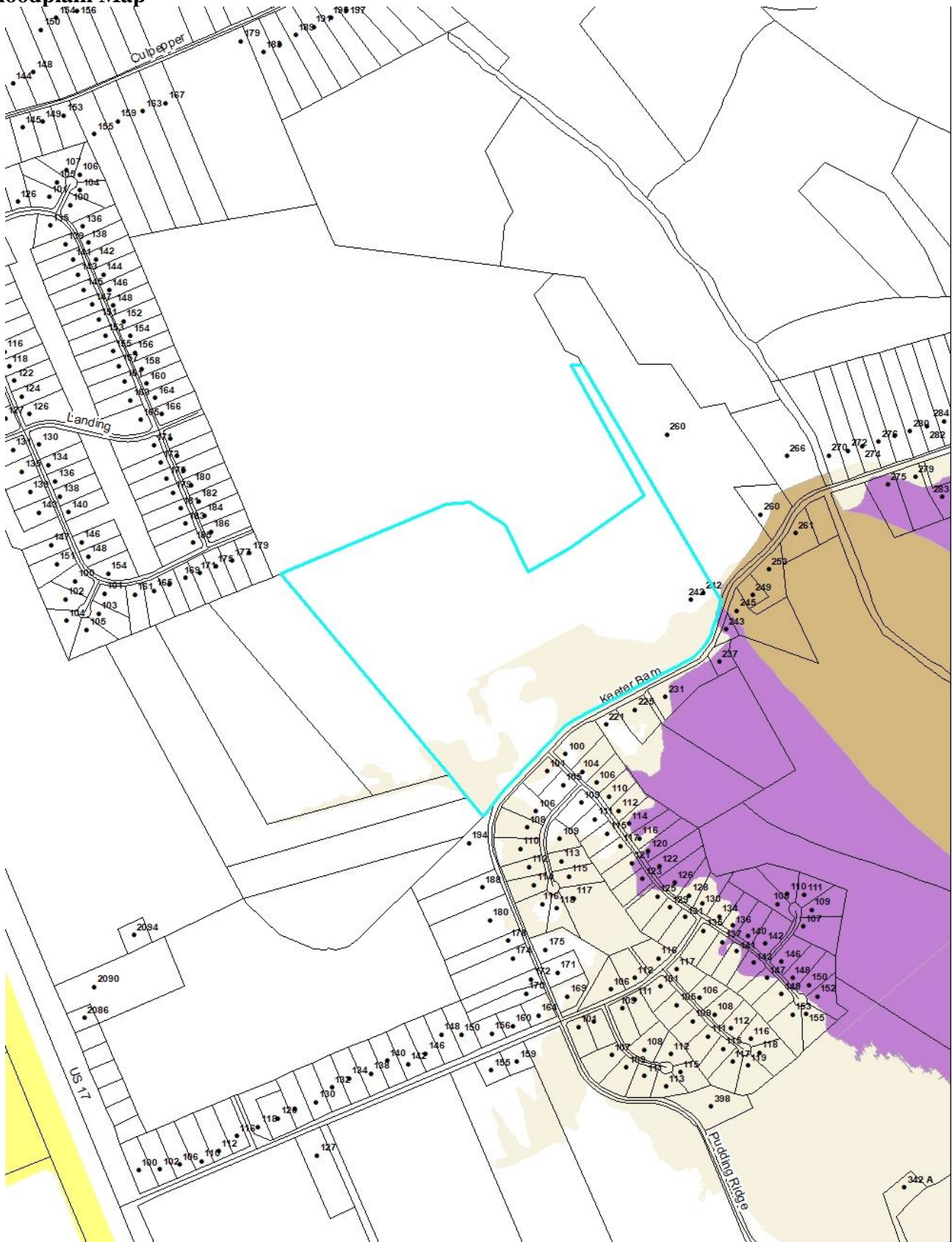
CAMA Land Suitability:



Not Located in Watershed and Majority of Property not located in Wetlands

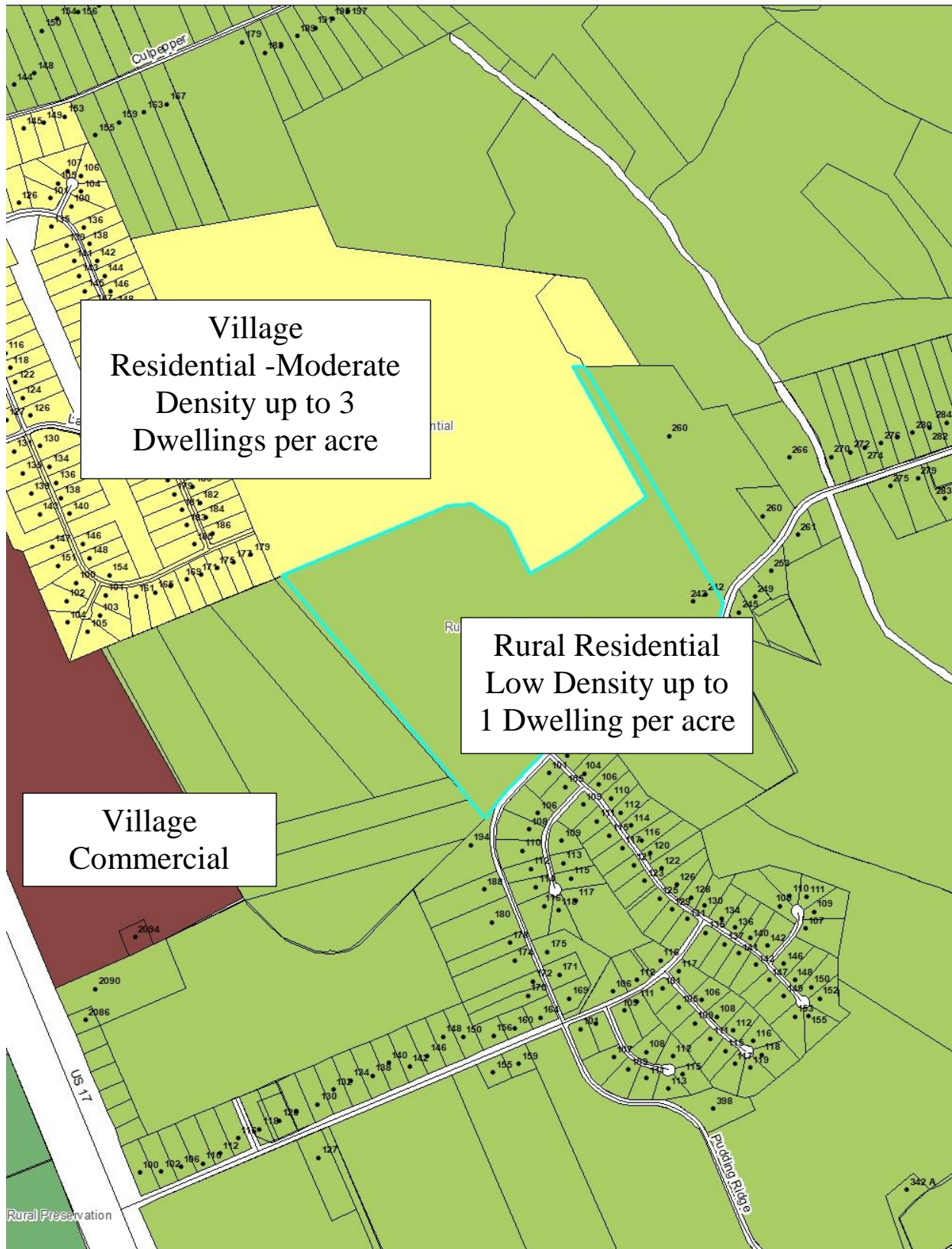


Floodplain Map

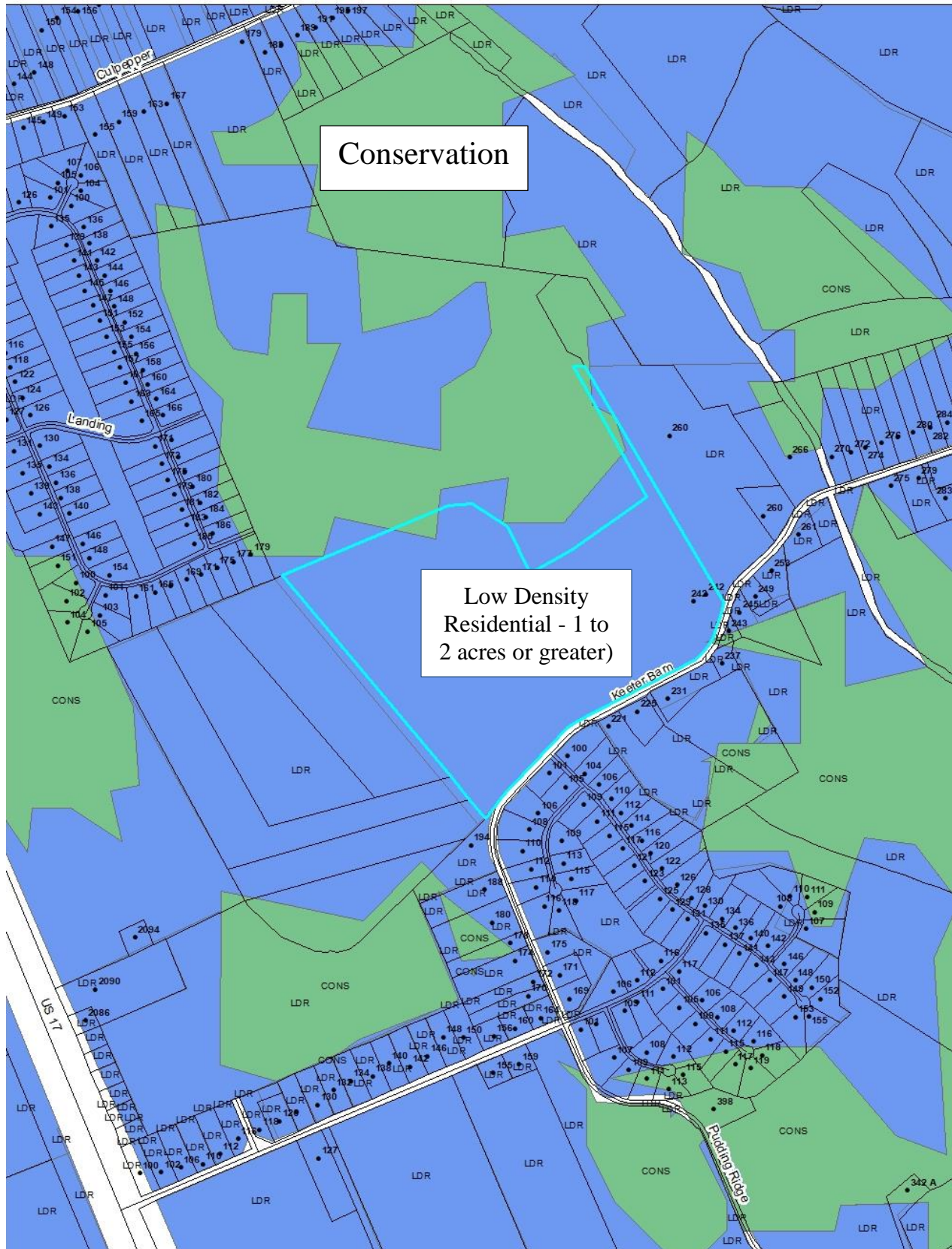


Attachment: 2. OrangePumpkinRezoningPB_StaffReport2022_08_17 (3373 : Keeter Barn Rezoning)

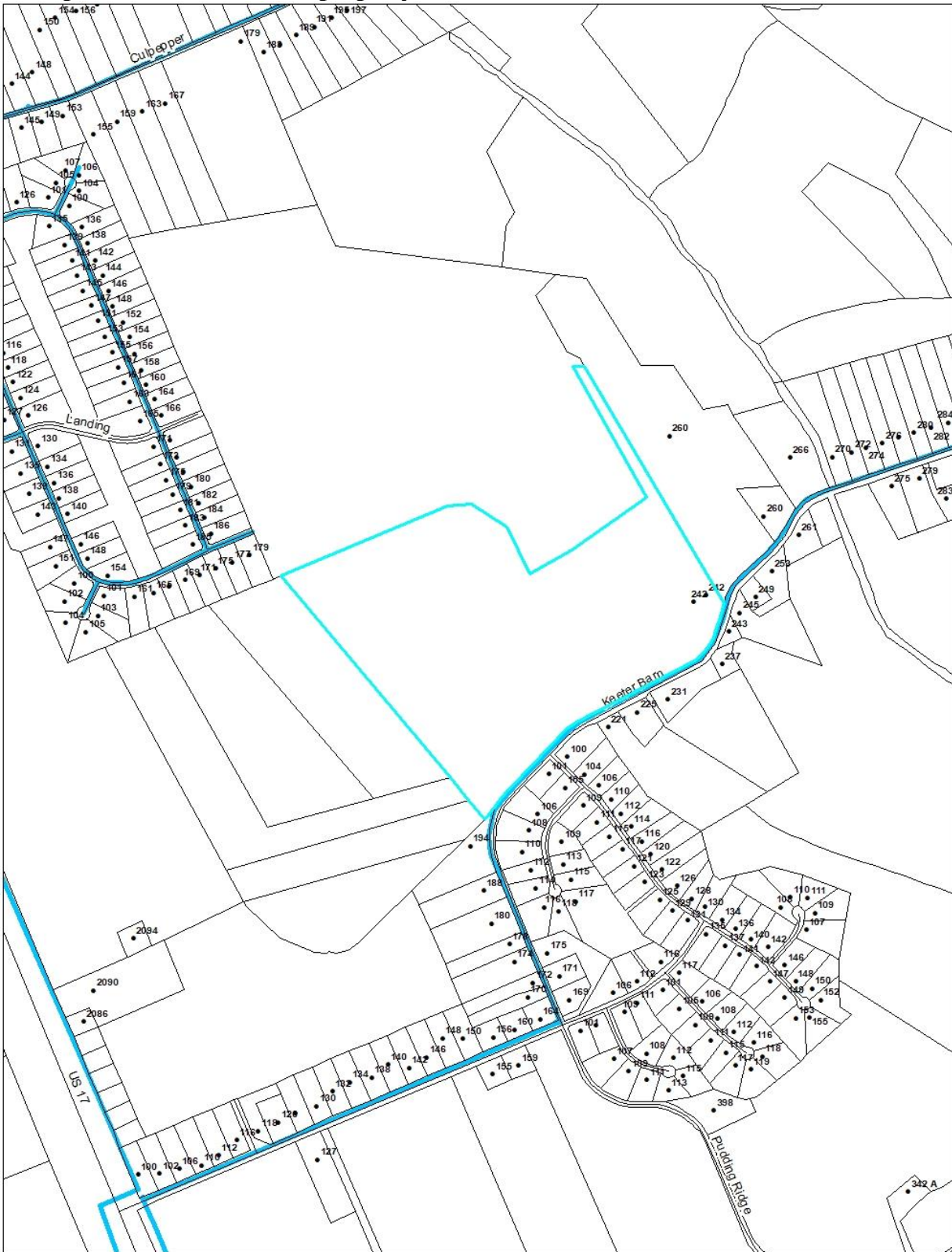
Comprehensive Plan Future Land Use Map



CAMA Future Land Use Map



Water Map- Water is borders the property on Keeter Barn



INFRASTRUCTURE & COMMUNITY FACILITIES

Water: Water lines are located adjacent to property along Keeter Barn Road

Sewer: Not available.

