

**Camden County Planning Board  
Minutes  
June 20, 2012, 7:00pm  
Historic Courtroom  
Camden County Courthouse Complex**

Members Present:	Absent:
Chairman Rodney Needham	Ray Albertson
Vice Chairman Calvin Leary	
David Bundy (arrived just before New Business #1)	
Michael Etheridge	
John Aydlett	
Fletcher Harris	

**Call to Order & Welcome**

Chairman Rodney Needham called to order the June 20, 2012 meeting at 7:01 PM.

**Others Present at Meeting**

**STAFF PRESENT**

Name:	Title:
Dan Porter	Director of Planning
Amy Barnett	Planning Clerk/Clerk to the Board

**OTHERS PRESENT ( in order of appearance)**

Name:	Residence:	Purpose:	Meeting Section:
Tim Hess	Raleigh, NC	Represents Seaboard Development Alliance	New Business #1
Buddy Tucker	Trotman Rd, Shawboro, NC	Oppose North River Crossing	New Business #1
Terry Forehand	Trotman Rd, Camden, NC	Oppose North River Crossing	New Business #1
Michelle Albertson	Ditchbank Rd, Shawboro, NC	Oppose North River Crossing	New Business #1
Lisa Brown	Maddrey Dr, Camden, NC	In Favor of North River Crossing	New Business #1
Ken Meiggs	Trotman Rd, Camden, NC	Oppose North River Crossing	New Business #1
Joyce Ward	Sandy Hook Rd, Shawboro, NC	Oppose North River Crossing	New Business #1
Greg Houston	Trotman Rd, Shawboro, NC	Oppose North River Crossing	New Business #1

### **Consideration of Agenda**

Vice Chairman Calvin Leary made a motion to approve the agenda as presented. John Aydlett seconded the motion. The motion passed with Chairman Rodney Needham, Vice Chairman Calvin Leary, Members Fletcher Harris, Michael Etheridge, and John Aydlett voting aye; none voting no; 1 absent; none not voting.

### **Consideration of Minutes: March 21, 2012**

Fletcher Harris made a motion to approve the minutes from the May 16, 2012 meeting as written. David Bundy seconded the motion. The motion passed with Chairman Rodney Needham, Vice Chairman Calvin Leary, Members Fletcher Harris, Michael Etheridge, and John Aydlett voting aye; none voting no; 1 absent; none not voting.

### **Comments from the Public**

None

### **Old Business**

None

## New Business

### *New Business, Item #1* *Sketch Plan, North River Crossing*

---

**UDO2012-05-01**  
**Sketch Plan**  
**North River Crossing**

1. **Name of Applicant:** Seaboard Development Alliance LLC
2. **Agent for Applicant:**
3. **Address of Agent:** 1073 Bullard Court  
Raleigh, NC 27615
4. **PIN:** 03-8965-00-24-6202/03-8965-00-32-3765
5. **Name(s) of Current Owner(s) of Record:** James R. Wright
6. **Street Address of Property:** Not addressed
7. **Location of Property:** At the intersection of Trotman and Ditch Bank Roads
8. **Flood Zone:** X
9. **Zoning District(s):** Mixed Single Family Residential (R2)
10. **Is a Zoning Change Required for the Proposed Use?** No.
11. **General Description of the Proposal:** Sketch Plan for North River Crossing 88 lot (4 lot minor (lots 1-4)) Major Residential Subdivision
12. **Date Application Received by County:** May 2, 2012
13. **Did the Applicant participate in a pre-application Conference?** Yes
14. **Received by:** David Parks, Permit Officer
15. **Application fee paid:** \$13,200 Check #1067
16. **Does Application meet all requirements of the UDO:** Application is generally complete.
17. **Proposal to be completed in Phases:** Yes, according to developer.
  - A. If yes, are phases shown on Sketch Plan? No.
18. **Was the Applicant given a list of agencies constituting the Technical Review Staff?** Yes. TRC meeting held May 9, 2012.
  - A. Technical Review Staff (Sketch Plan Approval)
    - (a) South Camden Water & Sewer District - **Approved**
    - (b) Albemarle Regional Health Department – **Drainage of lots is a concern and will need to be improved. 3 of the 9 lots unsuitable due to seasonal soil wetness.**
    - (c) South Camden Fire Department - **Approved**
    - (d) Sheriff's Office - **Approved**
    - (e) Shawboro Post Office – **No comments.** (Will have Shawboro addresses)
    - (f) Camden Soil & Water Conservationist – **Drainage easements on/off site need shown and recorded.**
    - (g) Superintendent/Transportation Director of Camden County Schools – **Approved with recommendations – 1) Bus Shelters (location); 2) Cul-de-sacs need to be designed with adequate turning radius for larger buses; 3) The need to increase bus fleet for this subdivision.**
    - (h) NCDOT – **Will require additional 10 ROW along Ditch Bank Road.**
    - (i) Parks and Recreation – **Approved with the recommendation that the developer pay the fee in lieu of recreational requirements of the ordinance.**

