



CAMDENCOUNTY
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PLANNING BOARD

June 21, 2017

7:00 PM

Regular Meeting

Historic Courtroom

Courthouse Complex

Agenda

**Camden County Planning Board
Regular Meeting
June 21, 2017, 7:00 PM
Historic Courtroom, Courthouse Complex**

ITEM I. Call to Order & Welcome

ITEM II. Consideration of Agenda

1. Motion to Approve Agenda: As Presented OR As Amended

ITEM III. Consideration of Minutes

1. Minutes - February 15, 2017; March 15, 2017; April 19, 2017
2. Motion to Approve Minutes from 2-15-17: As Written OR As Corrected
3. Motion to Approve Minutes from 3-15-17: As Written OR As Corrected
4. Motion to Approve Minutes from 4-19-17: As Written OR As Corrected

ITEM IV. Public Comments

ITEM V. Old Business

ITEM VI. New Business

Item A. UDO 2017-05-21 Sketch Plan Sleepy Hollow Estates

1. UDO 2017-05-21 Sketch Plan Sleepy Hollow Estates
2. Motion to Approve or Deny Sketch Plan

Item B. UDO 2016-09-14 Special Use Permit Preliminary Plat Sandy Hook Crossing

1. UDO 2016-09-14 Special Use Permit Preliminary Plat Sandy Hook Crossing
2. Motion to Approve or Deny Special Use Permit

ITEM VII. Information from Board and Staff

ITEM VIII. Consider Date of Next Meeting - July 19, 2017

ITEM IX. Adjourn



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

Minutes

Item Number: 3.1

Meeting Date: June 21, 2017

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

Item Title Minutes - February, March, April 2017

Attachments: February 15, 2017 Planning Board Minutes (PDF)
March 15, 2017 Planning Board Minutes (PDF)
April 19, 2017 Planning Board Minutes (PDF)

Summary:

Minutes from February, March, and April meetings of the Camden County Planning Board

Recommendation:

For your review and possible approval

CAMDEN COUNTY PLANNING BOARD

Regular Meeting - February 15, 2017

Camden County Planning Board
Regular Meeting
February 15, 2017, 7:00 PM
Historic Courtroom, Courthouse Complex
Camden, North Carolina

MINUTES

The regular meeting of the Camden County Planning Board was held on February 15, 2017 in the Historic Courtroom, Camden, North Carolina. The following members were present:

CALL TO ORDER & WELCOME

Planning Board Members Present:

Attendee Name	Title	Status	Arrived
Calvin Leary	Chairman	Present	6:50 PM
Fletcher Harris	Board Member	Present	6:50 PM
Patricia Delano	Vice Chairman	Present	6:50 PM
Michael Etheridge	Board Member	Present	6:50 PM
Rick McCall	Board Member	Present	6:50 PM
Ray Albertson	Board Member	Present	6:50 PM

Staff Members Present:

Attendee Name	Title	Status	Arrived
Dan Porter	Planning Director	Present	6:50 PM
Dave Parks	Permit Officer	Present	6:45 PM
Angela Wooten	BOC Clerk	Present	6:35 PM

Planning Clerk Amy Barnett was absent due to a prior engagement. Clerk to the Board Angie Wooten clerked the meeting in her stead.

Others Present:

Attendee Name	Company	Title	Purpose	Meeting Section
Gary Dunstan	Harbinger Land & Timber LLC & Assorted Development Corp	Owner/ Developer/ Applicant	Applicant for Special Use Permit	NB Item A
Mark Bissell	Bissell Professional Group	Engineer	Represent Applicant	NB Item A

Attachment: February 15, 2017 Planning Board Minutes (1719 : Minutes - February, March, April 2017)

CAMDEN COUNTY PLANNING BOARD

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22 **I. CONSIDERATION OF AGENDA**23 **Motion to Approve Agenda: As Presented**

24	RESULT:	PASSED [UNANIMOUS]
25	MOVER:	Michael Etheridge, Board Member
26	SECONDER:	Ray Albertson, Board Member
27	AYES:	Leary, Harris, Delano, Etheridge, McCall, Albertson

28 **II. CONSIDERATION OF MINUTES**

29 November 16, 2016 Minutes

30	RESULT:	APPROVED AS WRITTEN [UNANIMOUS]
31	MOVER:	Fletcher Harris, Board Member
32	SECONDER:	Rick McCall, Board Member
33	AYES:	Leary, Harris, Delano, Etheridge, McCall, Albertson

34 **III. PUBLIC COMMENTS**

35 None.

36 **IV. OLD BUSINESS**

37 None.

38

Attachment: February 15, 2017 Planning Board Minutes (1719 : Minutes - February, March, April 2017)

CAMDEN COUNTY PLANNING BOARD

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39 **V. NEW BUSINESS**40 **A. UDO 2015-06-07 Special Use Permit Preliminary Plat Mill Run - Common Open**
41 **Space Major Subdivision**

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43 Dan Porter described this item and read through the Staff Report as incorporated herein below:

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STAFF REPORT**UDO 2015-06-07, Special Use Permit
Preliminary Plat Mill Run - Common Open
Space Major Subdivision****PROJECT INFORMATION**

File Reference: UDO 2015-06-07
Project Name: Mill Run
PIN: 01-7090-00-07-6888-0000 and
01-7090-00-17-0117-0000
Applicant: Harbinger Land & Timber LLC &
Assorted Development Corp - Gary Dunstan
Address: PO Box 4
Harbinger, NC 27941
Phone: (252) 202-1100
Email:
Agent for Applicant: Bissell Professional Group
Mark Bissell
Address: 3512 N. Croatan Hwy
Phone: (252) 261-1760
Email:
Current Owner of Record: Same as applicant
Application Received: 12/21/16
By: David Parks, Permit Officer
Application Fee Paid: \$9,000 Check#1243
Completeness of Application: Application is generally complete

Attachment: February 15, 2017 Planning Board Minutes (1719 : Minutes - February, March, April 2017)

CAMDEN COUNTY PLANNING BOARD

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79 Documents received upon filing of application or otherwise included:

- 80 **A.** Land Use Application
 81 **B.** Preliminary Plat (7 copies)
 82 **C.** Construction Drawings (2 copies)
 83 **D.** Perc Tests (45) from Albemarle Regional Health Services
 84 **E.** Army COE Wetland Determination
 85 **F.** DENR Stormwater Permit SW7170101
 86 **G.** DENR E&S Control Plan No. Camde-2017-001
 87 **H.** Approval letter for Drainage Plan
 88 **I.** Technical Review Committee inputs

89

90 Meeting Dates:

91

92 Technical Review: February 1, 2017**93 Planning Board:** February 15, 2017

94

95 PROJECT LOCATION:

96

97 Street Address: Property fronted by Sandy Lane, Keeter Barn and Sharon Church Roads**98 Location Description:** South Mills Township

99

100 REQUEST:

101

102 Special Use Permit Preliminary Plat Mill Run Common Open Space Major Subdivision - 45 lots
 103 (smallest proposed lot size 22,880 sf or approximately .5 acres) Article 151.290 of the Code of
 104 Ordinances.

105

106 SITE DATA

107

108 Lot size: Two parcels approximately 54 acres total.**109 Flood Zone:** Zone X (Located outside the 100 year flood)**110 Zoning District(s):** Base Zoning; Basic Residential (R3-1 & R3-2 (wooded areas))**111 Adjacent property uses:** Predominantly agriculture with some residential.**112 Streets:** Shall be dedicated to public under control of NCDOT**113 Street Name:** Mill Run Loop**114 Open Space:** 23.68 acres**115 Landscaping:** Landscaping Plan required at Preliminary Plat**116 Buffering:** Per Article 151.232(N), a 50' landscaped vegetative buffer required along
 117 all property lines that abut non-residential uses.

118 Recreational Land: Per Article 151.294(B)(4) A minimum of 2,000 square feet of open space
 119 per dwelling must be designated and improved for active recreation. 45 lots x
 120 2,000 = 95,000 sf or 2.1 acres. Per Article 151.232(I)(3) Recreational Land: The
 121 developer shall at the County's option make a payment to the county of the
 122 amount of money equal to the value of the 2.1 acres as it would be appraised
 123 following its subdivision. Applicant has provided a pedestrian trail around his
 124 development with exercise stations located at various spots.

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125 **ENVIRONMENTAL ASSESSMENT**

126

127 **Streams, Creeks, Major Ditches:** Mill Run Ditch.

128

129 **Distance & description of nearest outfall:** Mill Run Ditch is located to the east of the wooded
130 portion of the property and will probably be utilized as the outfall.

131

132 **TECHNICAL REVIEW STAFF (SKETCH PLAN) COMMENTS**

133

134 **1. South Mills Water:** Approved.135 **2. Albemarle Regional Health Department:** Perc test completed on all 45 lots.136 **3. South Mills Fire Department:** Disapproved (see attached)137 **4. Postmaster Elizabeth City:** Community Mail Box location on plans138 **5. Army Corps of Engineers:** Delineation complete. No wetlands on site.139 **6. Superintendent Camden County Schools:** Did not attend.140 **7. Superintendent/Transportation Director of Schools:** Approved. No bus stop shelter required.141 **8. Sheriff's Office:** Approved.142 **9. Camden Soil & Water Conservationist:** Did not attend TRC meeting.143 **10. NCDOT:** Approved.144 **11. Parks & Recreation:** Did not attend TRC meeting.145 **12. Mediacom:** Did not attend TRC meeting.146 **13. Albemarle EMC:** Approved.147 **14. Century Link:** Did not attend TRC meeting.148 **15. Pasquotank EMS:** Approved.

149

150 **PLANS CONSISTENCY**

151

152 **CAMA Land Use Plan Policies & Objectives: *Consistent.*** Land Suitability Maps (below)
153 reflect Very High Suitability for the portion of the property proposed to be subdivided.