Fire District: South Mills Fire District.

Schools: Proposed zoning will have an impact on Schools.

Traffic: Proposed zoning will have impact on Traffic. A Traffic Impact Analysis is required at development stage.

Goal when Reviewing of Zoning Regulations in accordance with the Camden County Land Use Plans is to make sure the project is designed to:

- to lessen congestion in the streets;
- to secure safety from fire, panic, and other dangers;
- to promote health and the general welfare;
- to provide adequate light and air;
- to prevent the overcrowding of land;
- to avoid undue concentration of population; and
- to facilitate the adequate provision of transportation, water, sewage, schools parks and other public requirements

SPECIFIC CAMA LAND USE QUESTIONS FOR THE PLANNING BOARD TO CONSIDER:

1. Does Camden County need more land in the zoning class requested?

Yes ☒ No ☐

Reasoning: In the appropriate location Suburban Residential (SR) zoning district works well.

Suburban Residential in all of Camden is 1.79%.

Suburban Residential in South Mills Township is 2.05%.

Suburban Residential in Courthouse Township 1.50%

Suburban Residential in the Shiloh Township is 1.57%.

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

Yes ☐ No ☒

Reasoning: There is other land in the County which is currently zoned as Suburban Residential (SR) or which could be rezoned. as such the rezoning is consistent with the CAMA Future Land Use Plan and The Comprehensive Future Land Use Plan.

3. Is the request in accordance with the Camden County land use plan?

Yes ☐ No ☒

Reasoning: The request is in accordance with the Comprehensive and CAMA Future land use plans. The Zoning Comparison included in the package identifies specific uses for each zoning district.

4. Will the request have serious impact on traffic circulation, parking space, sewer and water services, other utilities?

Yes ☒ No ☐

Reasoning: The proposed zoning uses will have an impact on all public services. The specific service and to what extent of the impact will be determined during the development approval process of the property.

5. Will the request have an impact on other county services, including police protection, fire protection or the school system?

Yes ☒ No ☐

Reasoning: The proposed zoning uses will have an impact on all public services. The specific service and to what extent of the impact will be determined during the development approval process of the property.

6. Is there a good possibility that the request, as proposed, will result in lessening the enjoyment or use of adjacent properties?

Yes ☐ No ☒

Reasoning: All permitted uses in the requested zoning classification should not lessen the enjoyment or use of any adjacent properties.

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

Yes ☐ No ☒

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

8. Does the request raise serious legal questions such as spot zoning, hardship, violation of precedents, or need for this type of use?

Yes ☐ No ☒

Reasoning: There does not appear to be any serious legal concerns related to spot zoning, hardship, or violation of precedents.

9. Does the request impact any CAMA Areas of Environmental Concern?

Yes ☐ No ☒

Reasoning: The request does not impact a CAMA Area of Environmental Concern.

Summary

CONSISTENCY with PLANS and MAPS

CAMA Land Use Plan Policies & Objectives:

Consistent ☒ Inconsistent ☐

The CAMA Land Use Plan was adopted by the Camden County Board of Commissioners on April 4, 2005. The proposed zoning change is consistent in that the CAMA Future Land Use Map has the

property identified as Low Density Residential (on lots 1 acre or greater). Suburban Residential (SR) zoning permits a minimum lot area of 1 acre.

2035 Comprehensive Plan

Consistent ☒

Inconsistent ☐

The County's Comprehensive Future Land Use Map (Adopted 2012) shows the current property is identified as One to Two Acre Rural Residential. The requested zoning of Suburban Residential (SR) permits a minimum lot area of 1 acre which is consistent with the Comprehensive Future Land Use Plan.

Comprehensive Transportation Plan

Consistent ☒

Inconsistent ☐

Property abuts Keeter Barn Road

Other Plans officially adopted by the Board of Commissioners

N/A



Zoning Map Amendment Application

OFFICIAL USE ONLY:

UDO Number: 2022-06-07
 Date Filed: 6/8/2022
 Amount Paid: \$1520.00
 Received By: guy
ck# 1105

Contact Information

☒ PROPERTY OWNER ☐ APPLICANT ☐ AGENT FOR APPLICANT

Name: Orange Pumpkin, LLC (Tommy Johnson)

Name: _____

Address: 2505 NW Boca Raton Blvd.
Boca Raton, FL 33431

Address: _____

Telephone: 757.773.6851

Telephone: _____

Fax: _____

Fax: _____

Email: tommyj777@outlook.com

Email: _____

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: Owner

DOCUMENTATION OF PROPERTY OWNER GIVING CONSENT TO APPLICANT (Y/N/NA) N/A

Property Information

Physical Street Address 242 Keeter Barn Road, South Mills

Location: North side of Keeter Barn Road, across from Long Pine Road intersection

Parcel ID Number(s): 017080005550610000

Deed Book/ Page Number and/or Plate Cabinet/Slide Number DB 345, Pg 272

Total Parcel(s) Acreage: 97 ac Perk Test or County Sewer Approval N/A

Existing Land Use of Property: Agriculture Proposed Land Use Residential

Request

Current Zoning of Property: Rural Residential Proposed Zoning District: Suburban Residential

Total Acreage for Rezoning: 97 ac Are you rezoning the entire parcel(s): ☒ Yes ☐ No

Metes and Bounds Description Provided: ☒ Yes ☐ No See Deed

Community Meeting, if applicable: Date Held: 5-11-2022 ; Location: Camden Courthouse

Zoning Change Application Questions

The UDO requires the Board to consider principal issues when considering an application for a zoning change. Please respond to each issue in the space provided below or on a separate sheet.

(A) What reasons/purpose for the rezoning request?

The adjacent developments are already zoned Suburban Residential and future development of this parcel if rezoned, would be in keeping with those existing characteristics such as open space, lot size and density.

(B) Will the rezoning request cause noise, odors, light, activity or unusual disturbances?

No

(C) How will the proposed zoning change enhance the public health, safety, or welfare?

By rezoning to a classification that will allow smaller lots and higher yield, future development will result in lower end user cost and home availability. More homes in the area will add to the tax revenue for the County, which would help in funding infrastructure and County services.

(D) Is the rezoning consistent with the purposes, goals, objectives and policies of the County's adopted policy guidance and future land use plans?

The zoning classification is consistent with the 2035 CAMA Land Use Plan.

(E) Is the rezoning in the best interest of the public? Explain.

Rezoning will promote future development to be in harmony with those developments surrounding the parcel and continue to add value to single-family homes in the neighboring subdivisions.

(F) For proposals to re-zone to non-residential districts along major arterial roads: N/A

(1) Is this an expansion of an adjacent zoning district of the same classification?

(2) What extraordinary showing of public need or demand is met by this application?

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

May 12, 2022

Date

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

10/09/2020

Doc No: 201451
 Recorded: 05/05/2016 01:56:20 PM
 Fee Amt: \$26.00 Page 1 of 2
 Excise Tax: \$0.00
 Camden County North Carolina
 Tammie Krauss, Register of Deeds
 BK 345 PG 272 - 273 (2)

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:

Parcel Identifier No. 01.7080.00.55.5061.0000 Verified by Camden County on the 5th day of May, 2016
 By: 134-17 \$0100 Kan BGP no delinquent taxes - BGP - 5-5-16

Mail/Box to: Trimpi & Nash, LLP, 200 N. Water St, Ste 2A, Elizabeth City, NC 27909

This instrument was prepared by: John G. Trimpi, 200 N. Water St, Ste 2A, Elizabeth City, NC 27909
 (NO TITLE WORK REQUESTED OR PERFORMED BY PREPARER)

Brief description for the Index: 242 Keeter Barn Road

THIS DEED made this 28th day of April, 2016, by and between

GRANTOR	GRANTEE
Thomas Patrick Johnson, unmarried 15788 Glencrest Avenue Delray Beach, FL 33446	Orange Pumpkin, L.L.C., a North Carolina limited liability company 15788 Glencrest Avenue Delray Beach, FL 33446

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for no consideration given by the Grantee, has and by these presents does grant, bargain, sell and convey a unto the Grantee in fee simple all that certain tract or parcel of land situated in South Mills Township, Camden County, North Carolina and more particularly described as follows:

Beginning at an iron pipe located on the North side of State Road #1225 at or close to that point where the said road curves to the Southwest at or near the line of A.B. Coleman land, this point of beginning being at the dividing line between E. Overton Albertson and Ruth Albertson Foster, and thence running from said point of beginning North 4° 32' East 2356.56 feet to an iron pipe; thence running South 68° 17' East 612.87 feet along a ditch bounded on the North by the Ferebee Tract to a point; thence running South 69° 49' East 454.28 feet along said ditch to a point; thence running South 68° 25' East 277.40 feet along said ditch to a point; thence South 50° 12' East 160.24 feet along said ditch to a point; thence South 19° 39' West 266.40 feet along said ditch to a point; thence South 70° 21' East 172.60 feet along said ditch to a point; thence South 18° 24' West 401.64 feet along said ditch to a point; thence South 78° 14' East 345.18 feet along said ditch to a point; thence South 79° 30' East 131.2 feet a long said ditch to a point; thence South 79° 03' East 553.45 along said ditch to an iron pipe; thence North 15° 34' East 404.1 feet to a point; thence North 14° 50' East 415.75 feet to a point; thence North 15° 14' East 322.0 feet to a point; thence South 44° 50' East 102 feet to a point; thence South 14° 59' West 1656.89 feet along a ditch bounded on the East by Clarence Raper land to a point; thence South 12° 52' West 360.21 feet to a point; thence running South 11° 57' West 56.04 feet to a point; thence running South 61° 07' West 173.83 feet along State Road #1225 to a point; thence running South 66° 03' West 106.18 feet along said road to a point; thence South 75° 43' West 84.24 feet along said road to a point; thence running North 87° 22' West 57.87 feet along said road to a point; thence running North 73° 27' West 991.76 feet along said road to a point; thence running North 80° 43' West 124.65 feet along said road to a point; running thence South 87° 44' West 684.73 feet along said road to a point; thence running South 85° 06' West 226.09 feet along said road to the point of beginning; this being that tract of land designated "Tract 2 96.785 acres" on that map entitled "Albertson Heirs, Camden County, North Carolina, scale one inch equals 300 feet, August 4, 1972, Donald E. Wood, Registered Surveyor L-1324," which map is hereby incorporated in and made a part of this deed.

SUBJECT TO the Life Estate of Joseph J. White, Jr. in and to the 20 acre tract of land identified in Item Three of the Last Will and Testament of Ruth A. Foster, probated in Camden County, North Carolina in Estate File No. 03-E-2, in the Office of the Camden County Clerk of Superior Court.

Attachment: 4.KeeterBarn_OrangePumpkinDeed (3373 : Keeter Barn Rezoning)

THIS IS A DEED OF GIFT.

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 58, Page 385, Camden County Registry and Estate File 03-E-2 in the Office of the Camden County Clerk of Superior Court.

All or a portion of the property herein conveyed ___ includes or X does not include the primary residence of a Grantor.