- 19. Documents received upon filing application or otherwise included:**
- A. Land Use/Development Application
  - B. Offer to purchase contract
  - C. Development Impact Statement
  - D. Soil site evaluations from Protocol Sampling Service
  - E. 10 Blue Line Copies of Sketch Plan
- 20. Adjacent Property Uses:**
- A. **Predominant:** Agriculture
  - B. **Other:** Residential
21. Existing Land Uses: Farmland
22. Lots:
- A. **Total Proposed:** 88 lots
- 23. Streets:**
- A. **Are all streets designed to be place under State system?** Yes
  - B. **Are proposed streets named?** No
  - C. **Street names:**
  - D. **Are any street names already being used elsewhere in the County?**
- 24. Required Open Space:** 5% of tract (106 X .05 = 5.30 acres required)
- A. **Is open space proposed?** Yes. 9.58 acres
  - B. **Recreational Land:** Per Article 151.232 (I) at the county's option, the developer shall set aside approximately 3 acres of land (1 acre for every 30 lots) and provide for recreational improvements or make a payment to the county of the amount of money equal to the value as it would be appraised following its subdivision.
  - C. **Will property owner restrictive covenants be needed?** Yes.
- 25. Utilities:**
- A. **Does the application include a letter or certificate from the District Health Department regarding septic tanks?** Yes.
  - B. **Does the applicant propose the use of public sewage systems?** No. Septic
  - C. **Does the applicant propose the use of public water systems?** Yes, with South Camden Water & Sewer District
  - D. **Distance from existing public water supply system:** Adjacent to property..
- 26. Landscaping:**
- A. **Is any buffer required?** Yes. In accordance with Article 151.232 (N).
  - B. **Will trees be required along dedicated streets UDO Article 151.156?** Yes. Landscaping Plan required for 50 foot buffer area and along dedicated streets.
- 27. Findings Regarding Additional Requirements:**
- A. **Endangering the public health and safety:** Does not appear to endanger public health and safety.
  - B. **Injure the value of adjoining or abutting property:** Does not appear to injure the value of adjoining property.
  - C. **Harmony with the area in which it is located:** Property currently zoned for proposed use.
  - D. **Conformity with the Plans:**
    - 1. **Land Use Plan:**
      - Property located outside Core Village of Shiloh.

- Policy 9 states the county supports greater residential densities in areas that are accessible to water and/or sewer services.
- Policy 11 states the county supports regulating growth to coincide with the provision of public facilities and services.
- 2. **Thoroughfare Plan:** Property abuts State Roads Trotman & Ditch Bank.
- 3. **Other plans officially adopted by the Board of Commissioners:**  
None
- E. **Will not exceed the county's ability to provide public facilities:**
  - 1. **Schools:** Will generate 40.48 students (.44 per household X 92 households)
  - 2. **Fire and Rescue:** Approved by South Camden Fire District.
  - 3. **Law Enforcement:** Approved by Sheriff's Office
- Other County Facilities:** None.