154

155 **2035 Comprehensive Plan: *Consistent.*** Property zoned R3-1 (farmland) is consistent with
156 Comprehensive Plan as area to be subdivided is designated as Rural Residential One Acre.

157

158 **Comprehensive Transportation Plan: *Consistent.*** Property abuts Sandy Lane (SR 1227)
159 (unpaved), Keeter Barn (SR 1226) and Sharon Church (SR 1231) Roads.

160

161 **FINDINGS REGARDING ADDITIONAL REQUIREMENTS:**

162

163 **Endangering the public health and safety? *Yes AND No.*** Staff's opinion is that application
164 does not appear to endanger the public health and safety. Although the project will not have
165 officially fire rated fire hydrants, the Fire Chief stated he will use flushing hydrants if they have
166 4 inch connections. Otherwise water can be hauled from nearby natural water sources.

167

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

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171 **Harmony with the area in which it is located?** *Yes.* 2035 Comprehensive Plan has land
 172 designated as Rural Residential and CAMA Land Suitability Maps has land designated as High
 173 Suitability. Joyce Landing subdivision adjacent to property.

174

EXCEED PUBLIC FACILITIES

176

177 **Schools?** *Yes.* Proposed development will generate 20 students (.44 per household x 45
 178 households). High School over capacity: 2016/2017 capacity: 570 Enrollment: 607.

179

180 **Fire and Rescue:** *Yes.* Hydrants will be installed, however according to South Mills Water,
 181 they are flushing hydrants which are not considered by name adequate for the required flow of
 182 500 PSI. This will affect insurance premiums for owners as their fire ratings will be a 9 vice a 6
 183 with fire hydrants.

184

185 **Law Enforcement:** *No.* Approved.

186

PLANNING STAFF RECOMMENDATION:

188

189 **Planning Staff recommends approval of Preliminary Plat for Mill Run Common Open**
 190 **Space Subdivision with the caveat that the developer and future owners understand that**
 191 **the installed hydrants are inadequate public facilities since they cannot be certified as fire**
 192 **rated with the South Mills Fire Department.**

193

194 **If the Planning Board recommendation is for approval of Preliminary Plat Mill Run**
 195 **Common Open Space Major Subdivision recommend approve with the following**
 196 **conditions:**

197

- 198 1. The applicant must strictly abide by all requirements of the Unified Development Ordinance
 199 of Camden County, North Carolina, and must also strictly comply with all other local, state,
 200 and federal ordinances, laws, rules and regulations as one or more ordinances, laws, rules and
 201 regulations may apply to this development.
- 202 2. The applicant shall complete the development strictly in accordance with the approved
 203 Preliminary Plat and specifications submitted to the Planning Office of Camden County,
 204 North Carolina, and contained in the file titled (UDO 2015-06-07).
- 205 3. All lots shall be crowned to where the dwelling is located to an elevation at or above the 100
 206 year flood as indicated in the Construction drawings. These elevations shall be verified by a
 207 Surveyor or Engineer licensed to do business in North Carolina prior to final inspection for
 208 the dwelling.
- 209 4. Developer shall install exercise stations (minimum 8) along pedestrian path.
- 210 5. Developer and or Home Owners Association shall provide Camden County certification by a
 211 licensed North Carolina Engineer of compliance with approved Drainage Plan for Mill Run
 212 every five years starting from recording of Final Plat in the Camden County Registry of
 213 Deeds.

214

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- 215 6. Home Owners Restrictive Covenants shall include the following information:
 216 a. All requirements (to include Maintenance and allowable built upon area) listed under
 217 NCDENR Stormwater Permit No. SW7170101 dated January 17, 2017
 218 b. Maintenance requirements of the outfall ditch leading into Mill Run Ditch
 219 c. The re-certification to the County of the approved drainage plan every five years.
 220 d. Maintenance of all open space and improvements throughout the subdivision.
 221 7. If any of the conditions affixed hereto or any part thereof shall be held invalid or void, then
 222 this approval in its entirety shall be void and have no effect.
 223

 224
 225 Items to note from Staff Report:

- 226 • Applicant is Gary Dunstan, the owner, and is represented by Engineer Mark Bissell of
 227 Bissell Professional Group
- 228 • Approval letter for drainage plan - drainage plan has been generally approved with some
 229 changes that had to be made and the applicant is in the process of making those changes
 230 at present, so what ever action is taken by the Planning Board at this meeting will be
 231 pending final approval of the drainage plan by the County's engineer.
- 232 • Common Open Space Subdivision - 50% of land must be set aside as open space and for
 233 the benefit of doing that the applicant is allowed reduced lot sizes which size will depend
 234 on the requirements set by the Health Department as far as how much land is required per
 235 lot for septic systems
 236

237 Dan Porter introduced Mark Bissell of Bissell Professional Group who spoke about this project.
 238

239 Mr. Bissell reminded the board about previous actions with regard to this project

- 240 • Obtained rezoning a couple of years ago
- 241 • Came before board with sketch plan about one and a half years ago
 242

243 Mr. Bissell added the following:

- 244 • The plan before the board is practically identical to the sketch plan
- 245 • All the state permits are in place including approval from the NCDOT for the two roads,
 246 and the encroachment agreement for the installation of the water line.
- 247 • Stormwater modeling & Stormwater Retention
- 248 • Project as presented, believe to meet all requirements of UDO
- 249 • Wooded area has been cleaned up and thinned out for future possible uses

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250 At this time, Dan Porter added the following:

- 251 • Property is located at the corner of Sharon Church, Lilly, and Keeter Barn Roads
- 252 • Adjacent to a recent approval of an 18 lot subdivision along Keeter Barn Road,
- 253 driveways along which enter and exit off of Keeter Barn Road
- 254 • Mill Run, the proposed subdivision before the Board tonight, has an interior road such
- 255 that all driveways enter and exit from the interior roadway inside the subdivision
- 256 • Proposed subdivision is composed of 2 parcels of land, both of which split Sharon
- 257 Church Road. The portion of land on the east side of Sharon Church Road is wooded
- 258 with a canal at the eastern property boundary. The same portion described above is set
- 259 aside as open space. The wooded area has been cleaned up and thinned out.

260

261 Dave Parks asked about the berm on the west side of the Joyce Creek tributary which runs along

262 the eastern border of the property. Mr. Parks asked if the berm was going to stay in place or if it

263 was going to be removed. Mr. Bissell stated he had been in contact with the Army Corps of

264 Engineers and they said they had no jurisdiction over that. Mr. Bissell further stated his opinion

265 that it would look better if the embankment were leveled out. Mr. Porter commented that the

266 berm was probably left over dirt from when the canal / tributary were dug out. Mr. Bissell also

267 commented that the Joyce Creek Advisory Commission was fine with leveling it out.

268

269 Mr. Porter continued reading through the staff report as shown herein above on previous pages,

270 and noted the following:

- 271 • Mill Run Ditch is the outfall for this project
- 272 • Staff has asked for a letter from the school system confirming that no bus stop shelter is
- 273 required. That letter is still forthcoming as of the date of this meeting.

274

275 Additional information provided by Mr. Porter regarding findings:

- 276 • Endangering Public Health & Safety: Yes AND No
 - 277 ○ Will not have officially rated fire hydrants
 - 278 ○ Will have flushing fire hydrants
 - 279 ○ Fire chief stated Fire Department can use the flushing hydrants if they have 4"
 - 280 lines / connections, otherwise Fire Department will have to haul water from
 - 281 nearby water sources.
- 282 • Exceed Public Facilities
 - 283 ○ Schools
 - 284 ■ High School is over capacity, facility capacity is 570 and the 2016/2017
 - 285 enrollment is 607; however the school system did not disapprove during
 - 286 Technical Review, so staff feels that the schools can accommodate the
 - 287 students

288

Attachment: February 15, 2017 Planning Board Minutes (1719 : Minutes - February, March, April 2017)

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- 289 ○ Fire & Rescue
 290 ▪ Staff feels project will exceed public facilities with regard to Fire &
 291 Rescue.
 292 • Due to South Mills Water Association policies, project can only
 293 install flushing hydrants.
 294 • The requirement for fire flow is that a hydrant must be able to
 295 provide a flow of 500 gallons per minute with a residual line
 296 pressure of 20 psi in order to be a fire rated fire hydrant.
 297 • Hydrants adjacent to the project property were tested and had
 298 flows of 600 on one and a little over 700 on another
 299 • South Mills Water Association will not let the developer put rated
 300 fire hydrants in the project because their interpretation of the law is
 301 that the state requires the whole system to be fire rated, and the
 302 whole system is not fire rated. No rural fire protection system is
 303 fully rated because rural systems always have dead end lines in
 304 their systems.
 305 • South Mills Water Association will allow flushing hydrants
 306

307 County Ordinance §151.182(A) FIRE HYDRANTS: "Every major subdivision that is served by
 308 a county-owned water system or a private /public central water system with at least 6" lines shall
 309 include a system of fire hydrants sufficient to provide adequate fire protection for the buildings
 310 located or intended to be located within the development."
 311

- 312 • In the case of this development, the hydrants are flushing hydrants, not fire hydrants, but
 313 they do / will have a flow as indicated by the tests run on the adjacent fire hydrants which
 314 established the amount of flow in the lines adjacent to the project, and to which the
 315 flushing hydrants will be connected.
 316 • Difference between rated fire hydrant and a flushing hydrant is, even though a flushing
 317 hydrant will flow at 600-700 gallons per minute, insurance companies will not give home
 318 owners credit for being within 500 feet of a fire hydrant. Instead of an ISO rating of 6,
 319 homeowners in a subdivision equipped with flushing hydrants will have a 9 on their ISO
 320 rating meaning their insurance costs will be higher than if they were within 500 feet of a
 321 fire rated fire hydrant.
 322

323 County Ordinance §151.183 - WATER SUPPLY FOR FIRE PROTECTION IN
 324 DEVELOPMENTS NOT SERVED BY THE PUBLIC WATER SUPPLY SYSTEM: "Every
 325 residential development containing 20 or more lots and every non-residential subdivision
 326 containing 10 or more lots shall provide a supply of water that is sufficient to provide adequate
 327 fire fighting capability with respect to every building that is reasonably expected to be
 328 constructed within the development.