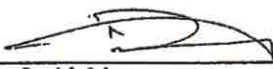
This instrument prepared by John G. Trimpi, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon closing.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Easements, restrictions, rights of way of record, public service utility easements, if any, and 2016 Ad Valorem Taxes.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

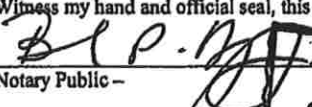
 (SEAL)
Thomas Patrick Johnson

STATE OF VA

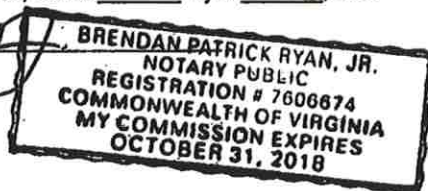
COUNTY OF VA BEACH

I, BRENDAN P. RYAN JR., a Notary Public of the County of VA BEACH and State of VA, certify that Thomas Patrick Johnson personally came before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

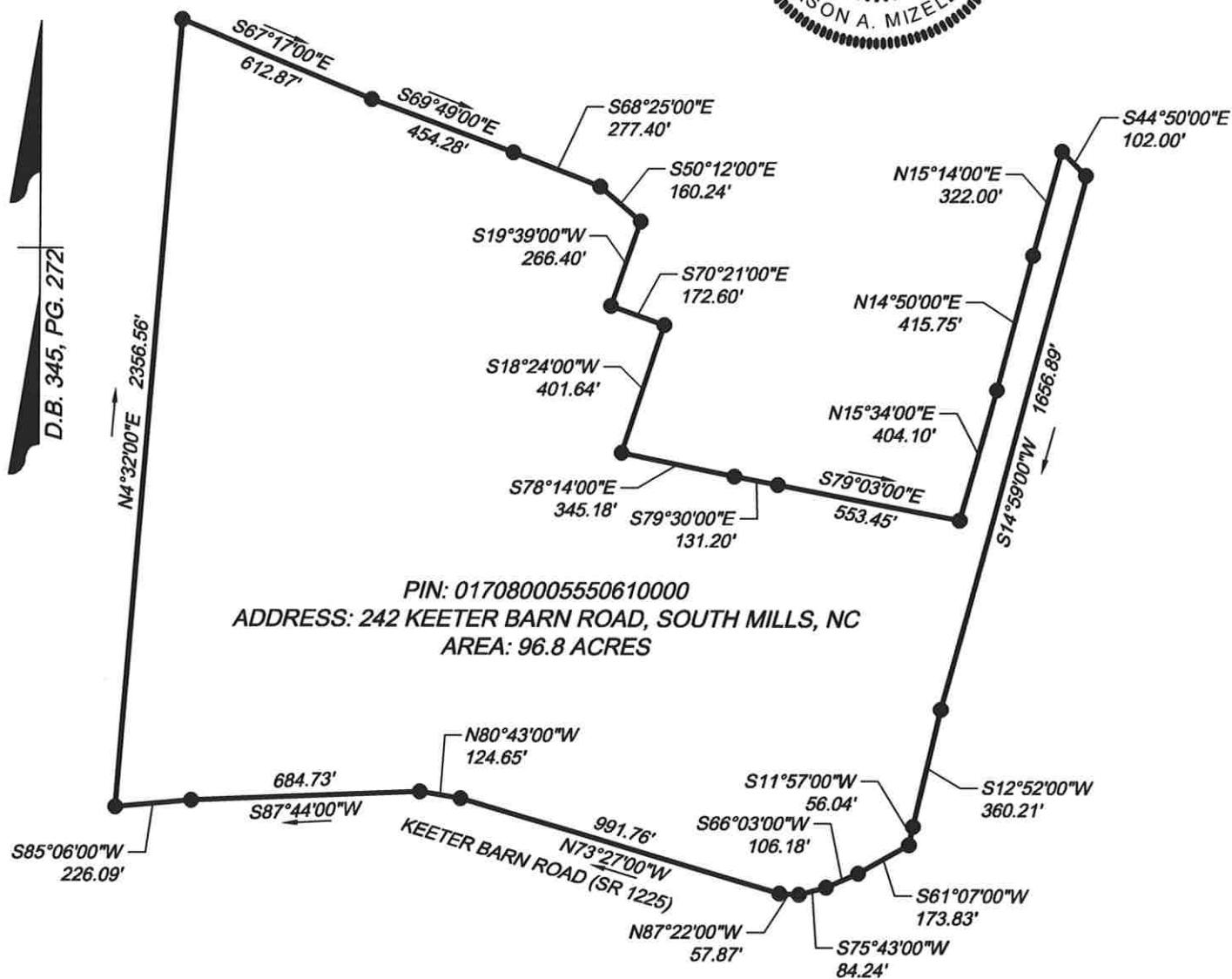
Witness my hand and official seal, this the 2ND day of MAY, 2016.


Notary Public -

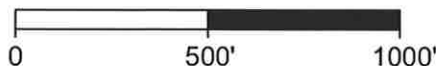
My Commission Expires:



THIS MAP IS FOR PRESENTATION
PURPOSES ONLY AND IS NOT A
FORMAL BOUNDARY SURVEY.
SEE RECORDED REFERENCES.



SCALE 1"=500'



REZONING EXHIBIT FOR ORANGE PUMPKIN, LLC PROPERTY DESCRIBED IN DEED BOOK 345, PAGE 272

THIS DRAWING PREPARED AT THE
ELIZABETH CITY OFFICE
1805 West City Drive, Unit E | Elizabeth City, NC 27909
TEL 252.621.5030 www.timmons.com C-1652

YOUR VISION ACHIEVED THROUGH OURS.

South Mills Township	Camden County
Date: May 17, 2022	Scale: 1" = 500'
Sheet 1 of 1	J.N.:53036
Drawn by: J. Mizelle	Checked by: J. Mizelle

TIMMONS GROUP

Doc No: 201636
 Recorded: 06/09/2016 03:26:56 PM
 Fee Amt: \$26.00 Page 1 of 3
 Excise Tax: \$44.00
 Camden County North Carolina
 Tammie Krauss, Register of Deeds
 BK 346 PG 412 - 414 (3)

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax:

Parcel Identifier No. 01.7080.00.55.5061.0000 Verified by Camden County on the 9th day of June, 2016
 By: 187-17 \$22,000.00 / \$220.00 stamp for no delinquency - total 6-9-16

Mail/Box to: Trimpi & Nash, LLP, 200 N. Water St. #2A, Elizabeth City, NC 27909

This instrument was prepared by: John G. Trimpi (No title work requested or performed)

Brief description for the Index: Life Estate in 20 Acres

THIS DEED made this 18th day of May, 2016, by and between

GRANTOR

JOSEPH J. WHITE, JR.

109 Yeopim Trail
 Hertford, NC 27944

GRANTEE

ORANGE PUMPKIN, L.L.C.

15788 Glentrest Avenue
 Delray Beach, FL 33446

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration of the sum of Twenty-two Thousand Dollars paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in South Mills Township, Camden County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and made a part hereof.

The remainder interest in this property was vested in Thomas Patrick Johnson pursuant to Item Four of the Last Will and Testament of Ruth A. Foster as contained in File No. 03-E-2, Clerk of Superior Court of Camden County, North Carolina. Thomas Patrick Johnson

EXHIBIT A

Being 20 acres of the westernmost portion of Tract Two of the Albertson Heirs property located in South Mills Township in Camden County, North Carolina, Tract Two consisting of 96.785 acres as surveyed by Donald E. Wood, Registered Surveyor by plat dated August 4, 1972. This 20 acre tract is bounded on the North by the Ferebee tract, on the South by Keeter Barn Road (S.R. 1225), and on the West by the now or former Overton Albertson, who owns or owned Tract One. The eastern line runs parallel to the dividing line between Tract One and Tract Two and extends from S.R. 1225 to the ditch dividing the Ferebee tract from Tract Two.

This being the life estate devised to Grantor in Item Three of the Will of Ruth A. Foster in file No. 03-E-2, Clerk of Superior Court of Camden County, NC.

Attachment: 4.KeeterBarn_OrangePumpkinDeed (3373 : Keeter Barn Rezoning)



1805 West City Drive
Unit E
Elizabeth City, NC 27909

P 252.621.5030
F 252.562.6974
www.timmons.com

COMMUNITY MEETING REPORT FOR KEETER BARN ROAD

Project: Rezoning 98-Acres on Keeter Barn Road
Facilitator: Tom Johnson – Orange Pumpkin, LLC
Date & Time: May 11, 2022 @ 6:00 PM
Location: Historic Camden Court House

In preparation for the Community Meeting, twenty-two notices were mailed out notifying the adjoining property owners & the County Staff about the meeting. Tom Johnson (applicant) and Amber Curling (Camden Co) were in attendance. One resident attended the meeting:

Mr. Paul Stoddard - 104 Long Pine Road, South Mills, NC 27976 pastoddard1987@gmail.com

Mr. Stoddard didn't seem opposed to the rezoning request and was mainly curious as to the future plans for the property as he lived in the adjacent subdivision.

After sufficient time had passed and no one else showed up, the meeting was concluded.

We did receive one phone call prior to the meeting on April 22nd from Mr. Ronnie Albertson at 194 Keeter Barn in regards to the rezoning request for 242 Keeter Barn Road. He wasn't going to be able to attend the community meeting, but wanted to know what the request was about. I explained to him that it was a rezoning only and what the major differences were between the existing RR zoning and the proposed SR zoning were and that the properties/developments to the North & South were already zoned to Suburban Residential. That seemed to answer his question at the moment. I let him know he could call again if he had any additional questions

No other inquiries were made from residents by phone or email.

Respectfully submitted,

Jason A. Mizelle, PLS
Timmons Group

Cc Camden County Planning

Attachment: 5. CommunityMeetingMinutes (3373 : Keeter Barn Rezoning)

Camden County, North Carolina
Principal Use Table, District Comparison

5.B.e

Use Class / Main Category / Category	"P"=Permitted, "S"=Special Use Permit, Blank=Prohibited	RR	SR
Agricultural			
AGRICULTURE/HORTICULTURE			
<i>All Agriculture/ Horticulture Uses</i>		P	P
ANIMAL HUSBANDRY			
<i>Animal Husbandry Uses (excluding stockyards and slaughterhouses)</i>			
<i>Stockyard/Slaughterhouse</i>			
AGRICULTURAL SUPPORT			
<i>Agricultural Research Facility</i>			
<i>Agri-Education/ Agri-Entertainment</i>		S	
<i>Distribution Hub for Agriculture Products</i>			
<i>Equestrian Facility</i>		S	S
<i>Farm Machinery Sales, Rental, or Service</i>			
<i>Farmers Market</i>		S	
<i>Roadside Market</i>			
Residential			
HOUSEHOLD LIVING USES			
<i>Bungalow Court</i>			
<i>Duplex</i>			
<i>Live/Work Dwelling</i>			
<i>Manufactured Home - Const After 6-15-1976</i>			
<i>Manufactured Home or Mobile Home Park</i>			
<i>Mobile Home - Const Prior to 6-15-1976</i>			
<i>Multi-Family</i>			
<i>Pocket Neighborhood</i>			
<i>Quadraplex</i>			
<i>Single-Family Attached</i>			
<i>Single-Family Detached</i>		P	P
<i>Triplex</i>			
<i>Upper Story Residential</i>			
GROUP LIVING			
<i>Dormitory</i>			
<i>Family Care Home</i>		P	P
<i>Group Home</i>		S	
<i>Rooming House</i>			

Attachment: 6.Summary ReportRR_SR (3373 : Keeter Barn Rezoning)

Camden County, North Carolina
Principal Use Table, District Comparison

5.B.e

Use Class / Main Category / Category	"P"=Permitted, "S"=Special Use Permit, Blank=Prohibited	RR	SR
Institutional			
COMMUNITY SERVICES			
<i>Community Center</i>			
<i>Cultural Facility</i>			
<i>Library</i>			
<i>Museum</i>			
<i>Senior Center</i>			
<i>Youth Club Facility</i>			
DAY CARE			
<i>Adult Day Care Center</i>			
<i>Child Care Center</i>			
EDUCATIONAL FACILITIES			
<i>Major</i>			
<i>Moderate</i>			
<i>Minor</i>		S	S
GOVERNMENT FACILITIES			
<i>Government Office</i>			
<i>Government Maintenance, Storage, or Distribution Facility</i>			
HEALTH CARE FACILITIES			
<i>Drug or Alcohol Treatment Facility</i>			
<i>Hospital</i>			
<i>Medical Treatment Facility</i>			
INSTITUTIONS			
<i>Assisted Living Facility</i>		S	
<i>Club or Lodge</i>			
<i>Halfway House</i>			
<i>Nursing Home</i>			
<i>Psychiatric Treatment Facility</i>			
<i>Religious Institution</i>			
PARKS AND OPEN AREAS			
<i>Cemetery</i>		S	S
<i>Community Garden</i>		P	P
<i>Park, Public or Private</i>		S	S

Attachment: 6.Summary ReportRR_SR (3373 : Keeter Barn Rezoning)

**Camden County, North Carolina
Principal Use Table, District Comparison**

5.B.e

Use Class / Main Category / Category	"P"=Permitted, "S"=Special Use Permit, Blank=Prohibited	RR	SR
PUBLIC SAFETY			
<i>Police, Fire, or EMS Facility</i>		S	S
<i>Correctional Facility</i>			
<i>Security Training Facility</i>			
TRANSPORTATION			
<i>Airport</i>			
<i>Helicopter Landing Facility</i>			
<i>Passenger Terminal, Surface Transportation</i>			
UTILITIES			
<i>Utility, Major</i>		S	S
<i>Utility, Minor</i>		P	P
Commercial			
ADULT AND SEXUALLY-ORIENTED BUSINESSES			
<i>All Adult and Sexually-Oriented Businesses</i>			
ANIMAL CARE			
<i>Major</i>			
<i>Minor</i>			
EATING ESTABLISHMENTS			
<i>Restaurant, Major</i>			
<i>Restaurant, Minor</i>			
<i>Bar, Nightclub, or Dance Hall</i>			
OFFICES			
<i>Major</i>			
<i>Minor</i>			
PARKING, COMMERCIAL			
<i>All</i>			
PERSONAL SERVICES			
<i>Major</i>			
<i>Minor</i>			
RECREATION/ENTERTAINMENT, INDOOR			
<i>Major</i>			
<i>Minor</i>			

Attachment: 6.Summary ReportRR_SR (3373 : Keeter Barn Rezoning)

**Camden County, North Carolina
Principal Use Table, District Comparison**

5.B.e

Use Class / Main Category / Category	"P"=Permitted, "S"=Special Use Permit, Blank=Prohibited	RR	SR
RECREATION/ENTERTAINMENT, OUTDOOR			
<i>Major</i>			
<i>Minor</i>			
<i>Firing Range</i>			
<i>Water-Related Uses</i>			
RETAIL SALES			
<i>Flea Market</i>			
<i>Grocery Store</i>			
<i>Major</i>			
<i>Minor</i>			
STORAGE, COMMERCIAL			
<i>Major</i>			
<i>Minor</i>			
TELECOMMUNICATIONS			
<i>Antenna Collocation (on a Building)</i>			
<i>Antenna Collocation (on a Tower)</i>			
<i>Small Wireless Facility</i>			
<i>Telecommunications Tower, Freestanding</i>			
<i>Telecommunications Tower, Stealth</i>		P	P
VEHICLE ESTABLISHMENT			
<i>Major</i>			
<i>Minor</i>			
VISITOR ACCOMMODATIONS			
<i>Bed and Breakfast</i>			
<i>Campground</i>		S	
<i>Hotel or Motel</i>			
Industrial			
EXTRACTIVE INDUSTRY			
<i>All</i>			
INDUSTRIAL SERVICES			
<i>Contractor Service</i>			
<i>Crabshedding</i>			
<i>Fuel Oil or Bottled Gas Distributor</i>			
<i>General Industrial Service and Repair</i>			
<i>Heavy Equipment Sales, Rental, or Service</i>			
<i>Research and Development</i>			

Attachment: 6.Summary ReportRR_SR (3373 : Keeter Barn Rezoning)

Camden County, North Carolina
Principal Use Table, District Comparison

5.B.e

Use Class / Main Category / Category	"P"=Permitted, "S"=Special Use Permit, Blank=Prohibited	RR	SR
MANUFACTURING AND PRODUCTION			
Manufacturing, Heavy			
Manufacturing, Light			
POWER GENERATION			
Solar Array		S	S
Wind Energy Conversion Facility			
WAREHOUSE AND FREIGHT MOVEMENT			
All			
WASTE-RELATED SERVICES			
Incinerator			
Land Application of Sludge/Septage			
Landfill			
Public Convenience Center or Transfer Station			
Recycling Center			
Salvage or Junkyard			
Waste Composting Facility			
WHOLESALE SALES			
Major			
Minor			

Attachment: 6.Summary ReportRR_SR (3373 : Keeter Barn Rezoning)



CAMDEN COUNTY

NORTH CAROLINA • USA

Boundless Opportunities.