**Neighborhood meeting held on May 15, 2012**

- Planning staff review major subdivision process (Sketch Plan, Preliminary Plan (Special Use Permit), and Final Plat.
- Developer presented his Sketch Plan.
- Concerns from the neighbors were the drainage of the subdivision, buffering, and number of lots.
- Property owner at 598 Trotman Road indicated property line along Trotman was incorrect on Sketch Plan. (Property owner correct. Passed info onto developer)

**Staff recommends approval with the following comments/recommendations:**

- Correct spelling of Trotman Road and reflect widths of all existing and proposed ROW's.
- Provide proposed street names for verification through Emergency Management.
- Ensure cul-de-sacs are designed to allow for the turning radius of the larger school buses (64 passenger bus).
- Provide letter from the schools addressing bus stops at Preliminary Plat (i.e. placement, design, time of placement)
- Will need Army Corp approval of any modification to offsite drainage under their jurisdiction.
- Per Parks & Recreation recommend BOC require the fee in lieu of the recreational requirements (Camden County Code Article 151.232 (I) addresses options).
- Will need to provide any drainage agreements from all off site property owners. All drainage easements shall be a minimum of 30 feet in width, surveyed and recorded in the Camden County Registry of Deeds.
- Provide updated Boundary Survey.

Dan Porter described the Sketch Plan:

- Seaboard Development Alliance is the developer
- Tim Hess, applicant is present as are adjacent property owners
- Zoning is R2, mixed family residential
- 88 lots plus an existing 4 lot subdivision along Trotman Road
- Proposal to be completed in phases, no phasing plan on file as of yet

- May 9, 2012 - went to Technical Review Committee
  - SCWSD = approved
  - Health Department: drainage of lots is a concern and will need to be improved, 3 of the 9 lots tested were unsuitable due to seasonal wetness
  - SCFD = approved
  - Sherriff Office = approved
  - USPS: no comments
  - Camden Soil and Water = offsite drainage easements will be required, staff will make sure they are recorded
  - School System: Superintendent and Transportation - need for bus shelters; also cul-de-sacs will be designed to provide adequate room for a bus to turn around; need an increase in the school system bus fleet for any subdivision.
  - NCDOT: 10 foot additional right of way along Ditch Bank Road for future widening of the roadway
  - Parks and Recreation: approved w/ recommendation that the developer pay the fee in lieu of the recreational requirements of the ordinance.
  - Student Generation Rate: would generate approximately 41 students for the school system
  - South Camden Fire and Rescue will serve this area, and approved it
- May 15, 2012 there was a neighborhood meeting held
- Staff has reviewed the sketch plan
  - Citizen concerns were:
    - Drainage
    - Buffering and number of lots
    - Boundary lines on one property will have to be reviewed by staff
  - Staff Recommends Approval with the following conditions:
    - Correct spelling of Trotman Road
    - Reflect widths of all proposed right of ways
    - Provide street names for verification by Emergency Management
    - Ensure cul-de-sacs allow adequate room for school busses to turn around
    - Provide letter to schools addressing need for bus stops within the development prior to preliminary plat; where they will be placed, the design, and building schedule for when they will available for use.
    - Need Army Corps of Engineers Approval for any modification to the offsite drainage system
    - Parks and Recreation requirement of fee in lieu of ordinance requirement for recreational facilities
    - Need to provide drainage easements from all the offsite drainage property owners; needs to be a minimum of 30 feet in width recorded in the register of deeds for such easements
    - Need updated boundary survey

At this time, Mr. Porter introduced Mr. Tim Hess, the applicant and representative for Seaboard Development Alliance.

**Comments from Mr. Hess:**

Name: Tim Hess (Member of the LLC)

Representing: Seaboard Development Alliance, corporate headquarters are in Raleigh NC

Residence: Raleigh NC

Other owners with him were Mr. Wilson Green of Edenton NC(did not speak), Mr. Woody Perry of Hertford NC who was involved in development of Albemarle Plantation(did not speak), Mr. Carl Terranova (builder of house under construction in subject property right now).

Property is being developed as per 'by right' zoning (as zoning allows).