329 (A) The Administrator shall determine the types, sizes, dimensions and spatial
 330 relationships of buildings anticipated within the development by using the best information
 331 available, including, without limitation, market experience, the developer's plans and the list of
 332 permissible uses in § 151.334 and other requirements set forth in this chapter.
 333

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334 (B) The developer may provide the required water supply by resort to ponds, wells,
 335 cisterns, above ground storage tanks, water lines, where a community water supply system is
 336 installed, any combination of the foregoing, or any other means, so long as the facilities satisfy
 337 the requirements of this section.

338 (C) The water supply facilities may be located on or off the site of the development.
 339 However, off-site facilities shall be acceptable only if the developer has a sufficient legal interest
 340 in the facilities to ensure that the facilities will be available to serve the development as long as
 341 they are needed.

342 (D) The water supply facilities must be of the size and so located that within 2,500
 343 feet of every anticipated building in the development a sufficient volume of water is available at
 344 all times of the year to supply the water flow needed to suppress a fire on each building

345 (E) In determining needed water flow for anticipated buildings, the Administrator
 346 shall be guided by the standards promulgated by the Insurance Service Office, which standards
 347 shall be available in the office of the Administrator. However, the Administrator may modify
 348 these standards warranted upon the advice of the Chief of the applicable Volunteer Fire
 349 Department to the end that the basic objective of this section set forth above might most
 350 reasonably be satisfied.

351 (F) Water supply sources shall be so located so that fire-fighting vehicles will have
 352 ready access to the sources at all times. A hard surfaced roadway shall be provided to the water
 353 source as well as a hard surfaced, turnaround area of sufficient dimensions to facilitate access by
 354 fire-fighting vehicles to and from the water source.

355 (G) Water supply sources shall be provided with the necessary equipment and
 356 connections (such as, dry hydrants in ponds) to ensure that fire-fighting equipment can draw
 357 water from the sources in the most efficient manner reasonably possible.

358 (H) The developer or his or her successor shall be responsible for ensuring that all
 359 water supply sources, access roadways and other facilities or equipment required under this
 360 section are maintained."

- 361
- 362 • Sections (A) through (H) of this ordinance give the administrator (Camden Staff) the
 - 363 ability to consider alternate methods as long as the Fire Chief in the local area approves.
 - 364 ○ Flushing hydrants are considered an alternate method
 - 365 ○ Fire Chief Tommy Banks met with developer, looked at plans and locations of 3
 - 366 hydrants, and what is being proposed for use and is ok with it. Chief Banks
 - 367 indicated to Mr. Porter that as long as he can hook a fire hose to it, he can use the
 - 368 hydrants to start putting a fire out while the Fire Department waits for tankers to
 - 369 arrive.

370

371 Patricia Delano asked if there was a risk of freezing to the flushing hydrants. Mr. Bissell
 372 responded to this saying that flushing hydrants work the same way that a fire hydrant does, and
 373 they also look the same. Flushing hydrants can handle 700 gallons per minute of flow, but just
 374 can't be called fire hydrants on the state approved plans.

375

376 Mr. Porter added that there are such things as "pencil" hydrants, which are slender hydrants with
 377 no connections for fire hoses. Those types are for flushing the system to keep water clean. The
 378 type of flushing hydrant proposed for this development has connections for fire hoses.

379

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380 Rick McCall asked why the board is being asked to approve a plan that doesn't necessarily meet
 381 the requirements regarding fire protection. Mr. Bissell responded saying that the system shown
 382 on the plans is providing the same amount of fire protection that every other development in the
 383 South Mills area has. The reason this is an issue and will be an issue going forward is that the
 384 state changed their application last year and they added a question which asks: "Is the system
 385 that is providing water rated for fire protection? Yes No"

386
 387 Mr. Porter amended what Mr. Bissell stated regarding the question on the application saying that
 388 it also asks "Are the water mains *and* the system that is providing water rated for fire
 389 protection?"

390
 391 Mr. Bissell stated that the water mains are rated, but the system as a whole is not. The question
 392 requires the owner of the water system to make a finding as to whether or not they are a fire rated
 393 system and South Mills Water Association has not done that. Having not done that, they cannot
 394 check the box saying that the system providing water is fire rated throughout the entire system.
 395 This is the reason that the hydrants cannot be called fire hydrants on the construction plans.
 396 They can be called Flushing Hydrants but not Fire Hydrants, even though that is what they are.

397
 398 The hydrant around the corner from Mill Run tested at 650 gallons per minute not including the
 399 residual psi. Mr. Bissell stated they had modeled through the system and it has the same flow
 400 and pressure available to every house in Mill Run because of the 6" loop water line which will
 401 provide between 600-700 gallons per minute of flow to each house in the subdivision.

402
 403 Mr. Bissell stated that he and Gary Dunstan, the owner/developer, met with Fire Chief Tommy
 404 Banks during the 2nd week of February to further discuss this issue. Chief Banks did not initially
 405 understand that what is in effect the same as any other hydrant is what is proposed. At that
 406 meeting, Chief Banks indicated to Mr. Bissell that the Fire Department has a written agreement
 407 with South Mills Water Association that allows them to use the hydrants. Chief Banks also
 408 indicated that the Fire Department meets periodically with ISO to test hydrants and evaluate the
 409 facilities and they then do a rating. Each time they do this, they review the agreement for the use
 410 of those hydrants. Chief Banks further stated to Mr. Bissell at that meeting that because the
 411 development is less than 6 miles from the fire station and because there are hydrants there with
 412 greater than 250 gallons per minute flow capacity that ISO would give a class 6 rating for the
 413 development.

414
 415 Mr. Bissell explained that South Mills Water Association is the applicant for the state permit.

416 Mr. Porter added that the way the process works is:

- 417 • The developer submits water main plans to South Mills Water Association
- 418 • South Mills Water Association reviews the plans and then sends an application and the
 419 plans to the state for their review.

420 So, the water supplier is the actual applicant for the state permit.

421

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CAMDEN COUNTY PLANNING BOARDRegular Meeting - February 15, 2017

422 Rick McCall asked why was the County being asked to take the responsibility of approving what
423 type of hydrant a development should use. Mr. Bissell responded saying that the type of hydrant
424 being used is the same type as any other hydrant in the county, just that they can't be called "fire"
425 hydrants unless the water supplier has the ability to check the "yes" box on the aforementioned
426 application question regarding the system's fire rating status.

427
428 Mr. Porter observed that it is a matter of semantics. South Mills Water Association interprets the
429 state rules & requirements as that their entire system must be fire rated with the ability to provide
430 500 gallons per minute with 20 psi system wide, and that is not possible in rural water systems.
431 Mr. Porter added that South Mills Water Association and South Camden Water District handle
432 this question differently. South Camden Water District looks at the site and evaluates the water
433 mains at the site to determine if they can provide adequate flow for fire protection. South Mills
434 Water Association looks at the entire system, so while South Camden will check yes based on
435 site specificity, South Mills will not.

436
437 Dave Parks mentioned that Joyce Landing was required to install 3 hydrants in their development
438 as a condition by South Mills Water. They were able to install "fire" hydrants without going to
439 NCDENR as the water lines already existed.

440
441 Michael Etheridge asked for clarification about the ISO rating, whether it would be a 9 or a 6.
442 Mr. Bissell stated that Fire Chief Tommy Banks had told him that he believed the rating would
443 be a 6 just like all the other subdivisions. Dan Porter commented that his impression was that if
444 the hydrants were not formal "fire" hydrants that the ISO rating would be negatively affected.

445
446 Dan Porter stated that this became an issue due to a change in administration this past January
447 (2017) of the ISO. The new administration tightened up on many requirements and this was one
448 of them. Due to this, Camden County will likely see this situation come up again as more
449 development takes place in the South Mills area.

450
451 Patricia Delano asked if the size of the water lines would remain the same. Dan Porter
452 confirmed that they would and that the only difference was what the hydrants were being called
453 on the plans.

454
455 Staff is recommending approval of the Preliminary Plat for Mill Run Common Open Space
456 Major Subdivision as long as the developer and future owners understand that the hydrants are
457 considered inadequate public facilities since they cannot be certified as fire rated with the South
458 Mills Fire Department. Mr. Porter added that the proposed system is adequate in the real world
459 but not adequate in the theoretical world (on paper).

460
461 At this time, Chairman Calvin Leary asked if there were any further questions or comments.

462
463 Mr. Bissell stated that he and the developer/owner had a concern with condition # 4 in the staff's
464 recommendations having to do with exercise stations. He stated that once installed, it is difficult
465 to get people to maintain them.