Camden County Planning Board AGENDA ITEM SUMMARY SHEET

New Business

Item Number: 5.C

Meeting Date: August 24, 2022

Submitted By: Amber Curling,
Planning & Zoning
Prepared by: Patricia Sabo

Item Title Meadows at North Landing Crossing

Attachments: 2.MeadowsAt
NorthRiverCrossingPBStaffReportPreliminaryPlat_20220817 (DOCX)
3_PRELIMINARY PLAT - DESIGN PLAN C2.0 (PDF)
3aPlat2022_7_5 (PDF)
4_Application (PDF)
5_Preliminary Drainage Report (PDF)
6_Development Impact Statement(PDF)
7_CommunityMeetingSummary (PDF)

STAFF REPORT**UDO 2022-05-038****Preliminary Plat****Meadows at North River Crossing Major Subdivision****PROJECT INFORMATION**

File Reference: UDO # 2022-05-038
Project Name: The Meadows at North River
 Crossing Subdivision
PIN: 03-8965-00-35-9276.0000
 03-8965-00-36-8180.0000

Applicant: WH Chesapeake LLC
Address: 508 Baylor Court, Suite B-2
 Chesapeake, VA 23320

Phone: 757-410-9605
Email: jon@wetheringtonhomes.com

Agent for Applicant: Timmons Group
Address: 1805 west City Dr. Unit E
 Elizabeth City Nc 27909

Phone: 252-621-5028
Email: Jason.mizelle@timmons.com

Current Owner of Record: Applicant

Meeting Dates:
3-2-2022 **Neighborhood Meeting**
Pending **Technical Review Meeting**
8-17-2022 **Planning Board Meeting**

Application Received: 5/19/2022
By: Amber Curling, Planning Dept.

Application Fee paid: \$1150.00 Ck# 22120

Stormwater Escrow Fee Paid: \$6000 CK #22121

Completeness of Application: Application is generally complete

Documents received upon filing of application or otherwise included:

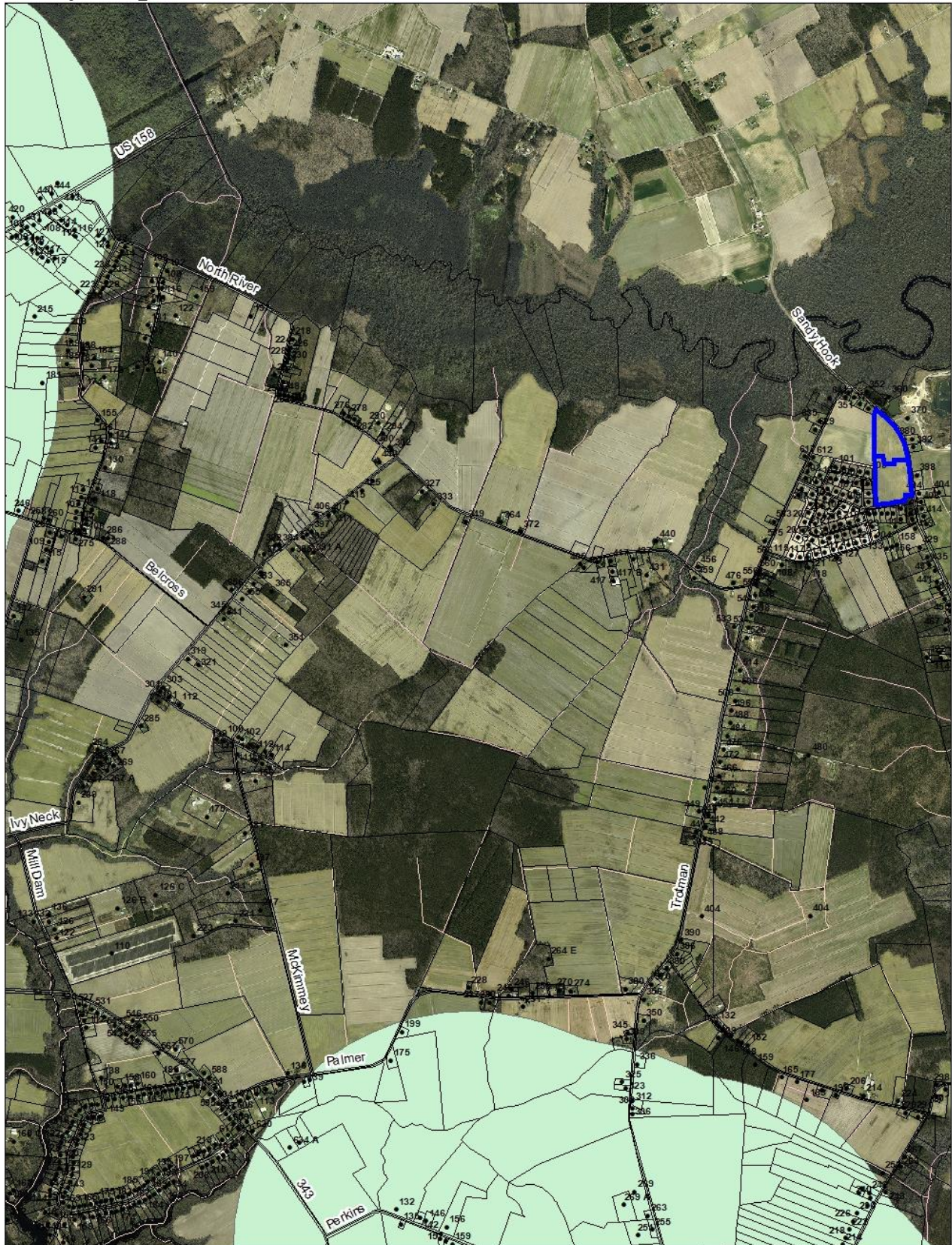
- A.** Land Use Application
- B.** Preliminary Plan
- C.** Development Impact Statement
- D.** Preliminary Drainage Report
- E.** Neighborhood Meeting Results
- F.**

REQUEST: WH Chesapeake LLC is requesting review of the Preliminary Plat for The Meadows at North River Crossing Major Subdivision per Article 151.2.3.20 of the Unified Development Ordinance. 23 of lots

PROJECT LOCATION: The two parcels consisting of 28.57 acres is located in the Shiloh Township located on the West side of Sandy Hook Rd and on the North side of Ditch Bank Rd. The Parcel ID for the two parcels are 03-8965-00-35-9276.0000 and 03-8965-00-36-8180.0000

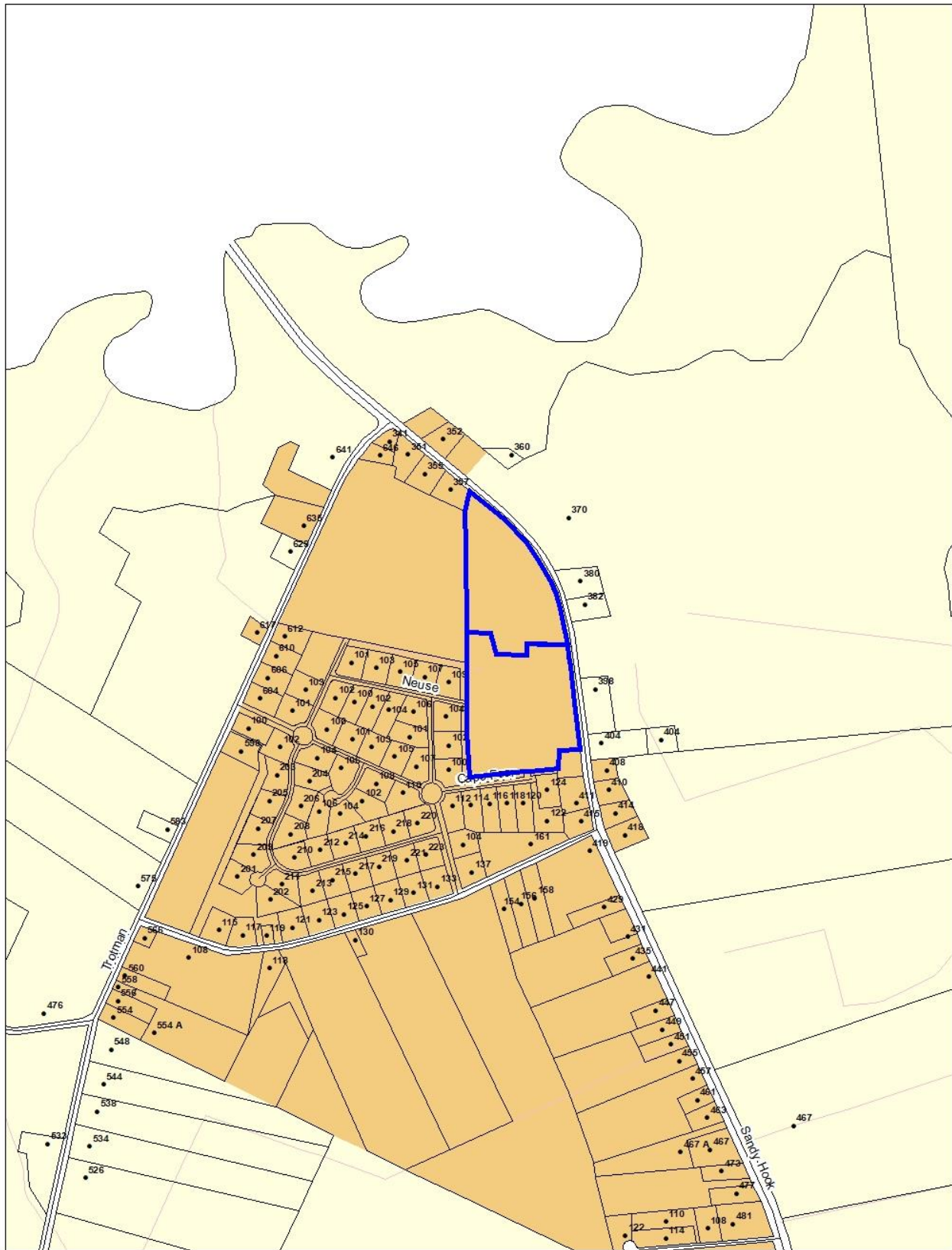
Attachment: 2.MeadowsAt NorthRiverCrossingPBStaffReportPreliminaryPlat_20220817 (3374 : Meadows at North Landing Crossing)

Vicinity Map: Shiloh Township

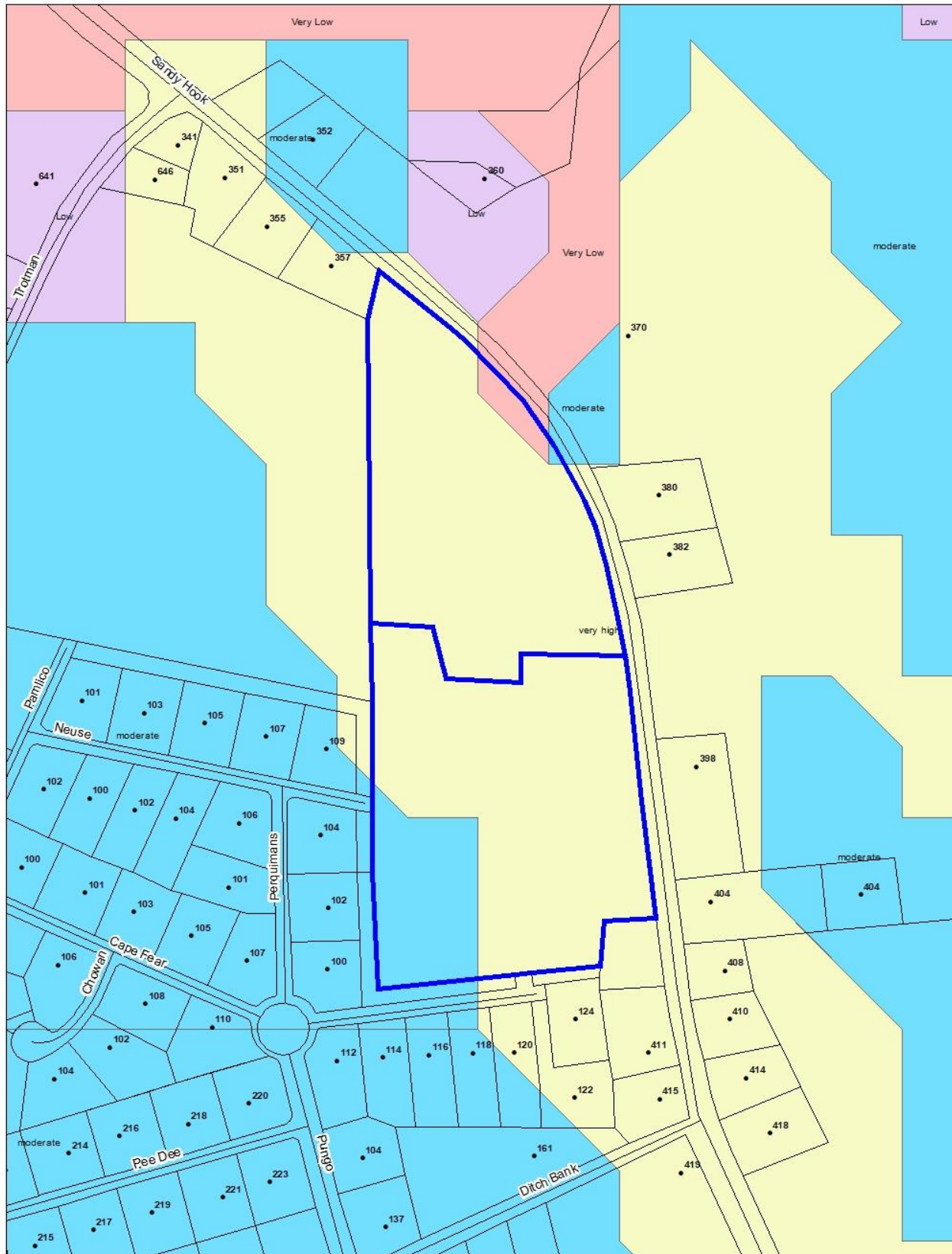


Attachment: 2.MeadowsAt NorthRiverCrossingPBStaffReportPreliminaryPlat_20220817 (3374 : Meadows at North Landing Crossing)