Items of concern brought up by Dan and addressed by Mr. Hess:

- Off Site Drainage
  - Have acquired an easement across Trotman Road to take drainage in that direction
  - Can get in and clean out the ditch that runs along Trotman (pipe runs under, etc) easement allows access to this
  - Easement is recorded in Register of Deeds
  - Will be at least one pond also to control drainage as per the ordinance
  -
- Cul-De-Sacs
  - Have discussed the turnarounds for large vehicular traffic (school buses, etc), these are easily dealt with
- Boundary Issue with an existing property on Trotman Road
  - Will make modifications to ensure the boundary is maintained
  - Will make sure no drainage goes onto / through that property
- Willing to work with the neighbors to make modifications to plans to keep the development in harmony with the neighbors
- Open Space & Buffers
  - Close to 9 acres of open space on plan, ordinance only requires 5 acre
  - Ordinance requires 5% open space, development is close to 10%
  - Request ability to have trails in the buffers in addition to the landscaping and ditches that are required
  - Requesting that Parks and Recreation fee be waived due to request to add recreational trails, and other features

## QUESTIONS & ANSWERS REGARDING THIS SKETCH PLAN:

- Fletcher Harris: Will the drainage issues be taken care of prior to any construction in the development?
  - Development build out will be in phases which could be 5-10-15 phases
  - Drainage issues will be handled at each phase of development
  - Mr. Hess acknowledged the need for drainage improvements at each phase, beyond what each phase will require
  - Mr. Hess spoke about the elevations and the difficulties that will be met and dealt with as far as the drainage improvements are concerned, which was the reason for the drainage easement
  - Has placed a drainage ditch on the property which is deeper than the drainage ditches that exist on the property for farm purposes to handle drainage and attempt to prevent flooding.
- Dan Porter (Planning Director): Asked if the drainage ditch which Hess put in place was the only outfall on the property.
  - Mr. Hess indicated that he envisions most of the drainage going in that direction, but that there is also another outfall at the corner of Trotman and Ditchbank Roads.
  - Mr. Hess spoke about the locations of drainage ditches and pipes along Ditchbank Road
- Mr. Porter: Have you asked the Army Corps of Engineers about being able to dredge?
  - Mr. Hess said he has spoken to the corps about the one to the north, but not the one to the south.
  - Mr. Hess indicated that he did approach the property owners to seek an easement to clean the south ditch out, that they were not interested, so Hess is going to try to take drainage in another direction.
- Rodney Needham: Do you have to submit a plan to the Army Corps of Engineers to show how you plan to have it drain properly?
  - Mr. Hess indicated that is part of the development process, to show how storm water is going to be handled and where it is going to go, etc.
  - Mr. Hess acknowledged Camden's requirement that the post-development runoff by code cannot exceed the pre-development runoff for a 10 year storm, and he indicated that his plans will reflect that.
  - Mr. Hess said that his plans will indicate the ability to handle the runoff from a 10-year storm.
- Mr. Porter commented that when a preliminary plat is submitted, they would have to also submit a stormwater plan showing how stormwater will be managed. The sketch plan under consideration is just a concept plat at this point. Engineering plans will be reflected on the preliminary plat, as well as any required corps approvals.