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466 Mr. Gary Dunstan, the developer/owner/applicant, mentioned an exercise station that is located
 467 on city property in Kill Devil Hills NC. He stated that it is not kept up and is subject to being
 468 vandalized. Mr. Dunstan suggested instead of putting exercise stations around the trail, to build
 469 a centrally located park area in the open wooded area. He added that it could be utilized by both
 470 residents of the subdivision and the county as a whole. He proposed a play ground area as well
 471 as parking and so on. He added that the wooded area has already been cleared enough to do
 472 something like this.
 473

474 Michael Etheridge asked whose responsibility would it be to maintain such an area. Mr. Dunstan
 475 replied that the Home Owners Association would maintain it, or it could be donated to the
 476 County and they could do the work. His main concern is that it is easier to maintain facilities if
 477 they are not spread out all over a development and are instead in one centralized location.
 478

479 Rick McCall voiced his opinion that exercise stations at various points along a walking / jogging
 480 path are more desirable because it gives walkers / joggers a place to stop along the way and do
 481 various types of exercises as they go along.
 482

483 Mr. Parks suggested changing condition # 4 to the following: "Developer shall submit a
 484 recreational plan to be approved by the Planning Board at Final Plat."
 485

486 Mr. Porter observed that the recreational plan would need to be approved and improvements in
 487 place prior to final plat.
 488

489 Mr. Parks added to his suggestion that the developer could submit a bond to the County for the
 490 recreational improvements and stipulate that the improvements be in place by 25% build out of
 491 the development.
 492

493 Mr. Porter clarified Mr. Park's suggestion as follows: "Developer shall submit a recreational
 494 plan to be approved by the Planning Board prior to the Final Plat and submit a bond for the
 495 recreational improvements which shall be completed by 25% build out." Chairman Calvin Leary
 496 asked if a motion was needed. Mr. Porter stated that the conditions affixed to the Special Use
 497 Permit could be amended to reflect this.
 498

499 Rick McCall asked if a combination of recreational options could be provided on the plan. Mr.
 500 Dunstan stated he could do that.
 501

502 Hearing no further questions or comments, Chairman Calvin Leary called for a motion.

503 Motion to Approve UDO 2015-06-07 Special Use Permit Preliminary Plat Mill Run -
 504 Common Open Space Major Subdivision with amended conditions as stated by staff.

505	RESULT:	PASSED [UNANIMOUS]
506	MOVER:	Rick McCall, Board Member
507	SECONDER:	Michael Etheridge, Board Member
508	AYES:	Leary, Harris, Delano, Etheridge, McCall, Albertson

509

Attachment: February 15, 2017 Planning Board Minutes (1719 : Minutes - February, March, April 2017)

CAMDEN COUNTY PLANNING BOARDRegular Meeting - February 15, 2017

510 **VI. INFORMATION FROM BOARD AND STAFF**

511

512 Dan Porter provided the following information:

- 513 • The Board of Commissioners will likely ask staff to revise the Solar Farm Ordinance at
514 the 3-6-17 BOC meeting. Those revisions once made will be brought before the Planning
515 Board first then to the BOC. Time frame on this is probably about 3-4 months. A
516 moratorium on solar farms may be proposed in order to have time to revise the ordinance
517 and get it in place
- 518 • The first module of the UDO re-write is expected to be completed soon. A joint session
519 with the Planning Board and Board of Commissioners will be called at that time to
520 review it.
- 521 • Staff is in the process of reviewing for administrative approval 109 units for Camden
522 Plantation. Recall that Camden Plantation's master plan was approved and all further
523 approvals of units to be built are administrative in nature.
- 524 ○ Their stormwater plan makes use of water features of their golf course so they
525 will be putting part of that in place with the first phase of their build.
526

527 **VII. CONSIDER DATE OF NEXT MEETING - MARCH 15, 2017**

528

529 **VIII. ADJOURN**

530

Motion to Adjourn

531

RESULT:	PASSED [UNANIMOUS]
MOVER:	Ray Albertson, Board Member
SECONDER:	Fletcher Harris, Board Member
AYES:	Leary, Harris, Delano, Etheridge, McCall, Albertson

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540 *ATTEST:*

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*Dave Parks, Permit Officer
Camden County Planning Department*

*Chairman Calvin Leary
Camden County Planning Board*

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CAMDEN COUNTY PLANNING BOARD

Regular Meeting – March 15, 2017

Camden County Planning Board**Regular Meeting****March 15, 2017 7:00 PM****Historic Courtroom, Courthouse Complex****Camden, North Carolina****MINUTES**

The regular meeting of the Camden County Planning Board was held on March 15, 2017 in the Historic Courtroom, Camden, North Carolina. The following members were present:

CALL TO ORDER & WELCOME

Planning Board Members Present:

Attendee Name	Title	Status	Arrived
Calvin Leary	Chairman	Present	6:50 PM
Fletcher Harris	Board Member	Present	6:50 PM
Patricia Delano	Vice Chairman	Present	6:50 PM
Michael Etheridge	Board Member	Absent	
Rick McCall	Board Member	Absent	
Ray Albertson	Board Member	Present	6:50 PM
Steven Bradshaw	Board Member	Present	6:50 PM

Staff Present:

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

Others Present

Attendee Name	Company/Title	Purpose	Meeting Section
Nick Rackley	E.T. Hyman Surveying	Speaking on behalf of Estate of Robert L. Whaley Jr. Regarding rezoning of 210 & 222 NC Hwy 343 South	New Business Item A
Jason Mizelle	Eastern Carolina Engineering PC	Speaking on behalf of Adam Maurice of A&B Building Inc.	New Business Item B
Adam Maurice	A&B Building Inc.	Applicant, Sketch Plan for The Fairfax, Major Subdivision	New Business Item B
Randy Krainiak	Adjacent Property Owner	Voice Concerns	New Business Item B
Thomas Harrison	Adjacent Property Owner	Voice Concerns	New Business Item B

CAMDEN COUNTY PLANNING BOARD

Regular Meeting – March 15, 2017

18 CONSIDERATION OF AGENDA**19 Motion to Approve Agenda: As Presented**

20	RESULT:	PASSED [UNANIMOUS]
21	MOVER:	Patricia Delano, Vice Chairman
22	SECONDER:	Ray Albertson, Board Member
23	AYES:	Leary, Harris, Delano, Albertson, Bradshaw
24	ABSENT:	Etheridge, McCall

25 CONSIDERATION OF MINUTES

26 With Clerks apology, will be considered at next regularly scheduled meeting.

27 PUBLIC COMMENTS

28 NONE

29 OLD BUSINESS

30 NONE

31 NEW BUSINESS**32 *Item A. UDO 2017-02-16 Rezoning 210 and 222 South 343***

33 Dave Parks read through the Staff Report, incorporated herein below:

34 -----

35

36

37 **STAFF REPORT**

38 **UDO 2017-02-16**

39 **Zoning Map Amendment**

41 PROJECT INFORMATION

42

43 **File Reference:** UDO 2017-02-16

44 **Project Name:** N/A

45 **PIN:** 02-8934-02-68-8036

46 02-8934-02-78-5266

47 **Applicant:** Estate of Robert L. Whaley, Jr.

48 **Address:** 3 Duchess Court, Baltimore, MD, 21237

49 **Phone:** (443) 559-6604

50

51 **Agent for Applicant:** E.T. Hyman Surveying

52 **Address:** 133 US Hwy 158 West, Camden, NC, 27921

53 **Phone:** (252) 338-2913

54

55 **Application Received:** 2-15-2017 By David Parks, Permit Officer

56 **Application Fee Paid:** \$650.00, Check # 5765

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

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CAMDEN COUNTY PLANNING BOARD

Regular Meeting – March 15, 2017

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Documents received upon filing of application or otherwise included:

- A. Rezoning Application
- B. Aerial of portion of property requested to be rezoned
- C. Email authorizing Eddie Hyman to act as agent
- D. Deed
- E. GIS Aerial, existing zoning, Comprehensive Plan Future Land Use and CAMA Land Use Plan Suitability Maps
- F. Offer to purchase contract

Meeting Dates: Planning Board: 3-15-2017

PROJECT LOCATION:

Street Address: Property located adjacent to 210 & 222 South Highway 343.
Location Description: Courthouse Township

REQUEST:

Rezone from General Use District (GUD) to Basic Residential (R-3-1) 5 acres of land along Hwy 343 South for a two lot minor subdivision where existing homes are located. Owner has offer to purchase contract with adjacent owner to the south who desires to keep in farm use, but doesn't want the dwellings as part of the sale.

From: General Use District (GUD)

The GUD district is established to allow opportunities for very low density residential development and bona fide farms, along with agricultural and related agricultural uses (e.g. timber, horticulture, silviculture, and aquaculture.)

To: Basic Residential (R-3-1)

The R3 Districts are designed to provide for low density residential development in areas that are adjacent to those areas primarily devoted to agriculture. Subdivision in the R-3-1 district requires a minimum of one acre per lot.

SITE DATA

Lot Size: Both lots contain approximately 80 acres
Flood Zone: Zone X (Located outside the 100)
Zoning District(s): General Use District (GUD)
Existing Land Uses: Agriculture

Adjacent Zoning & Uses:

	North	South	East	West
Zoning	General Use District (GUD)	Basic Residential (R3-1)	Residential (R3-2) (R2)	Basic Residential (R3-2)
Use & Size	Farmland	Predominantly Farmland with houses along 343	Farmland	Predominantly Farmland with houses along 343

Proposed Use(s): See attached Permitted Use Table comparison

Description of Property: Property abuts South Hwy 343 on the eastern side. There are currently 3 dwellings existing on both lots with the remainder in farm use.

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CAMDEN COUNTY PLANNING BOARD

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ENVIRONMENTAL ASSESSMENT

Streams, Creeks, Major Ditches: None.

Distance & description of nearest outfall: Approximately 1 mile.

INFRASTRUCTURE & COMMUNITY FACILITIES

Water Water line located adjacent to property on Highway 343.

Sewer Four Perc tests not required as dwellings exist on lots desiring to be subdivided

Fire District South Camden Fire District. Station located approximately 2 miles from property. Station located on Sawyers Creek Road.

Schools Impact already calculated with existing dwellings.

Traffic Traffic not exceed road capacities.

PLANS CONSISTENCY

CAMA Land Use Plan Policies & Objectives: Both Consistent AND Inconsistent

The proposed zoning change is inconsistent with the CAMA Land Use Plan which was adopted by the Camden County Board of Commissioners on April 4, 2005 in that it could be determined as spot zoning due to the amount of acreage requested. However, it will allow for the preservation of farmland which is part of the Community Vision in maintaining the County's rural and cultural heritage.

2035 Comprehensive Plan - Both Consistent AND Inconsistent

Consistent with Comprehensive Plan Future Land Use Maps as one parcel is identified as Rural Residential 1 acre lots and inconsistent as the other parcel is identified as Rural Preservation.