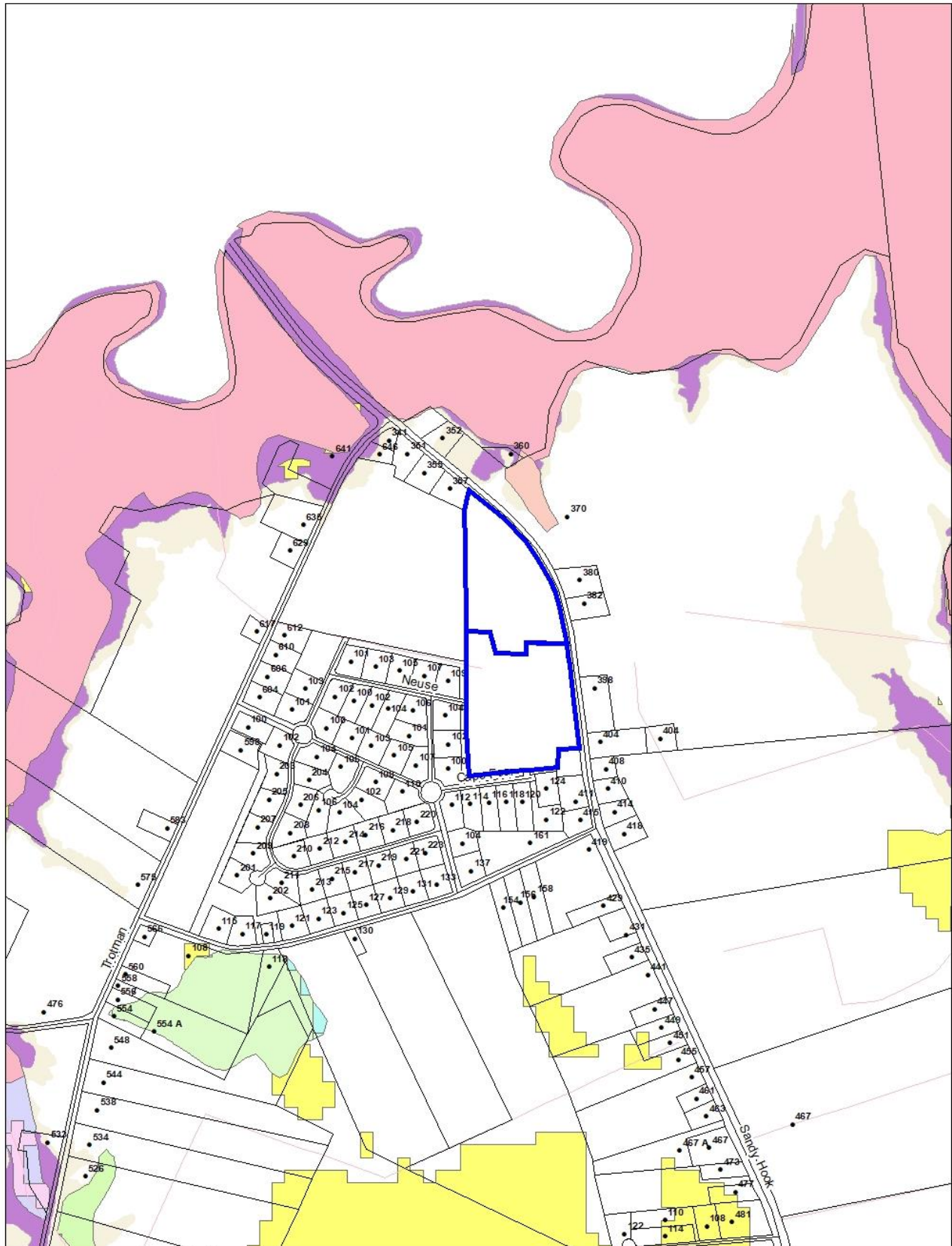
Zoning Map: Neighborhood Residential



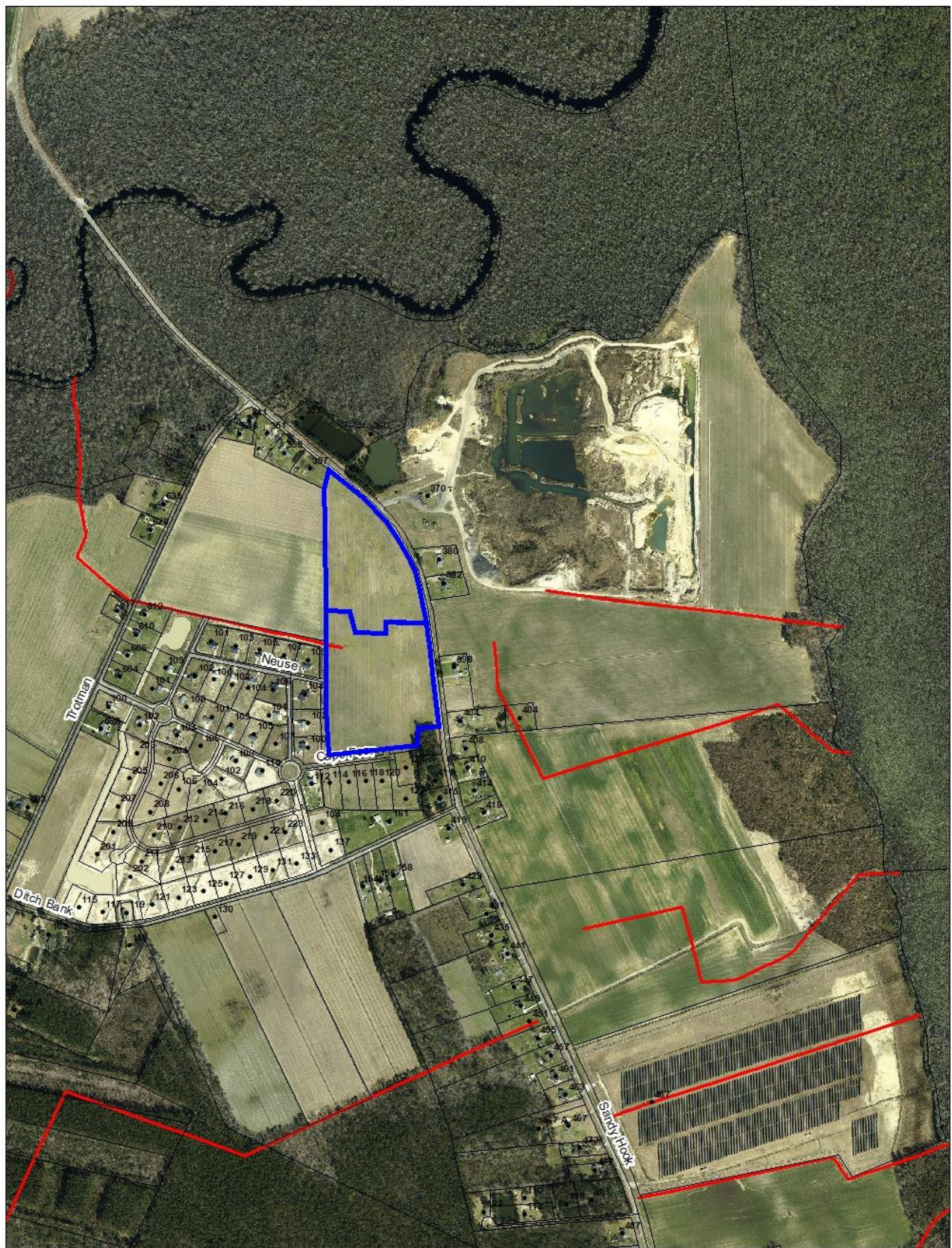
CAMA Land Suitability: Most is very high in land suitability and few acres in moderate