- Rodney Needham asked Mr. Porter to explain the different plans that will be submitted in the process.
  - Dan Porter:
    - The plan under consideration here is the sketch plan, it is a conceptual plan. On this are the maximum densities, layout of the lots where they are located, where the buffers are, etc., and it is subject to change depending on the engineering requirements of the project. Once approved by Planning Board, the sketch plan goes to the Board of Commissioners for consideration.
    - If the sketch plan is approved by the BOC, the next stage is preliminary plat. At preliminary plat, all the conditions listed on the sketch plan have to be met. All the standards that are in the Camden Code of Ordinances regarding such things as stormwater, traffic, transportation, cul-de-sacs, buffers, open spaces, all these things have to be down on paper and get approved. Any required state approvals must also be submitted prior to submitting preliminary plat to the Planning Board... and once again it goes to Planning Board for consideration, then to BOC for consideration.
      - Preliminary plat can be done in phases.
    - If preliminary plat is approved by BOC, the next stage is final plat. Once the preliminary plat is approved, the developer can go out and begin building their infrastructure (grading roads, installing/improving ditches, etc.) according to the plans on the preliminary plat. If the preliminary plat is done in phases, they only do what is in that phase, and they would have to come back for each subsequent phase. If the preliminary plat was done for the whole development, they can proceed with the whole project.
    - Before they can build a house and receive a certificate of occupancy for it, all the roads have to be in, all the ditches have to be dug properly and certified, all the things that were on the preliminary plat have to be in place before they can record the lots and sell them.
- Fletcher Harris asked Mr. Hess about the price range for the houses to be built in the development.
  - Mr. Hess indicated that the houses would fall in the \$200,000 range.
- Rodney Needham asked Mr. Porter to clarify the zoning on the property in question.
  - Mr. Porter indicated it is in an R-2 zone which does allow doublewides, triplewides, modulars, and stick built houses.
    - Mr. Hess added to what Mr. Porter stated saying that the property owners association restrictive covenants (which have already been prepared and recorded) will limit what can be built to stick built only.
  - Mr. Porter indicated that the county cannot enforce the restrictive covenants, that it would be up to the property owners association to do this as the property is in an R-2 zone.
  - Mr. Porter further stated that if the developer wanted to rezone to R-3 it would place the restriction of stick built only on the development by code, but in doing so, the lot minimum sqft sizes would likely need to be increased.
  - Lot sizes on the development right now are right at the minimum sqft, which for an R-2 zone is 40,000 sqft.

At this point, Chairman Rodney Needham opened the floor up for public comment on this sketch plan.

Name: Buddy Tucker

Residence: Trotman Road, Shawboro NC

- Opposes development
- Spoke about ditch by his house, how developer wants to make it a canal
- Feels any enlargement of his ditch would cause irreparable harm to his trees
- Spoke about the amount of water and sewer that would be used / produced by the development if average usage of water was 100 gallons of water per day.
  - Mentioned that he and his neighbors use well water, and this might affect his well.
- Spoke about the additional traffic that would be generated along the roadway from entrances to the development on Ditchbank and Trotman Roads

Name: Terry Forehand

Residence: Trotman Road, Camden NC

- Opposes development
- Concerned about the amount of wastewater the development will produce
- Concerned about the drainage issues
- Concerned that this development would become a 'bedroom community' for people working in Tidewater... that those who eventually will live in the development might not contribute anything to the economic wellbeing of the county other than paying taxes
- Is concerned that more facilities like schools, law enforcement, fire, and rescue might be needed if this development is approved.
- Concerned about the nature of a high density development, said that if it was low density he would have no problem with it
- Concerned about the traffic that would be generated by the development
- Prefers rural nature of the county, and is concerned that the schools will be over-run

Name: Michelle Albertson

Residence: Ditchbank Road, Shawboro NC

- Opposes development
- Concerned about school system, need for more teachers, bigger facilities, etc.
- Concerned about the road, asked where the widening of the road would be
  - Dan Porter: Widening will be on the North side of Ditchbank Road
  - Tim Hess: Will be on the developer side of Ditchbank Road, DOT wants an easement if needed, and will be on developer side.
- Concerned about the drainage issues, wants to know where the water is going to go... her property floods every time it rains now... what's it going to do after development?
  - Tim Hess: Drainage issues are the reason for the ditch easement... to help steer runoff
- Disagrees with Hess about the direction and way that the run-off will go after development. Is very concerned about possibility of flooding now, worries it will be worse.

Name: Lisa Brown  
Residence: Maddrey Drive, Camden NC

- FAVORS Development
- Says that the house that is out there right now is very nicely built
- Is a licensed home seller, can show the house to anyone who is interested in seeing it
- Spoke about developers... said they were very experienced, having built several very nice developments and subdivision
- Said that the developers adhere to high standards, that if there are any problems they fix them
- Spoke about project being in phases, said that developers were not the type to 'cut and run', they stay around to take care of any problems that arise.
- Spoke about the drainage problem, said that the problem is pre-existing and that if anything, the developers will only improve the situation
- Spoke about the potential homeowners the development will bring into the area, these people will be taxpayers, and will likely shop in local shopping areas, thus contributing to the local economy
- Supports the developers and what they are trying to do.