Comprehensive Transportation Plan - Consistent; Property abuts Highway 343 South.

Other Plans officially adopted by the Board of Commissioners - N/A

FINDINGS REGARDING ADDITIONAL REQUIREMENTS

Will the proposed zoning change enhance the public health, safety, or welfare? No.

Reasoning: The proposed zoning change will not enhance the public health, safety, or welfare as the proposed change will allow the owner to cut out two lots with existing dwellings on them and keep the remainder as farmland. Has an offer to purchase contract for the farmland.

Is the entire range of permitted uses in the requested classification more appropriate than the range of uses in the existing classification? Yes.

Reasoning: Due to the small amount of acreage requested to be rezoned, the permitted uses will not significantly change to say which one would be more appropriate.

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

Is this an expansion of an adjacent zoning district of the same classification? N/A

What extraordinary showing of public need or demand is met by this application? N/A

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

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

Does the request impact any CAMA Areas of Environmental Concern? No.

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

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

Reasoning: These are areas in the county (right outside the core villages) that are identified as appropriate for the requested zoning classification.

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

Reasoning: As stated above.

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

Schools - The higher density would have an impact on the schools, however in this instance the impacts have already been identified with the existing homes.

Fire & Rescue - No impact

Law Enforcement - No impact

Parks & Recreation - No impact

Traffic Circulation or Parking - N/A

Other County Facilities - No

Is this a small scale "Spot" rezoning request requiring evaluation of community benefits? Yes

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

	Personal Benefits/Impact	Community Benefits/Impact
With Rezoning	Would allow owner to subdivide out two lots out of the farm as perspective buyer only want to purchase and maintain farmland.	Preservation of farmland.
Without Rezoning	No personal benefit. Sale of property impact.	No change.

STAFF COMMENTARY:

The property has a buyer for just the farmland. In order to subdivide the existing dwellings (3 dwellings, one to be demolished) existing zoning requires 5 acre minimums for each lot. In order to preserve as much farmland as possible owner only desires to rezone property along 343 (5 acres) to 1 acre lots which would allow to subdivide out the houses on one acre lots and preserve land that is already being farmed. Note that it will allow the possibility of further subdividing the remaining land along 343 into 3 additional lots.

STAFF RECOMMENDATION:

Staff recommends approval of the rezoning as it is consistent with both the CAMA Land Use Plan and Comprehensive Plan as it allows for the preservation of farmland in keeping with the vision of the County to preserve its rural character and cultural heritage.

At this time, Mr. Parks introduced Mr. Nick Rackley of ET Hyman Surveying, agent for the applicant.

Nick Rackley, of ET Hyman Land Surveying, provided the following information:

- Representing Estate of Robert L. Whaley Jr., to apply for an expansion of an existing R-3-1 residential Zone by 5 acres to allow for 2 existing homes located on large farm tracts to be subdivided into 1 acre residential lots.
- Property is located approximately 1 mile south of the Camden County Courthouse on NC 343 South.
- Current zoning is General Use which requires 5 acre lots in order to subdivide.
- By rezoning from GUD to R-3-1, 8 acres of existing productive farmland can be preserved, and prevented from becoming part of a residential lot.
- Due to existing houses on the properties, there will be no changes to the public services needs for the properties.

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237 Steven Bradshaw asked what would happen to the remaining acres of land after the properties
238 were subdivided, provided that the Board were to recommend approval.

239
240 Dave Parks stated that the remaining acreage could be subdivided as the allowable uses on the
241 land allow.

242
243 Dan Porter asked Mr. Rackley for clarification that the applicant is not planning to subdivide
244 anything other than the two 1 acre lots. Mr. Rackley stated that was correct.

245
246 Mr. Porter further added that the person who intends to purchase the remaining acreage could,
247 after purchase, subdivide further but has stated an intent to farm the land.

248
249 At this time, Dave Parks continued reading the staff report (Mr. Parks had paused just before
250 Infrastructure and Community Facilities section in order to allow Mr. Rackley to comment on
251 the information which preceded that section). For text of the staff report, see above.

252
253 Staff recommends approval for the reasons stated in the staff report.

254
255 Dan Porter reminded the Board that a consistency statement was required in addition to the vote
256 on the rezoning.

257 *Consistency Statement: Rezoning of 210 and 222 NC Hwy 343 South from GUD to R-3-1 is*
258 *consistent with the CAMA Land Use Plan and the Comprehensive Plan as it allows for the*
259 *preservation of farm land in keeping with the vision of the county to preserve its rural*
260 *character and cultural heritage.*

261	RESULT:	PASSED [UNANIMOUS]
262	MOVER:	Ray Albertson, Board Member
263	SECONDER:	Steven Bradshaw, Board Member
264	AYES:	Leary, Harris, Delano, Albertson, Bradshaw
265	ABSENT:	Etheridge, McCall

266

267 *Motion to Approve UDO 2017-02-16 Rezoning 210 and 222 South 343*

268	RESULT:	PASSED [UNANIMOUS]
269	MOVER:	Fletcher Harris, Board Member
270	SECONDER:	Steven Bradshaw, Board Member
271	AYES:	Leary, Harris, Delano, Albertson, Bradshaw
272	ABSENT:	Etheridge, McCall

CAMDEN COUNTY PLANNING BOARD

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273 **Item B. UDO 2017-02-28 Sketch Plan - The Fairfax - Major Subdivision**274 Dave Parks gave a brief introduction for this agenda item and provided the following
275 information:

- 276 • A&B Building Incorporated, Adam Maurice, represented by Eastern Carolina
- 277 Engineering PC, Jason Mizelle has applied for Sketch Plan Approval for a 16 lot Major
- 278 Subdivision.
- 279 • Property is adjacent to 173 and 191 NC Hwy 343 South, Camden, NC

280

281 Mr. Parks introduced Mr. Jason Mizelle, who provided the following information:

- 282 • Property consists of 24.5 acres
- 283 • 16 lots
- 284 • Approximately 960 feet of road frontage
- 285 • Lots are between 1-2 acres each
- 286 • Soils on site have been evaluated and are very good
- 287 • Perc test done on 2 of the lots and they perc
- 288 • Lot 3 has some low areas as far as stormwater drainage is concerned. Plan is to work the
- 289 land to create ways to divert the stormwater runoff away and to a swale or pond.
- 290 • Currently 2 water lines on the east side of 343. Public Works Director David Credle has
- 291 said there is capacity to handle the 16 lots.
- 292 • Will have septic systems on each lot
- 293 • Drainage will be primarily via swales down property lines, down the side property lines,
- 294 and rear lot lines, and roadside ditch, with water diverted to a wet pond.
- 295 • Street names will reflect the historical character of the area.
 - 296 ○ Subdivision is named after the plantation house where General Isaac Gregory
 - 297 grew up, Fairfax Hall. Subdivision is named "The Fairfax".

298

299 At this time, Dave Parks went over the Staff Report as incorporated herein below:

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Staff Report
UDO 2017-02-28
Sketch Plan - The Fairfax
Major Subdivision

PROJECT INFORMATION

File Reference: UDO 2017-02-28
Project Name: The Fairfax
PIN: 02-8934-02-57-3312-0000

Applicant: A&B Building, Inc., Adam Maurice
Address: 141 Travis Blvd, Moyock, NC, 27958
Phone: (757) 619-0746
Email:

Agent for Applicant: Eastern Carolina Engineering, PC
Address: 154 US Hwy 158 East, Camden, NC, 27921
Phone: (252) 335-1888
Email:

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323 **Current Owner of Record:** See Attached Deed
 324 **Meeting Dates:**
 325 3/7/2017 Neighborhood Meeting
 326 3/15/2017 Planning Board
 327
 328 **Application Received:** 2/23/17
 329 **By:** David Parks, Permit Officer
 330
 331 **Application Fee Paid:** \$2,400 check# 2640
 332
 333 **Completeness of application:** Application is generally complete
 334
 335 **Documents received upon filing of application or otherwise included:**
 336 A. Land Use Application
 337 B. Sketch Plan
 338 C. Deed
 339 D. Perc Tests(2) from Albemarle Regional Health Services
 340 E. Technical Review Comments
 341
 342 **PROJECT LOCATION:**
 343
 344 **Street Address:** Adjacent to 173 and 191 South Highway 343
 345 **Location Description:** Courthouse Township
 346
 347 **SITE DATA**
 348
 349 **Lot size:** Approximately 25 acres
 350 **Flood zone:** Zone X/AE
 351 **Zoning District(s):** Mixed single family residential (R2)
 352 **Adjacent property uses:** Predominantly agriculture with some residential
 353 **Streets:** Shall be dedicated to public under control of NCDOT
 354 **Street/Subdivision name:** Gregory Lane Approved by (Central Communications)
 355 **Open space:** Provided
 356 **Landscaping:** Landscaping plan required at preliminary plat
 357 **Buffering:** Per Article 151.232(N), a 50' landscaped vegetative buffer required along all
 358 property lines that abut non-residential uses
 359 **Recreational land:** Not applicable
 360
 361 **ENVIRONMENTAL ASSESSMENT**
 362
 363 **Streams, Creeks, Major Ditches:** None
 364 **Distance & description of nearest outfall:** 1 mile
 365
 366 **TECHNICAL REVIEW STAFF (SKETCH PLAN) COMMENTS**
 367 1. **South Camden Water.** Approved as is.
 368 2. **Albemarle Regional Health Department.** Perc test completed on 2 lots (10% of lots required to be
 369 perc tested).
 370 3. **South Camden Fire Department.** No response.
 371 4. **Pasquotank EMS.** No response.
 372 5. **Sheriff's Office.** Approved as is.
 373 6. **Postmaster Elizabeth City.** No response.
 374 7. **Superintendent/Transportation Director of Schools.** Approved.
 375 8. **Camden Soil & Water Conservationist.** No response.
 376 9. **NCDOT.** No response.
 377 10. **Mediacom.** No response.
 378 11. **Central Communications 911.** Approved subdivision/street names.