Not in Watershed, not in Wetlands and not in Floodplain



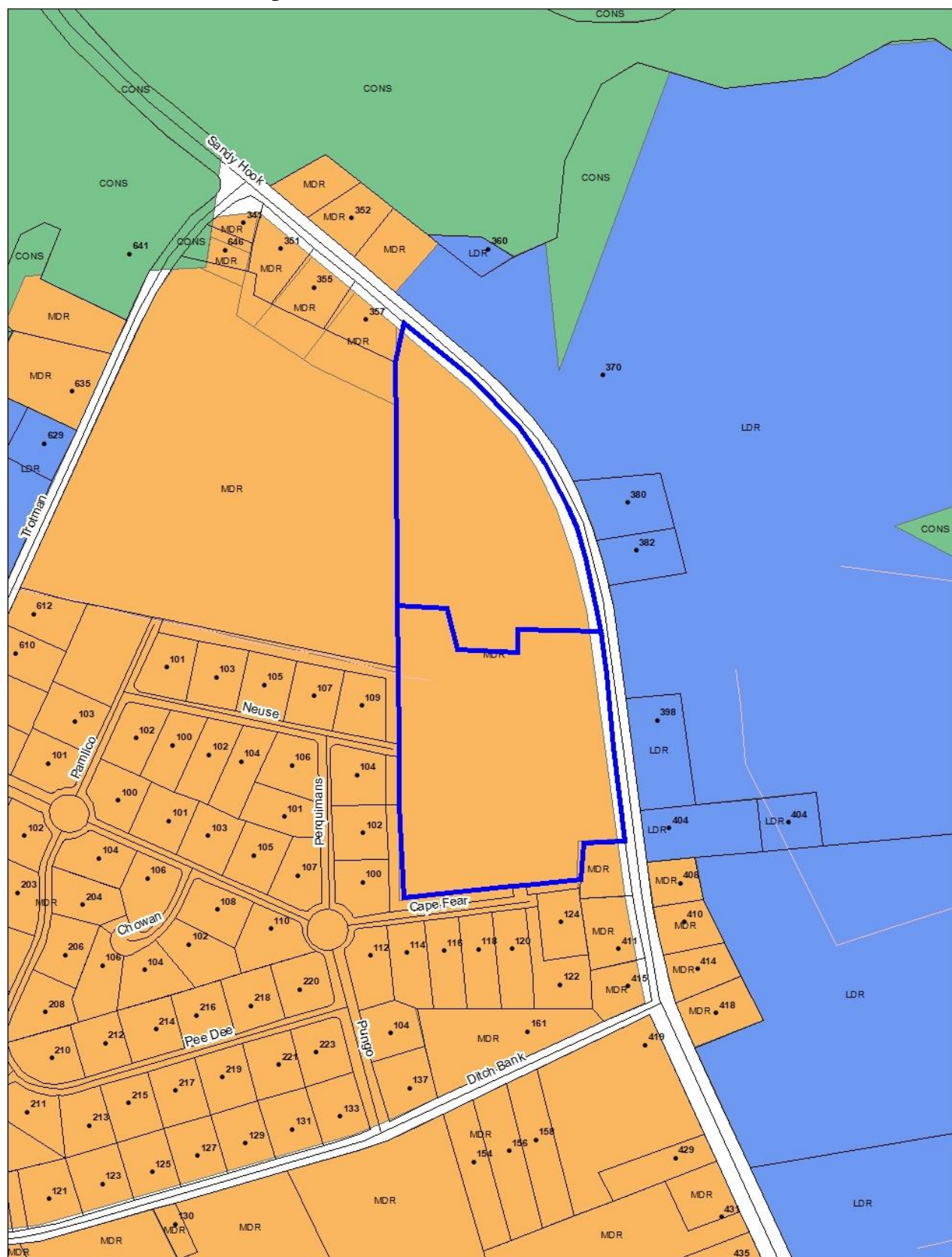
Drainage



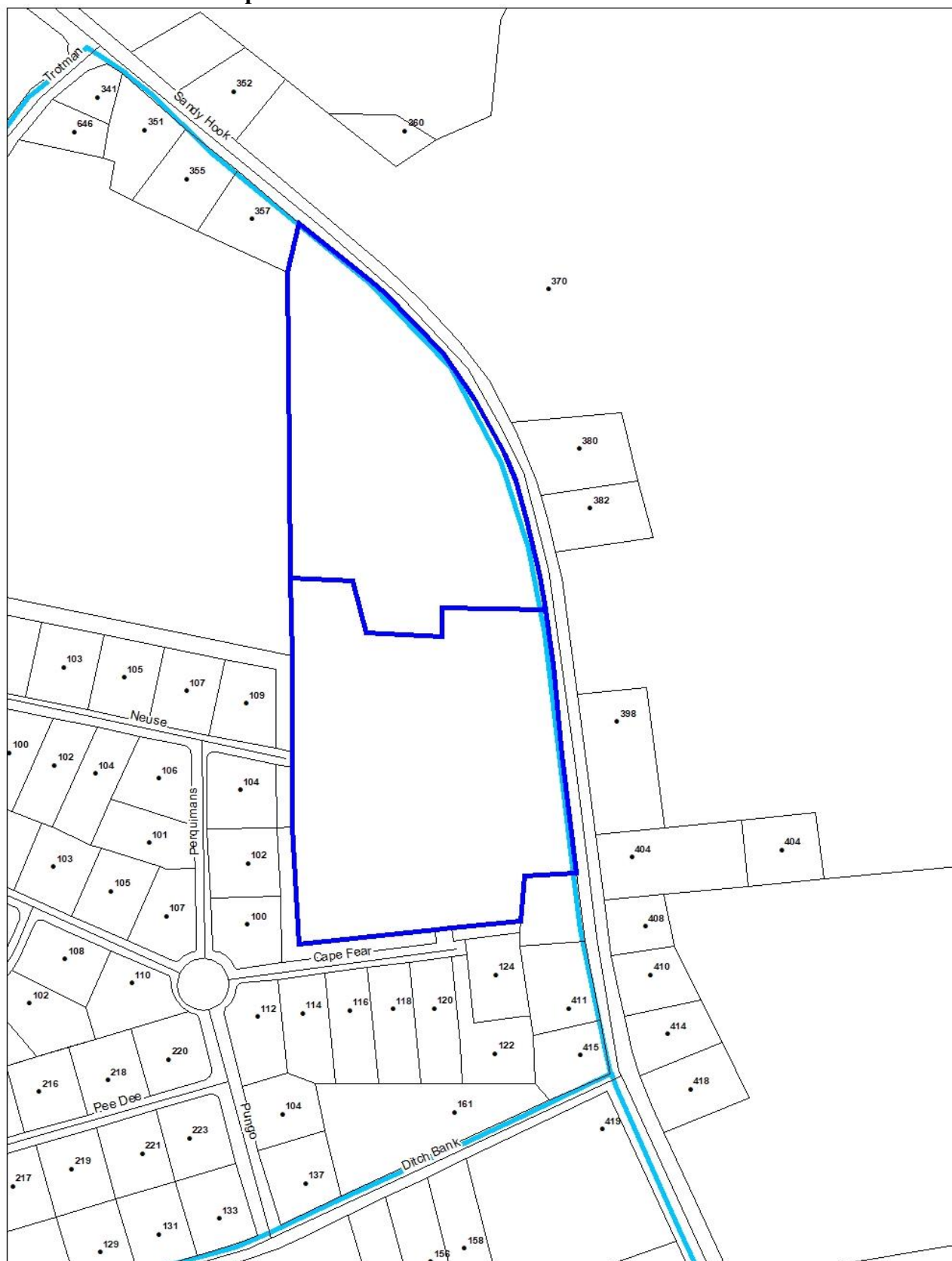
Comprehensive Plan Future Land Use Map



CAMA Future Land Use Map



Waterline shown on map is available and sewer is not available



Area Map



SITE DATA

Approximate Size of Lots: 28.57 acres
Number of Lots 23 lots
Flood Zone: Flood Zone X
Zoning District(s): Neighborhood Residential
Existing Land Uses: Farmland
Adjacent Property Uses: Residential Lots, Farmland and vacant wooded lots
Streets: Shall be dedicated to public under control of NCDOT.
 Proposed Street Names: Halifax Court, Gates Drive and extension of Neuse Drive (in North River Crossing Subdivision)
Open Space: Required: **Per Article 151.7.5.5 (From chapt 3 required % for ZD)**
 5% of total 28.57 developed acres = 1.4 acres (total open space required)
 NOW FROM 151.7.5.5 TABLE b
 ??% of total open space required acres is 1 acres which shall be active open space
 ??% of total open space required acres is 0.04 acres which shall be passive open space
Landscaping Requirements Per 151.9.4: Requirement will be met
Perimeter Buffer Per 151.5.9.9: Requirement will be met
Street Buffer Per 151.5.9.10: Requirement will be met
Farmland Compatibility Buffer Per Article 151.5.5: Requirement will be met
 A 50 feet buffer between proposed subdivision and a bona fide farm
Recreational Land:
 Per Article 151.6.1.13 Dedication of Land For Public Parks or Payment in Lieu of Dedicated Land

ENVIRONMENTAL ASSESSMENT

The Camden County Stormwater Engineer will review with the Stormwater Management Plan.

TECHNICAL REVIEW STAFF COMMENTS Pending

1. **Camden County Water.** Water Adjacent to Property Pending
2. **Camden County Sewer.** Perk test
3. **South Camden Fire Department.** Pending
4. **Pasquotank EMS (Central Communications).** Pending
5. **Sheriff's Office** Pending
6. **Postmaster Elizabeth City.** Pending
7. **Superintendent of Schools.** Pending .
8. **Transportation Director of Schools.** Pending
9. **Camden Soil & Water Conservationist.** Pending
10. **NCDOT.** Pending

- 11. **Mediacom.** No response.
- 12. **Century Link.** Pending
- 13. **Dominion Energy.** Pending

PLANS CONSISTENCY

2035 Comprehensive Future Land Use Plan

Consistent ☐ Inconsistent ☒

Comprehensive Future Land Use Maps has land as identified One to Two Acre Rural Residential. Neighborhood Residential (NR) permits a minimum lot area of 40,000 square feet which is less than 1-acre.

CAMA Future Land Use Plan:

Consistent ☒ Inconsistent ☐

The CAMA Plan Future Land Use Maps has area designated as Moderate Density Residential.

Comprehensive Transportation Plan

Consistent ☒ Inconsistent ☐

Property abuts Sandy Hook Rd and internal road will be dedicated to public.

FINDINGS REGARDING ADDITIONAL REQUIREMENTS:

1. In staff's opinion, application does not appear to endanger public health and safety.
2. In staff's opinion, application does not appear to injure the value of adjoining or abutting proper

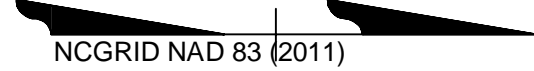
Approval recommendations by the Planning Board, the Meadows at North River Crossing Subdivision based on current by right zoning will comply with the following items and any other items determined by Technical Review Committee:

1. The applicant must strictly abide by all requirements of the Unified Development Ordinance of Camden County, North Carolina, and must also strictly comply with all other local, state, and federal ordinances, laws, rules and regulations as one or more ordinances, laws, rules and regulations may apply to this development.
2. The applicant shall complete the development strictly in accordance with the approved Preliminary Plat and specifications submitted to the Planning Office of Camden County, North Carolina, and contained in the file titled (UDO 2022-05-38).
3. All lots shall be crowned to where the dwelling is located to an elevation at or above the 100 year flood as indicated in the Construction drawings listed as Building Pad Elevations. These elevations shall be verified by a Surveyor or Engineer licensed to do business in North Carolina prior to final inspection for the dwelling.

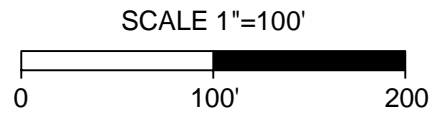
4. No land disturbing activities shall start until the County Planning Department receives approved DENR Stormwater Permit and Erosion & Sediment Control Plan for the Development.
5. Developer shall make reasonable efforts to obtain off site drainage/maintenance easements to the outfall.
6. Developer and or Home Owners Association shall provide Camden County certification by a licensed North Carolina Engineer of compliance with approved Drainage Plan for Camden Station Subdivision every five years starting from recording of Final Plat in the Camden County Registry of Deeds.
7. Home Owners Restrictive Covenants shall include the following information:
 - a. All requirements (to include Maintenance and allowable built upon area) listed under NCDENR Stormwater Permit.
 - b. Maintenance requirements of the outfall ditch leading.
 - c. The re-certification to the County of the approved drainage plan every five years from date of recording of Final Plat.
 - d. Maintenance of all open space, gardens and improvements throughout the subdivision.
8. If any of the conditions affixed hereto or any part thereof shall be held invalid or void, then this approval in its entirety shall be void and have no effect.
9. Constructions drawings to reflect turning radius of cul-de-sacs be minimum 43.5' as requested by the Transportation Director of Camden County Schools.
10. Construction drawings to reflect bus stop with shelter as requested by the Chief Operations Officer of Camden County Schools.
11. On the North West side of development the Farmland Compatibility Standards (Article 151.5.5 of the UDO) and NC General Statute 153A-340.
12. The applicant will submit a Stormwater Management Plan to the Camden County Stormwater Engineer and it must be approved.
13. Complete a Technical Review Committee Meeting with Inputs.

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C20	1225.00'	148.06'	74.12'	6°55'31"	N10°36'00"W	147.97'
C21	1225.00'	172.96'	86.62'	8°05'23"	N18°06'27"W	172.82'
C22	1225.00'	170.25'	85.26'	7°57'47"	N26°08'02"W	170.12'
C23	1225.00'	169.41'	84.84'	7°55'25"	N34°04'39"W	169.28'
C24	1225.00'	48.79'	24.40'	2°16'56"	N39°10'49"W	48.78'
C25	60.00'	85.35'	51.70'	81°30'15"	N30°39'54"W	78.33'
C26	60.00'	27.47'	13.98'	26°13'50"	N84°27'57"W	27.23'
C27	1175.00'	28.12'	14.06'	1°22'17"	S49°24'23"E	28.12'
C28	1175.00'	34.23'	17.12'	1°40'08"	S47°53'11"E	34.23'
C29	1175.00'	153.73'	76.98'	7°29'47"	S36°20'17"E	153.62'
C30	1175.00'	159.12'	79.68'	7°45'33"	S28°42'37"E	159.00'
C31	1175.00'	138.08'	69.12'	6°44'00"	S21°27'15"E	138.00'
C32	1175.00'	129.04'	64.59'	6°17'33"	S14°57'04"E	128.98'
C33	1175.00'	95.72'	47.89'	4°40'03"	S9°28'16"E	95.69'
C34	205.00'	248.23'	141.89'	69°22'45"	S43°11'40"E	233.34'
C35	205.00'	6.42'	3.21'	1°47'42"	S7°36'26"E	6.42'
C36	1370.64'	205.86'	103.13'	8°36'20"	S24°53'47"E	205.67'
C37	1370.64'	201.88'	101.12'	8°36'20"	S34°22'27"E	201.70'
C38	1370.64'	198.03'	99.19'	8°16'40"	S26°00'07"E	197.85'

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- BENCHMARK
IRON ROD FOUND (IRF)
CALCULATED POINT
EX. SIGN/MARKER
EX. UTILITY POLE
EX. GUY ANCHOR
EX. TELEPHONE PEDESTAL
EX. FIRE HYDRANT
PROP. WATER METER
PROP. WATER VALVE
PROP. FIRE HYDRANT
PROPERTY BOUNDARY
RIGHT OF WAY
ADJACENT PROPERTY BOUNDARY
PROPOSED LOT LINE
BUILDING SETBACK
EX. EDGE OF PAVEMENT
EX. EDGE OF GRAVEL
EX. OVERHEAD POWER
EX. CENTER OF DITCH
EX. TOP OF BANK
PROP. CENTER OF DITCH
PROP. TOP OF BANK
PROP. TREELINE
PROP. ROADWAY CENTERLINE
PROP. STORM CULVERT
PROP. WATERLINE
PROP. PAVEMENT



C2.0

SITE DATA:

1.

OWNER INFORMATION:

WH CHESAPEAKE, LLC
JONATHAN WETHERINGTON
508 BAYLOR COURT, SUITE B-2
CHESAPEAKE, VA 23320
(757) 410-9605

2.

SITE INFORMATION:

PIN: 03896500352760000 & 038965003681800000
D.B. 416, PG. 412
P.C. 3, PG. 50
ZONING: NR (NEIGHBORHOOD RESIDENTIAL)
EXISTING USE: VACANT
PROPOSED USE: SINGLE FAMILY RESIDENTIAL PARCEL AREA.
PARCEL AREA: 28.57 AC
PROPOSED LOTS: 23
MINIMUM LOT SIZE: 40,000 SF
PROPOSED STREET: HALIFAX COURT, 50' R/W, 2,100 LF
PROPOSED COVERAGE:
ALLOWABLE BU/LOT 24% OF LOT AREA
RIGHT-OF-WAY 60,504 SF
TOTAL 251,785 SF

SUBDIVISION AREA SUMMARY:

LOTS	24.08 AC
RIGHT-OF-WAY	3.12 AC
AGRICULTURAL BUFFER / OPEN SPACE	1.47 AC

3.

BUILDING DETAILS:

FRONT 25'
CORNER 25'
SIDE 10'
REAR 10'

4.

DRAINAGE & UTILITY EASEMENTS:

FRONT 20'
SIDE 10'
REAR 10'

5.

THIS SITE IS LOCATED IN FLOOD ZONE "X" ACCORDING TO FLOOD MAP PANEL 3720896-400L, DATED DECEMBER 21, 2018.

6.

TOPOGRAPHIC SURVEY PERFORMED BY TIMMONS GROUP IN DECEMBER 2021.

7.

THE DEVELOPER IS REQUIRED TO INSTALL ALL WATER LINES AND RELATED IMPROVEMENTS.

8.

THIS PROPERTY DOES NOT CONTAIN 404 JURISDICTIONAL WETLANDS.

9.

MAINTENANCE OF REQUIRED OPEN SPACE SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND/OR HOMEOWNERS ASSOCIATION, AS APPLICABLE.

10.

OPEN SPACE, DRAINAGE FACILITIES, RESERVED UTILITY OPEN SPACE, AND PONDS REQUIRED TO BE PROVIDED BY THE DEVELOPER IN ACCORDANCE WITH UDO 151.7.5 SHALL NOT BE DEDICATED TO THE PUBLIC, EXCEPT UPON WRITTEN ACCEPTANCE BY THE COUNTY, BUT SHALL REMAIN UNDER THE OWNERSHIP AND CONTROL OF THE DEVELOPER (OR HIS OR HER SUCCESSOR) OR A HOMEOWNERS ASSOCIATION OR SIMILAR ORGANIZATION THAT SATISFIES THE CRITERIA ESTABLISHED IN UDO 151.6.4.

11.

ALL UTILITY CONNECTIONS SHALL CONFORM TO CAMDEN COUNTY STANDARDS AND 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 SITEMINE. ANY MATERIAL REMOVED FROM THE SITE SHALL BE DISPOSED OF IN A SINGLE APPROVED LOCATION.