Name: Ken Meiggs  
Residence: Trotman Road, Camden NC

- Opposes development
- Questioned developer on method of dealing with drainage. Asked how developer is going to be allowed to run drainage into a wetlands area (the back of his house beyond the ditch is swamp - wetlands)
- He is on well water. He feels that the number of septic tanks that would be going in if development is approved would have a grossly negative impact on the water quality of anyone who is on well water.
  - Rodney Needham addressed this concern by saying that the Army Corps of Engineers will be evaluating this concern at a different stage of the development. All that is being considered here is the sketch plan, which is conceptual.
- Concerned about drainage and flooding
- Spoke about housing costs, in his opinion \$200,000 is not that much for a house these days.
- Asked how big the lots were. Tim Hess replied they were 40,000 sqft.
- Mr. Meiggs opinion is that rural areas should stay rural. He doesn't feel the development will help the county. He also feels that the development will be a bedroom community.

Name: Joyce Ward  
Residence: Sandy Hook Rd, Shawboro NC

- Opposes development
- Would like to see more houses in area to build up her cleaning business, but not in the location these developers are proposing
- Has been in the house on the development property. Said it was cute, not a bad looking house. Said it probably would not bring the development area down. Still does not want a development there though.
- Would rather see that land used as farmland rather than put a development there
- Agrees with and stands with those present regarding the issues that have already been brought up

Dan Porter commented that there is General Use District zoning in the area, with higher minimum lot sizes. Mr. Porter stated that the property in question has been zoned the way it is for a long time. The developer is not asking for a rezoning in order to do what they are doing.

Chairman Rodney Needham added that the sketch plan being seen here is to get the process started, to give the developer an opportunity to hear from the public on what the concerns and potential problems are so that they will have a chance to address these issues. Mr. Needham commented that the developer still has a long way to go.

Name: Greg Houston  
Residence: Trotman Road, Shawboro NC

- Concerned about the amount of potential traffic, and the possible problems that come with that amount of traffic. Is worried about the narrow road, deep ditches on either side, and the possible dangers to personal property and even life due to people speeding up and down the road.
- Concerned about the possibility of high amount of children added into the community... worried about not having enough activities to keep them occupied and out of trouble.
- Concerned that the development will become a high transient neighborhood.
- Concerned that there will be an increase in criminal activity.
- Concerned that if there is an increase in criminal activity, it will have a negative impact on the value of property in the area.
- Concerned about the nature of high density in the development.

At this time, Chairman Rodney Needham asked if there were any more public comments regarding this sketch plan. He then asked the Board if there were any further questions. Hearing no further comments from the public or questions from the Board, he entertained a motion.

Vice Chairman Calvin Leary made a motion to approve the sketch plan. David Bundy seconded the motion. The motion passed with Chairman Rodney Needham, Vice Chairman Calvin Leary, Members Fletcher Harris, Michael Etheridge, and John Aydlett voting aye; none voting no; 1 absent; none not voting.

**Information from Board and Staff**

Dan Porter reported the following:

- Comprehensive Plan final draft will be ready later this month, there will be a steering committee meeting on it in July, then it will go to the Board of Commissioners in August.

**Consider Date of Next Meeting - July 18, 2012**

**Adjournment**

At 7:51 pm, Michael Etheridge made a motion to adjourn the meeting. David Bundy seconded the motion. The motion passed with Chairman Rodney Needham, Vice Chairman Calvin Leary, Members Fletcher Harris, Michael Etheridge, and John Aydlett voting aye; none voting no; 1 absent; none not voting.

Date: \_\_\_\_\_

Approved: \_\_\_\_\_  
Chairman Rodney Needham

Attested: \_\_\_\_\_  
Amy Barnett, Planning Clerk