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PLANS CONSISTENCY

CAMA Land Use Plan Policies & Objectives: Consistent; CAMA Future Land Use Maps has land designated as medium density residential.

2035 Comprehensive Plan: Consistent; Comprehensive Plan Future Land Use Maps has land designated as Rural Residential 1 acre and property is located within the Courthouse Core Village.

Comprehensive Transportation Plan: Consistent; Property abuts highway 343 South.

FINDINGS REGARDING ADDITIONAL REQUIREMENTS:

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

Injure the value of adjoining or abutting property? No; In staff's opinion, application does not appear to injure the value of adjoining or abutting property.

EXCEED PUBLIC FACILITIES:

Schools: Yes; proposed development will generate 7 students (.44 per household X 16 lots). High School over capacity: 2016/2017 capacity: 570; enrollment: 607.

Fire and Rescue: No.

Law Enforcement: No.

STAFF'S RECOMMENDATION:

Staff recommends approval of sketch plan for the Fairfax with the following recommendations:

1. In accordance with schools input, ensure the cul-de-sac is designed for the turning radius of a 72 passenger bus.
 2. Wetland delineation.
-

Dave Parks highlighted on the following from the Staff Report:

- Predominantly outside the 100 year flood zone
- Concept plan drawn for yield plan of approximately 100 lots with all requirements of the ordinances
- Environmental Assessment - there is a ditch located at the back right hand corner of the property that has recently been cleared
- Property is zoned R-2 which allows for Stick Built, Modular, and Manufactured Homes, so there is the possibility that if a lot were to be sold before a house was built upon it, that the new owner could put a manufactured home. As it is zoned R-2, the county can not enforce design standards and the zoning does allow for manufactured dwellings.

Dan Porter added that the Postmaster requires there to be community mailboxes.

Mr. Mizelle commented regarding the types of homes to be built stating that the developer plans to build all the dwellings, and won't be selling un-improved lots.

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428 Steve Bradshaw asked if the developer has any issues with rezoning to a zoning classification
 429 that would preclude the possibility of manufactured homes. Mr. Mizelle stated that rezoning
 430 would likely add approximately 6 months to the project, and reiterated that the developer intends
 431 to build all the homes and then to make it part of the restrictive covenants that only stick built be
 432 allowed.

433
 434 At this time, Dave Parks opened the floor to public comment.

435
 436 Randy Krainiak, Adjacent Property Owner, 172, 173 South 343, Camden, NC

437
 438 Concerns included:

- 439 • Biggest concern is that anything could be put on that property.
- 440 • Size of homes, could be manufactured
- 441 • Does not want mobile homes in a development next to his property
- 442 • Wants nice houses - medium to large, not small houses
- 443 • Concerned about potential flooding from development impacting his property
- 444 • Concerned about size of lots
- 445 • Doesn't want a subdivision next to his house
- 446 • Close to the core of the county needs to be a classy development

447
 448 Chairman Calvin Leary observed that the developer stated he was going to be the one doing the
 449 building on the dwellings for this development and that he had stated an intent for only stick
 450 built homes.

451
 452 Mr. Mizelle addressed Mr. Krainiak's flood related concerns with the following:

- 453 • Will follow the county's drainage ordinance, and drainage plan will be drawn up to meet
 454 the 10 year storm event threshold while maintaining that water on site inside the
 455 development.
- 456 • North end of property will be reworked in such a way as to create ways to divert the
 457 water / storm runoff toward swales and a wet pond in order to maintain the water on site
 458 and alleviate drainage issues in the area.
- 459 • Mr. Adam Maurice, the developer, does not build cheap homes, he builds high end
 460 homes, so there won't be any mobile homes on the property.

461
 462 Mr. Porter observed that the law doesn't allow the county to regulate the design, size, or cost of
 463 houses. Ms. Patricia Delano added that height of roof lines are also not regulated as they are
 464 considered part of design.

465
 466 Mr. Adam Maurice, of A & B Building Inc., stated the following:

- 467 • Intends to make the neighborhood as nice as he can make it
- 468 • Is more of a custom home builder, doesn't build modular or mobile homes
- 469 • Size of homes built range from 1800 to 3500 square feet, heated
- 470 • Smallest house plan in inventory is 1800 square feet

CAMDEN COUNTY PLANNING BOARDRegular Meeting – March 15, 2017

471 Tommy Harrison, Adjacent Property Owner, 191 South 343, Camden, NC

472

473 Concerns included:

- 474 • Afraid that development will impact the current view of natural features of the area
- 475 (wildlife, etc.)
- 476 • Does not want to see subdivision from his property
- 477 • Concerned that his privacy and the value of his house will be impacted by the presence of
- 478 a subdivision adjacent to his property

479

480 Mr. Harrison spoke of an agreement with the developer to purchase a piece of the property in an
 481 effort to maintain his privacy. Staff stated that agreement is solely between the developer and
 482 Mr. Harrison and is not part of these proceedings. Mr. Parks suggested that when the developer
 483 submits his application for Preliminary Plat, that Mr. Harrison have an appraisal of his property
 484 and submit such as evidence during the quasi judicial hearing that will take place at that time.

485

486 Chairman Calvin Leary reiterated what staff stated, that the Planning Board has no part in the
 487 agreement that is by and between the developer and Mr. Harrison.

488

489 Mr. Harrison stated that he simply wants a buffer to protect his property (privacy, etc.). He
 490 doesn't want to stop the development, he just doesn't want to have to look at it from his back
 491 doorstep.

492

493 Mr. Mizelle addressed Mr. Harrison's concern regarding the sale of the property referenced
 494 above. Mr. Mizelle stated that his understanding was that upon approval of the sketch plan, that
 495 deal would take place.

496

497 Chairman Calvin Leary reiterated that the sale of the property reference above is by and between
 498 Mr. Harrison and the developer, and that the county is not a part of it therefore it is not part of
 499 these proceedings or the deliberations of the Planning Board in their decision regarding the
 500 sketch plan for the development.

501

502 At this time, Chairman Calvin Leary asked if there were any further public comments or
 503 comments / questions from the Planning Board.

504

505 Steve Bradshaw asked if all the buildings are going to be stick built, why not rezone the property
 506 to R-3 before doing the sketch plan. Dave Parks replied saying that the type of homes allowed
 507 on the property would be addressed in the Home Owners Association documents when they are
 508 recorded at the Register of Deeds or at Preliminary Plat. R-3 requires minimum lot sizes of 1
 509 acre, 43,560 square feet, and the plans on the sketch plan show lot sizes of approximately 40,000
 510 square feet which are allowed in the R-2 zone. Any modifications would be addressed at
 511 Preliminary Plat.

512

513 Chairman Calvin Leary asked if there was any further discussion. Hearing none, he called for a
 514 motion.

CAMDEN COUNTY PLANNING BOARD

Regular Meeting – March 15, 2017

515 ***Motion to Approve UDO 2017-02-28 Sketch Plan - The Fairfax - Major Subdivision***

516 **RESULT:** PASSED [UNANIMOUS]
 517 **MOVER:** Steven Bradshaw, Board Member
 518 **SECONDER:** Ray Albertson, Board Member
 519 **AYES:** Leary, Harris, Delano, Albertson, Bradshaw
 520 **ABSENT:** Etheridge, McCall

521 **INFORMATION FROM BOARD AND STAFF**

522 NONE

523 **CONSIDER DATE OF NEXT MEETING - APRIL 19, 2017**

524

525 **ADJOURN**526 **Motion to Adjourn 3-15-17 Meeting**

527 **RESULT:** PASSED [UNANIMOUS]
 528 **MOVER:** Ray Albertson, Board Member
 529 **SECONDER:** Fletcher Harris, Board Member
 530 **AYES:** Leary, Harris, Delano, Albertson, Bradshaw
 531 **ABSENT:** Etheridge, McCall

532

533 Meeting adjourned at 7:46 PM.

534

535

536

*Chairman Calvin Leary
 Camden County Planning Board*

537

538

539 *ATTEST:*

540

541

542

*Amy Barnett
 Planning Clerk*

543

544

CAMDEN COUNTY PLANNING BOARD

Regular Meeting – April 19, 2017

Camden County Planning Board**Regular Meeting****April 19, 2017 7:00 PM****Historic Courtroom, Courthouse Complex****Camden, North Carolina****MINUTES**

The regular meeting of the Camden County Planning Board was held on April 19, 2017 in the Historic Courtroom, Camden, North Carolina. The following members were present:

CALL TO ORDER & WELCOME

Chairman Calvin Leary called the April 19, 2017 meeting of the Camden County Planning Board to order at 7:00 PM.

Planning Board Members Present:

Attendee Name	Title	Status	Arrived
Calvin Leary	Chairman	Present	6:45 PM
Fletcher Harris	Board Member	Absent	
Patricia Delano	Vice Chairman	Present	6:50 PM
Michael Etheridge	Board Member	Absent	
Rick McCall	Board Member	Absent	
Ray Albertson	Board Member	Present	6:50 PM
Steven Bradshaw	Board Member	Present	6:45 PM

Staff Present:

Dan Porter	Planning Director	Present	6:50 PM
Dave Parks	Permit Officer	Present	6:45 PM
Amy Barnett	Planning Clerk	Present	6:40 PM

Public Present:

NONE

CONSIDERATION OF AGENDA

Agenda was amended to remove Consideration of the February 15, 2017 Minutes. The clerk inadvertently left the attachment out of the board packet, and so the February, March, and April Minutes will be considered at the next regular meeting of the Camden County Planning Board.