14.

DISTURBED AREA SHALL NOT EXCEED xxx ACRES.
(INCLUDES ANY OFF-SITE IMPROVEMENTS)

15.

THE MAXIMUM BUILT UPON AREA PER LOT PER NCDDC STORMWATER MANAGEMENT PERMIT SWxxxxx, xxxx SF. THE ALLOTTED AMOUNT INCLUDES ANY BUILT UPON AREA CONSTRUCTED WITHIN THE LOTS PROPERTY LINES AND THAT PORTION OF THE RIGHT-OF-WAY BETWEEN THE FRONT PROPERTY LINE AND THE EDGE OF PAVEMENT BUILT UPON AREA INCLUDES BUT IS NOT LIMITED TO STRUCTURES, ASPHALT GRAVEL, CONCRETE, BRICK, STONE, SLATE, OR SIMILAR MATERIAL, BUT DOES NOT INCLUDE RAISED OPEN WOOD DECKING OR THE WATER SURFACE OF SWIMMING POOLS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

DATE _____

OWNER _____

I, _____, A NOTARY PUBLIC OF _____ COUNTY,
NORTH CAROLINA, DO HEREBY CERTIFY THAT _____
PERSONALLY APPEARED BEFORE ME THIS DATE AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING CERTIFICATE.
WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 20____

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

OPEN SPACE, DRAINAGE FACILITIES, RESERVED UTILITY OPEN SPACE, AND PONDS REQUIRED TO BE PROVIDED BY THE DEVELOPER IN ACCORDANCE WITH UDO 151.7.5 SHALL NOT BE DEDICATED TO THE PUBLIC, EXCEPT UPON WRITTEN ACCEPTANCE BY THE COUNTY, BUT SHALL REMAIN UNDER THE OWNERSHIP AND CONTROL OF THE DEVELOPER (OR HIS OR HER SUCCESSOR) OR A HOMEOWNER'S ASSOCIATION OR SIMILAR ORGANIZATION THAT SATISFIES THE CRITERIA ESTABLISHED IN UDO 151.6.4.

CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT ALL STREETS SHOWN ON THIS PLAT ARE WITHIN CAMDEN COUNTY, ALL STREETS AND OTHER IMPROVEMENTS SHOWN ON THIS PLAT HAVE BEEN INSTALLED OR COMPLETED OR GUARANTEED TO ACCORDING TO UDO 151.6.3.5 AND THAT THE SUBDIVISION SHOWN ON THIS PLAT IS IN ALL RESPECTS IN COMPLIANCE WITH THE CAMDEN COUNTY UNIFIED DEVELOPMENT ORDINANCE, AND, THEREFORE, THIS PLAT HAS BEEN APPROVED BY THE CAMDEN COUNTY PLANNING BOARD, AND SIGNED BY THE CHAIRPERSON, BOARD OF COMMISSIONERS, SUBJECT TO ITS BEING RECORDED IN THE CAMDEN COUNTY REGISTRY WITHIN NINETY (90) DAYS OF THE DATE BELOW.

DATE _____

CHAIRPERSON, BOARD OF COMMISSIONERS _____

DIVISION OF HIGHWAY DISTRICT ENGINEER CERTIFICATE FOR PUBLIC STREETS

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

DATE _____

DISTRICT ENGINEER _____

ENGINEER CERTIFICATION OF STORMWATER IMPROVEMENTS

IN THE SUBDIVISION ENTITLED THE MEADOWS AT NORTH RIVER CROSSING, STORMWATER DRAINAGE IMPROVEMENTS HAVE BEEN INSTALLED:
(1) ACCORDING TO PLANS AND SPECIFICATIONS PREPARED BY THE TIMMONS GROUP, OR
(2) ACCORDING TO AS-BUILT PLANS SUBMITTED BY THE TIMMONS GROUP AND APPROVED BY THE COUNTY. CAMDEN COUNTY ASSUMES NO RESPONSIBILITY FOR THE DESIGN, MAINTENANCE OR THE GUARANTEED PERFORMANCE OF THE STORMWATER DRAINAGE IMPROVEMENTS AND THEIR EFFECTS.

REGISTERED LAND SURVEYOR/CIVIL ENGINEER _____

REGISTRATION NUMBER _____

I, JASON A. MIZELLE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION. DEED DESCRIPTION RECORDED IN D.B. 416, PG. 412; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN THE REFERENCE SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-50 AS AMENDED.

F(11) A. THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER _____
AND SEAL THIS XXTH DAY OF APRIL, 2022.

JASON A. MIZELLE, PLS. _____

L-4917

MINIMUM LOT SIZE STATEMENT

THE RESIDUAL PARCEL(S), IF ANY, MEET OR EXCEED THE MINIMUM LOT SIZE AS SPECIFIED WITHIN THE CAMDEN COUNTY UNIFIED DEVELOPMENT ORDINANCE.

SURVEYOR'S SIGNATURE _____

REGISTRATION NUMBER _____

NCDDC COMPLIANCE WITH RULES AND REGULATIONS

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

DATE _____

DISTRICT ENGINEER NC DEPARTMENT OF TRANSPORTATION _____

DIVISION OF HIGHWAYS

CERTIFICATE OF REVIEW OFFICER

STATE OF NORTH CAROLINA
COUNTY OF CAMDEN
_____, REVIEW OFFICER OF CAMDEN COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER'S SIGNATURE _____

DATE _____

VICINITY MAP

1"=1000'

TROTMAN ROAD
HEUSE ROAD
CAPE FEAR DR
DITCH BANK RD
SITE
SANDY HOOK ROAD
4.15 MI.

PRELIMINARY PLAT

THE MEADOWS AT NORTH RIVER CROSSING

SHEET 1 OF 2

BEING PARCELS A & B, EXEMPT SUBDIVISION FOR KAY GREGORY, P.C. 5, SLD 5B
SHILOH TOWNSHIP, CAMDEN COUNTY, NORTH CAROLINA

TIMMONS GROUP . . .

1805 West City Drive, Unit E, Elizabeth City, NC 27909
TEL 252.621.5030 www.timmons.com
North Carolina License Number C-1652

SCALE: 1"=100'

FILE NO: 48911

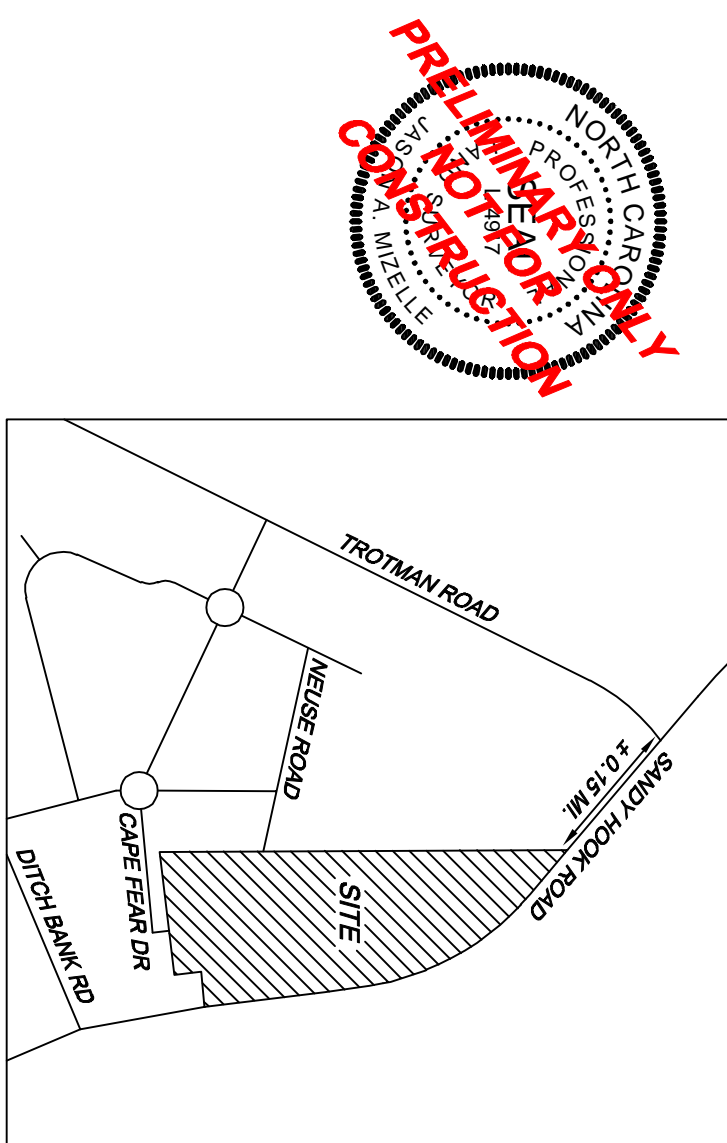
DATE OF SURVEY: DECEMBER 03, 2021

DRAFTED: JHS

DATE: MAY 16, 2022

CHECKED: JAM

CURVE TABLE							
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD	
C20	1225.00'	148.06'	74.12'	6°55'31"	N10°36'00"W	147.97'	
C21	1225.00'	172.96'	86.62'	8°05'23"	N18°06'21"W	172.82'	
C22	1225.00'	170.25'	85.26'	7°57'47"	N26°08'02"W	170.12'	
C23	1225.00'	169.41'	84.64'	7°55'25"	N34°04'39"W	169.28'	
C24	1225.00'	48.79'	24.40'	2°16'56"	N39°10'49"W	48.79'	
C25	60.00'	85.35'	51.70'	81°30'15"	N50°55'54"W	78.33'	
C26	60.00'	27.47'	13.86'	26°13'50"	N64°27'57"W	27.23'	
C27	1175.00'	28.12'	14.06'	1°22'17"	S49°24'23"E	28.12'	
C28	1175.00'	34.23'	17.12'	1°40'08"	S47°53'11"E	34.23'	
C29	1175.00'	153.73'	76.86'	7°28'47"	S36°20'17"E	153.62'	
C30	1175.00'	159.12'	79.66'	7°46'33"	S28°42'37"E	159.00'	
C31	1175.00'	138.06'	69.12'	6°44'00"	S21°27'51"E	138.00'	
C32	1175.00'	129.04'	64.59'	6°17'33"	S14°57'04"E	128.89'	
C33	1175.00'	95.72'	47.86'	4°40'03"	S9°28'16"E	95.69'	
C34	205.00'	248.23'	141.88'	69°22'45"	S43°11'40"E	233.34'	
C35	205.00'	6.42'	3.21'	1°47'42"	S7°36'26"E	6.42'	
C36	1370.64'	205.86'	103.13'	8°36'20"	S42°53'47"E	205.67'	
C37	1370.64'	201.86'	101.12'	8°26'20"	S34°22'27"E	201.70'	
C38	1370.64'	198.03'	99.19'	8°16'40"	S26°00'57"E	197.85'	





Land Use / Major Subdivision Application

OFFICIAL USE ONLY:		Zoning Dist.: <u>NR</u>
UDO Number: <u>2022-LS38</u>	Flood Zone: <u>X</u>	
Date Filed: <u>5/19/2022</u>	Watershed (Y/N): <u>No</u>	
Application Fee: <u>\$1150.00</u>	Taxes Pd(Y/N): <u>Y</u>	
Check #: <u>22120</u>	LLC current: (Y/N): <u>✓</u>	
Stormwater Fee: <u>\$6000.00</u> <u>22121</u>	Received By: <u>auc</u>	

Preliminary Plat

Contact Information

<input checked="" type="checkbox"/> PROPERTY OWNER	<input type="checkbox"/> APPLICANT	AGENT FOR APPLICANT
Name: <u>WH Chesapeake, LLC</u>	Name: <u>Timmons Group - Jason Mizelle</u>	
Address: <u>508 Baylor Court; Suite B-2</u> <u>Chesapeake, VA 23320</u>	Address: <u>1805 West City Dr., Unit E</u> <u>Elizabeth City, NC 27909</u>	
Telephone: <u>757-410-9605</u>	Telephone: <u>252-621-5208</u> <u>5028</u>	
Email: <u>jon@wetheringtonhomes.com</u>	Email: <u>jason.mizelle@timmons.com</u>	
LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: <u>Property Owner</u>		
DOCUMENTATION OF PROPERTY OWNER GIVING CONSENT TO APPLICANT (Y/N/NA): <u>N/A</u>		

Project/Property Information

Project Name: The Meadows at North River Crossing

Physical Street Address: The Meadows at North River Crossing

Location: Southwest corner of the intersection of Trotman Rd. and Sandy Hook Rd. *North of Cape Fear on Sandy Hook*

Parcel ID Number(s): 038965003592760000, 038965003681800000

Deed Book / Page Number and/or Plat Cabinet / Slide Number: _____

Parcel ID Number(s): 038965003592760000, 038965003681800000

Total Parcel(s) & Acreage: 28.57 ac total *2 parcels:* Total Number of Lots: 23

Existing Land Use of Property: Vacant

Proposed Use of Property: Residential Subdivision

Meeting

Date Community Meeting Held: 3-2-2022 Meeting Location: Camden Courthouse

Proposed Date of Planning Board Meeting: TBD

Documents to Include with Application

Preliminary Plat	<u>X</u>	Consent Affidavit	Deed	<u>X</u>
Drainage Plan	<u>X</u>	Public and Private Improvements Plan		
Perk Test on all lots to be developed	<u>X</u>	Development Impact Analysis		<u>X</u>

Attachment: 4_Application (3374 : Meadows at North Landing Crossing)

This section for a Description of Project/Narrative (*attach separate sheet if needed*):

The proposed development is a 23-lot subdivision. Proposed improvements are two sub-collector roads designed to NCDOT standards, property line swales, and a water distribution line.

The applicant with a Preliminary Plat 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.

The proposed subdivision will not significantly impact existing infrastructure. The proposed roadway layouts provide access to Sandy Hook in the event of an emergency.

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.

The proposed single family residences are in keeping with the existing residents along the west and south sides of the property.

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

The proposed development is in compliance with the comprehensive plan.

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.