Motion to Approve Agenda: As Amended

RESULT:	PASSED [UNANIMOUS]
MOVER:	Steven Bradshaw, Board Member
SECONDER:	Patricia Delano, Vice Chairman
AYES:	Leary, Delano, Albertson, Bradshaw
ABSENT:	Harris, Etheridge, McCall

CAMDEN COUNTY PLANNING BOARD

Regular Meeting – April 19, 2017

31 **PUBLIC COMMENTS**

32

33 NONE

34 **OLD BUSINESS**

35

36 NONE

37 **NEW BUSINESS**

38

39 ***Item A. Amendment to County Code of Ordinances - Solar Farms***

40

41 Dan Porter described this agenda item and the history behind it.

- 42 • At the 3-20-17 Special Meeting of the Camden County Board of Commissioners, the
- 43 Board passed an ordinance creating a 60 day moratorium on Solar Farm development so
- 44 that Staff could review the current ordinances to see if there is any need of amendments
- 45 to same.
- 46 • Surrounding counties have taken steps to curtail the development of Solar Farms
- 47 • Board of Commissioners requested staff to review the ordinances and propose any
- 48 needed amendments
- 49 • Board of Commissioners asked staff to produce a comprehensive report addressing the
- 50 issues and concerns with Solar Farm development
- 51 • Public concerns include such issues as hazardous materials, recycling of materials used in
- 52 construction, what state regulations there are, and so on.
- 53 • Camden's regulations (ordinances) were written before there were any applications for
- 54 Solar Farm development in Camden, and this part of the country for that matter
- 55 • Moratorium is 60 days starting on March 20 and ending on May 20, so a public hearing
- 56 needs to be held before the end of the moratorium and is scheduled for May 15, 2017
- 57 • From a local level, public concerns include:
 - 58 ○ How is a Solar Farm going to affect the land owner's property
 - 59 ○ Visibility of the Solar Farm
 - 60 ○ Aesthetic value of the Solar Farm - will it look good or be an eye sore
 - 61 ○ Location & setback from other properties
 - 62 ▪ Location & setbacks are one of the main concerns
- 63 • Current ordinance allows Solar Farms in any zoning district
- 64 • Staff considered the possibility of limiting Solar Farms to particular zoning districts.
- 65 Problem with this is that if they are limited to only commercial zones, a developer may
- 66 try to rezone a residential piece of land to a commercial zoning district, and if that
- 67 happens, then all the potential uses of the land have to be considered when rezoning, so it
- 68 could open it up to be used for any number of commercial uses should the rezoning go
- 69 through but the plans for a solar farm did not, the land could then be used for any
- 70 commercial use allowed in the particular zoning district of the land.
- 71

CAMDEN COUNTY PLANNING BOARD

Regular Meeting – April 19, 2017

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- 91
- Camden has established a Comprehensive Plan that advocates development of urban areas in the core villages and transition outward to take advantage of the infrastructure and set that up for where the higher density areas are. Taking land out of residential uses and making it commercial goes against this plan.
 - Staff's recommendation focuses on addressing the location of Solar Farms as they relate to the Comprehensive Plan and keep them out of the core areas.
 - There is currently a 50 foot setback which can be increased
 - Regulations require developer to submit a Decommissioning Plan and set up a Bond for the cost of decommissioning and those would have to be reviewed every 5 years. Bond can be set at a value of the decommissioning costs less the salvage value of their property, equipment, etc.
 - Legal concern is how to enforce the decommissioning plan when the salvage value is determined by the developer and the lease on the land is tied to the property owner. It becomes a legal mess.
 - To address this concern, county is not concerned with the salvage value, but rather only with a bond for the cost of decommissioning. Who ever ends up with the salvage value when all is said and done is not the business of the county. County's only concern is the decommissioning and setting the land back to its original state and the costs to do that.

92 At this time, Dave Parks spoke about the comparison table included in the board packet, and
 93 shown below, which details the zoning districts, setbacks, buffers, height, landscaping, and bond
 94 requirements of surrounding counties of Currituck, Pasquotank, Gates, Perquimans, and the NC
 95 Model Ordinance as they relate to Solar Farms.
 96

Comparisons

The table below show a comparison of regulations in Camden's neighboring counties and the current status of their experience and possible revisions.

County	Z District	Setback	Setback	Buffer	Height	Landscaping	Bond
Currituck <i>Recently Banned</i>	Ag only	300 ft all property lines	100 ft ROW		15	c	115% decom cost - cash
Pasquotank <i>Under Study</i>	Comm/Ind/Ag	150 Roads & Res	30 if buffered	Trees & shrubs 10 ft center 15 ft min at maturity	25	Trees & shrubs 10 ft center 15 ft min at maturity	Decom minus salvage – Bond Min \$50K
Gates Min 19 acres Over 15 KW	Ind/Ag	100 ft all property lines to fence	100 ft inside fence 150 f/wetlands	Natural forest or			125% Decom or \$50K - Cash
Perquimans <i>120 day Moratorium</i>	Ag/Ind	Zoning or 20 ft whichever greater					none
Camden <i>60 day moratorium</i>	All districts	50 ft all boundaries					
NC Model	All districts	R 50' all round, AG/Comm – 30 F, 15 S, 25 R	100' from any dwelling	By zoning districts	20'	Opacity .2 to .4 R .6 to .8 C	No bond; Remediate through CEA possible tax lein

97
98

CAMDEN COUNTY PLANNING BOARD

Regular Meeting – April 19, 2017

99 Changes recommended for the Solar Farm ordinance are detailed in the proposed ordinance
 100 below.

101
 102 -----

**Ordinance No. 2017-05-01
 An Ordinance
 Amending the Camden County
 Code of Ordinances
 Camden County, North Carolina**

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

111
 112 **Article I: Purpose**

113
 114 The purpose of this Ordinance is to amend Chapter 151 of the Camden County Code of
 115 Ordinances of Camden County, North Carolina, which was originally adopted by the County
 116 Commissioners on December 15, 1997, and subsequently amended and as otherwise
 117 incorporated into the Camden County Code.

118
 119 **Article II. Construction**

120
 121 **For purposes of this Ordinance, underlined words (underline) shall be considered as**
 122 **additions to existing Ordinance language and strikethrough words (~~strikethrough~~) shall be**
 123 **considered deletions to existing language. New language of proposed ordinance shall be**
 124 **shown in italics (*italics*) and underlined.**

125
 126 **Article III. Amend Chapter 151 as amended of the Camden County Code which shall**
 127 **read as follows:**

128
 129 **CHAPTER 151: UNIFIED DEVELOPMENT**

130
 131 **§ 151.334 TABLE OF PERMISSABLE USES.**

	Description	R-1	R-2	R-3	CCD	NC	HC	MC	GUD	I-1	I-2
17.400	Solar farms (3 or more) - Refer to § 151.347(V)	S	S	S	S	S	S	S	S	S	S

133
 134

CAMDEN COUNTY PLANNING BOARD

Regular Meeting – April 19, 2017

135 § 151.347 SPECIFIC STANDARDS.
136137 (V) The following standards shall apply to all solar farms located in Camden County:
138

- 139 (1) The minimum lot size for all solar farms shall be five acres.
 140 (2) All structures shall meet ~~the minimum setback for the zoning in which~~
 141 ~~located.~~ a 100 foot setback as measured from all property lines.
 142 (3) There shall be 50 foot buffer prior to the perimeter fence that shields solar
 143 farm from routine view from public rights of way or adjacent residentially
 144 zoned property.
 145 (4) The buffer shall consist of 2 canopy trees, 4 understory trees, and 25 shrubs
 146 for every 100 feet.
 147 (5) There shall be no solar farms located within the core villages of South
 148 Mills, Courthouse or Shiloh or within a one mile buffer of each core village
 149 as indicated on county's GIS maps.
 150 (6) Solar power electric generation structures shall not exceed a height of ~~25~~ 20
 151 feet.
 152 (7) The solar farm shall conform to the NAICS 22119 description of a ground
 153 mounted solar powered energy system.
 154 (8) A proposed decommissioning plan to be signed by party responsible for
 155 decommissioning and the landowner (if different) addressing the following
 156 shall be submitted at permit application.
 157 a. The solar farm shall have 12 months to complete decommissioning
 158 of the solar facility if no electricity is generated for a continuous
 159 period of 12 months. For purposes of this section, this 12-month
 160 period shall not include delay resulting from force majeure.
 161 b. Decommissioning shall include removal of solar panels, buildings,
 162 cabling, electrical components, roads, and any other associated
 163 facilities down to 36 inches below grade.
 164 c. Disturbed earth shall be graded and re-seeded, unless the landowner
 165 requests in writing that the access roads or other land surface areas
 166 not be restored.
 167 d. Description of any agreement (e.g. lease) with landowner regarding
 168 decommissioning.
 169 e. The identification of the party currently responsible for
 170 decommissioning.
 171 f. Plans for updating this decommissioning plan.
 172 (9) Prior to issuance of the Building Permit, approved decommissioning plan
 173 shall be recorded in the Camden County Registry of Deeds.
 174 (10) The county shall periodically request proof of the continuous operation of
 175 the solar farm from the applicant/owner. The nature of required evidence
 176 shall be determined as a condition of the special use permit.
 177

Attachment: April 19, 2017 Planning Board Minutes (1719 : Minutes - February, March, April 2017)

CAMDEN COUNTY PLANNING BOARD

Regular Meeting – April 19, 2017

- 178 (11) Applicant shall provide prior to approval of building permits an self-
- 179 renewing irrevocable letter of credit in favor of the county in an amount
- 180 equal to the estimated removal cost of the solar facility, ~~less the salvage~~
- 181 ~~value of the equipment~~, which shall be issued by a Federally chartered bank
- 182 with a branch office in northeastern North Carolina at which the letter of
- 183 credit may be drawn and paid in full in immediately available funds in the
- 184 event the solar facility owner fails to decommission the solar facility
- 185 pursuant to the requirements of this section. The estimated cost of removal
- 186 shall be updated every five years from date of approval for solar farm.
- 187 (12) Solar farms located within FEMA’s 100 year flood shall elevate all
- 188 electrical connections one foot above the base flood elevation (BFE).
- 189 (13) All collectors shall be surrounded by a lockable minimum height six foot
- 190 fence.