The 23-lots will not generate an overburden on the existing services. The proposed subdivision's water lines will connect to the existing lines on Sandy Hook Rd. and Neuse Rd. providing additional looped connections.

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 during reasonable business hours 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.

THE MEADOWS
AT NORTH RIVER CROSSING
SHILOH TOWNSHIP, CAMDEN COUNTY, NORTH CAROLINA

PRELIMINARY DRAINAGE REPORT

MAY 16, 2022

PREPARED BY:



1805 West City Drive, Unit E
Elizabeth City, NC 27909
252.621.5030
License No. C-1652
www.timmons.com

Preliminary
05/16/2022 10:06:02 AM

Attachment: 5_Preliminary Drainage Report (3374 : Meadows at North Landing Crossing)

Preliminary Drainage Report for The Meadows at North River Crossing

The Meadows at North River Crossing is a proposed 23-lot residential subdivision that will be located on a 28.570-acre tract of agricultural land. The project is bounded by farmland on the northern portion of the west side, an existing residential subdivision, North River Crossing, on the southern portion of the west side and the south. The north and east sides of the site are adjacent to Sandy Hook Road which is a NCDOT maintained road.

This is a well-drained site that consists predominantly of Bojac Soils (HSG A) with smaller areas of Augusta (HSG B/D) and Munden (HSG B). The site has a natural topography that drains from the high ridge of the property on the north and east toward existing ditches along the southwest property line and a swale in the center of the site that drain to the west through a ditch that runs east to west between the North River Crossing subdivision and the adjacent agricultural land. The drainage crosses under North Trotman Road and runs through approximately 945 lf of existing ditch before draining into the wetlands of Indiantown Creek. Small portions of the site currently drain to the northwest into an agricultural field by sheet flow and to the north and east into the roadside ditch along Sandy Hook Road.

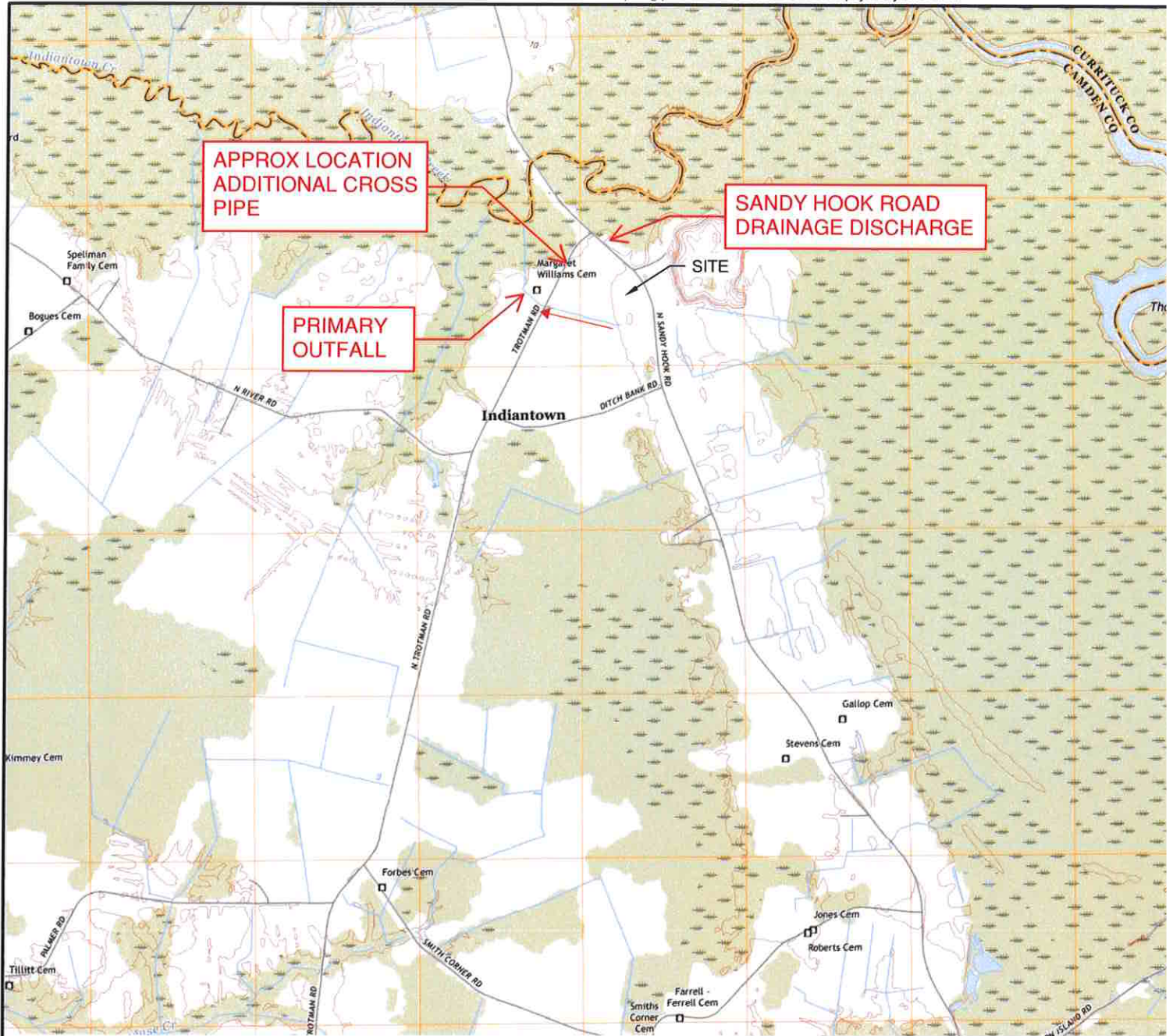
The drainage for this subdivision will be designed to direct most runoff toward the west and center of the property as the natural drainage occurs. Only the back edges of the lots along Sandy Hook Road will drain toward the roadside ditch to the east. Based on the sandy soils and some preliminary calculations, we are confident that necessary stormwater attenuation can be handled by the swales that will be created and will not require major impoundment of stormwater.

A drainage study will be prepared in accordance with the Camden County Drainage Manual utilizing PC SWMM software. Our study will include the main outlet as well as the outfall of the roadside ditch and an outfall that crosses under Trotman Road approximately 2,000' north of the primary crossing.

I had previously utilized the extensive stillwater elevations found in the FRIS issued by FEMA. Unfortunately, the new FRIS does not provide anything for the 10-yr and 50-yr storms except within the major drainage ways. With no recorded data for a 10-year storm in this area I have estimated it based on the older reports adjusted based on changes in the 100-year flood zone and knowledge of the area. For this project, the 2004 Coastal Stillwater Elevations were listed as follows: 10-yr = 3.7', 50-yr = 5.0' and 100-yr = 5.3'. The current 100-yr flood zone is only 4.0', so the elevations were all reduced by approximately 25%. The model will be based on the following tailwater elevations: 10-yr = 2.75', 25-yr = 3.25' (estimated based on 10-yr and 50-yr values), 50-yr = 3.75', and 100-yr = 4.0'.

Attached to this preliminary report are the soils map and quad maps for this project site.

S:\109\48911 - The Meadows at North River Crossing - Camden, NC\DWG\Sheet\Exhibit\48911-Quad Map.dwg | Plotted on 5/16/2022 9:27 AM | by Benjamin Drew



USGS QUAD MAP EXHIBIT

SHILOH, NC
2019



THIS DRAWING PREPARED AT THE
ELIZABETH CITY OFFICE
1805 West City Drive, Unit E | Elizabeth City, NC 27909
TEL 252.621.5030 FAX 252.562.6974 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

SHILOH TOWNSHIP

Date: 05/16/2022

Sheet 1 of 1

Drawn by: BCD

CAMDEN COUNTY

Scale: 1"=3000'

J.N.: 48911

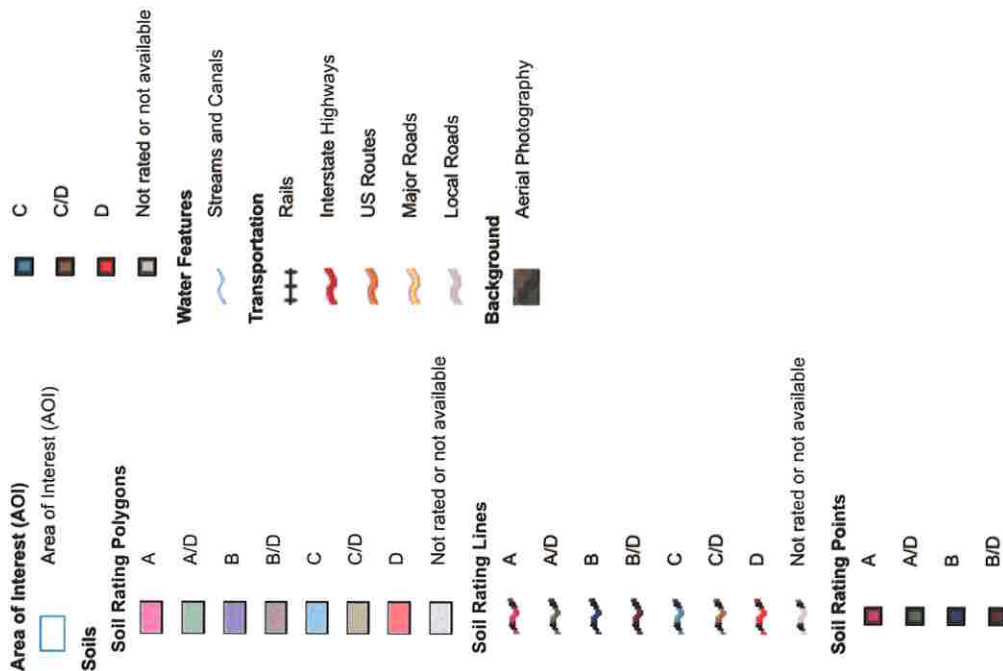
Checked by: KDH

TIMMONS GROUP

Hydrologic Soil Group—Camden County, North Carolina



MAP LEGEND



MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Camden County, North Carolina
Survey Area Data: Version 18, Sep 3, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 31, 2009—Oct 4, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AtA	Augusta fine sandy loam, 0 to 2 percent slopes	B/D	13.5	18.4%
BoA	Bojac loamy sand, 0 to 3 percent slopes	A	48.3	65.5%
MuA	Munden loamy sand, 0 to 2 percent slopes	B	3.7	5.1%
ToA	Tomotley fine sandy loam, 0 to 2 percent slopes	B/D	4.6	6.3%
Ud	Udorthents, loamy	B	1.9	2.6%
W	Water		1.6	2.1%
Totals for Area of Interest			73.8	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

MEADOWS AT NORTH RIVER CROSSING DEVELOPMENT IMPACT STATEMENT

PHYSICAL ANALYSIS

This project is a 23-lot subdivision on 28.57 acres of land zoned Neighborhood Residential. The lots are all size at or above 40,000 square feet. The property is not located within a Flood Zone with a base flood elevation. The land is located at a high point for the area and contains sandy soils. There are no wetlands located within the project area and there is existing connectivity to the adjacent subdivision.

HOUSING MARKET & FISCAL ANALYSIS

The target market for the subdivision will be a combination of commuters from the Hampton Roads area, and Camden County residents who prefer living in a small community with easy access to the Outer Banks and the proximity to Elizabeth City and the metro Tidewater Virginia area. The site is located north of Shiloh off Sandy Hook Road and adjacent to North River Crossing subdivision. The property is surrounded by Residential Homes on the North, South and southwest. Agriculture use is adjacent to the northwest and across Sandy Hook Road. The developer plans on building all the homes in the subdivision. It is expected that the homes will be between 1,800 to 2,500 square feet in size. The post construction home/lot values at today's cost will be from the \$350,000 to \$450,000.

WATER & SEWER IMPACT

The estimated maximum water consumption for 3-bedroom homes is 360 and 4-bedroom homes is 480 gallons of water per day (GPD). The developer intends to utilize on-site, septic systems for wastewater treatment & disposal.

Camden County provides the utility connection for potable water. The proposed development will connect to the existing water mains within North River Crossing and at Sandy Hook Rod. Waterlines & fire hydrants are proposed as required by Camden County.

TRAFFIC ANALYSIS

According to the most recent available data (2019) as provided by NCDOT, the Annual Average Daily Traffic (AADT) is 1,300 trips per day on Sandy Hook Road north of the intersection of Trotman Road. According to the Institute of Transportation Engineers (ITE), 23 lots is assumed to generate around 76 trips per day. It is anticipated that the additional traffic volume can be accommodated by the exiting two-lane Sandy Hook Road and that, no turn lane will be required.



1805 West City Drive
Unit E
Elizabeth City, NC 27909

P 252.621.5030
F 252.562.6974
www.timmons.com

COMMUNITY MEETING REPORT FOR THE MEADOWS AT NORTH RIVER CROSSING

Project: Meadows at North River Crossing
Facilitator: Jason Mizelle – Timmons Group
Date & Time: March 2, 2022 @ 6:00 PM
Location: Historic Camden Court House

In preparation for the Community Meeting, twenty-seven notices were mailed out notifying the adjoining property owners & the County Staff about the meeting. Jason Mizelle (Timmons) Jon Wetherington (applicant) and Amber Curling (Camden Co) were in attendance. No residents attended the meeting:

After sufficient time had passed and no one else showed up, the meeting was concluded.

We did receive two phone calls prior to the meeting. Mr. Richard Boone at 104 Perquimans Drive called as he was not going to be able to attend the community meeting. He inquired to the status of the land as he had been told by the developer of North River Crossing that it would not be developed. I let him know that this parcel was not owned by or being developed by that same individual and that perhaps it was that the developer had delineated open space between his lot and this parcel and that would not be developed. He had no further questions.

The second call was from Mr. Gary Dunstan who owns the farm to the east of Sandy Hook Road. Mr. Dunstan asked how many lots and whether we were having it rezoned. I provided him with that information, and he had no further questions.

No other inquiries were made from residents by phone or email.

Respectfully submitted,

Jason A. Mizelle, PLS
Timmons Group

Cc Camden County Planning

Attachment: 7_CommunityMeetingSummary (3374 : Meadows at North Landing Crossing)