191
192 Adopted by the Board of Commissioners for the County of Camden this ____ day of May, 2017.

193
194
195 County of Camden

196
197
198
199 _____
200 Clayton Riggs, Chairman
201 Board of Commissioners

202 ATTEST:

203
204 (SEAL)

205 _____
206 Amy Barnett
207 Assistant Clerk to the Board

208 -----
209
210 There was a brief discussion regarding § 151.347(V)(5) as proposed above relating to the 1 mile
211 buffer zone from the core villages. Discussion centered around the potential that a piece of
212 property may be slightly within that 1 mile buffer or a piece of property which might split that
213 buffer and whether any deviation from that buffer would be allowed or if it would be a strict
214 buffer. Board and Staff discussed the possibility that the language might be tweaked to say that
215 no solar panels or apparatus / equipment would be allowed within the 1 mile buffer zone so that a
216 potential location could be utilized as long as no panels or equipment were inside the buffer
217 zone.

218
219 Mr. Parks briefly went over the bond requirements of neighboring counties as compared to the
220 proposed ordinance requirement for a self-renewing irrevocable letter of credit in favor of the
221 county in an amount equal to the estimated removal cost of the solar facility
222

CAMDEN COUNTY PLANNING BOARDRegular Meeting – April 19, 2017

223 Steve Bradshaw asked what the difference was between a bond and an irrevocable letter of
224 credit. Dan Porter replied saying that the State General Statutes give the developer the choice
225 regarding which method to use in providing a guarantee be it a letter of credit or a bond. Mr.
226 Bradshaw asked what happens if a Solar company goes bankrupt and they have a letter of credit,
227 the letter of credit is no good anymore if they go bankrupt. Mr. Porter replied that the same is
228 true of a bond. Mr. Bradshaw commented that there is collateral with a bond and the bondsman
229 would have to come up with the money for the bond. Mr. Porter went on to say that banks won't
230 generally issue an irrevocable letter of credit, that letters of credit usually have to be renewed
231 every year, and that if a letter of credit were not going to be renewed, the county would like to
232 have a 30-60 day notice of the expiration of the letter of credit.
233

234 Mr. Bradshaw requested that something be written into the ordinance so that notice of expiration
235 and/or intent to renew a letter of credit or bond be given. Mr. Porter suggested that it could be
236 written into the proposed ordinance that notice be given 60 days prior to the expiration of any
237 letter of credit or bond issued by any guarantor. Patricia Delano asked if that would already be
238 part of the yearly update of the letter of credit or bond. Mr. Bradshaw clarified that he would
239 like to see a 60 days notice of the intent by the guarantor as to whether or not renewal of the
240 letter or bond will take place.
241

242 Dave Parks commented that the backup plan to that would be for something to be in the lease
243 between the property owner and the company. Mr. Parks stated that the property owner will do
244 whatever is possible to protect their own interests where the salvage value and decommissioning
245 costs are concerned.
246

247 Dan Porter stated that if in the event the project is not profitable, and the developer leaves the
248 project and it is no longer producing power, 12 months goes by and it has to be taken down,
249 there will probably be something in the lease stating that the developer is responsible for
250 decommissioning and salvage value. The county can't tell a property owner what to put in their
251 lease, but it is reasonable to assume this will be there in some form. There is no way for the
252 county to collect on salvage value where a code enforcement action is concerned because any
253 code enforcement action would be against the land owner and not the owner of the equipment.
254 The Special Use Permit given runs with the land so if the developer leaves, the land owner is the
255 one who is responsible for everything on the property including the obligations relating to the
256 special use permit. Any code enforcement action letter will go to both the company, who may or
257 may not be there, and also to the land owner because the land owner is the one who actually has
258 control of the permit. It would become the land owner's responsibility to decommission the
259 property.
260

Attachment: April 19, 2017 Planning Board Minutes (1719 : Minutes - February, March, April 2017)

CAMDEN COUNTY PLANNING BOARDRegular Meeting – April 19, 2017

261 Patricia Delano asked about the impacts relating to taxes. Dan Porter replied that typically Solar
262 Farms are located on land that was in farm use. Farm use land has a lower tax value per acre
263 than commercial property. The current tax value on farm land at its best is \$1200 per acre, land
264 being used for a Solar Farm is taxes at \$8000 per acre. So the tax value on the land increases by
265 \$6800 per acre when it is taken out of farm use and used for Solar Farm. When the tax use class
266 changes, it changes for the previous 3 years back and gets taxed at the new use class rate. The
267 developer has to be able to show the cost of the equipment as well as other financial data to the
268 Tax Department so that their taxes can be calculated because the equipment itself is taxed as
269 personal property. The state currently has a discount in place that decreases the taxable value of
270 the equipment by 80% for tax purposes for solar farms.

271
272 Dan Porter added that it's a matter of the lease arrangements as to who pays the taxes on the land,
273 the developer or the land owner. The developer, since they own the equipment, would pay the
274 taxes on the equipment since it is personal property.

275
276 Patricia Delano asked if there were any employment opportunities generated as there are with
277 farming. Dan Porter replied that the only thing the county gets out of it is the property and
278 personal property taxes.

279
280 Ray Albertson added that with farming, the land can be farmed as one thing this year and another
281 thing next year, with solar farms, once you put panels on the land, that's it for about 50 years.

282
283 Dan Porter commented on what Mr. Albertson said saying that if the solar farm is going to be
284 successful for 3 years, then it's probably going to be successful for 10 years or more. Once it's
285 up and running, the owners will want to keep it running and producing so they are going to do
286 whatever maintenance is needed to that end. If its not successful, or ceases to be successful, then
287 after 12 months of inactivity it must be decommissioned and the land must be restored back to its
288 original condition.

289
290 Steve Bradshaw asked for clarification if the language for requiring notice on the expiration and
291 intent to renew letters of credit / bonds was to be added to the ordinance. Mr. Porter replied that
292 he would put a paragraph or 2 in the report he is to give at the May 1, 2017 Board of
293 Commissioners meeting relating to that and ask that the County Attorney draft the actual
294 language in an effort to provide the county with as much protection as possible. Mr. Porter
295 added that he will ask the County Attorney to provide the draft of the language in time for
296 inclusion into the ordinance prior to the public hearing scheduled for May 15, 2017.

297
298 There was a discussion relating to the boundary & buffer areas and how much of the buffer area
299 will be allowed inside the boundary. The concern is that if a piece of land splits the boundary
300 line of the 1 mile boundary from the core village area where Solar Farms would not be allowed,
301 that some kind of flexibility is needed so that if the property is otherwise ideal except that a small
302 portion of it is inside that 1 mile boundary, it would still be allowed to be used. Mr. Porter said
303 he would come up with some language to that effect before the public hearing.

304

Attachment: April 19, 2017 Planning Board Minutes (1719 : Minutes - February - March, April 2017)

CAMDEN COUNTY PLANNING BOARD

Regular Meeting – April 19, 2017

305 Patricia Delano asked if the Department of Environmental Quality had any concerns for this.
 306 Dan Porter replied saying that DEQ has some amount of oversight relating to Solar Farms.
 307 Developers are required to submit a Soil and Erosion Plan and a Stormwater Plan to DEQ, and
 308 the Stormwater Plan is also required by the county. DEQ has said that the technology is
 309 changing and that newer technologies are not as hazardous as the older technologies as far as the
 310 materials used in construction. Mr. Porter added that 20 to 50 years down the road it would be
 311 nice to know the specs of what is in the installed panels and that is why the decommissioning
 312 plan has to be updated every 5 years to update any changes in the technology as well. DEQ
 313 suggested that as soon as installation is complete that developers revise and update the
 314 decommissioning plan to indicate exactly what kind of technology was installed because the
 315 plans may say one thing but by the time installation is completed the technology may have
 316 changed and what is installed may be different than what was on the plans.

317
 318 Patricia Delano asked about wild life concerns. Dan Porter replied that the panels are enclosed
 319 in glass and that developers are trying to use materials that reduce the glare as much as possible.
 320 The newest panels are made of materials that absorb light, and do not reflect light much. The
 321 construction of the panels is such that even the components and materials that make up the
 322 components are inert unless they break and are burned, and it would take a temperature higher
 323 than what it takes to melt glass to cause the materials to become toxic. Even if that kind of
 324 temperature were to be reached, chances are that the melted glass would encapsulate the
 325 materials and prevent any chemical leakage. The biggest environmental concern is actually the
 326 mining of the materials used in the construction of the panels, and that takes place elsewhere and
 327 not where the solar farm is to be placed anyway.
 328

329 At this time, Chairman Calvin Leary asked if there were any further questions or comments from
 330 the board or staff. Hearing none, he called for a motion.
 331

332 **Motion to Approve Ordinance 2017-05-01 Proposed Amendments to UDO Article**
 333 **151.347(V) Ordinance to Consider Placement of Specific Standards - Solar Farms as**
 334 **amended regarding letter of credit/bond and boundary issues.**

335	RESULT:	PASSED [UNANIMOUS]
336	MOVER:	Steven Bradshaw, Board Member
337	SECONDER:	Patricia Delano, Vice Chairman
338	AYES:	Leary, Delano, Albertson, Bradshaw
339	ABSENT:	Harris, Etheridge, McCall

INFORMATION FROM BOARD AND STAFF

341
 342 NONE

CONSIDER DATE OF NEXT MEETING

344
 345 Next regularly scheduled Planning Board meeting is May 17, 2017 unless there are no matters to
 346 be brought before the board.
 347

CAMDEN COUNTY PLANNING BOARD

Regular Meeting – April 19, 2017

348 **ADJOURN**

349

350 **At 7:56 PM a motion was made to adjourn the meeting.**

351

352	RESULT:	PASSED [UNANIMOUS]
353	MOVER:	Ray Albertson, Board Member
354	SECONDER:	Steven Bradshaw, Board Member
355	AYES:	Leary, Delano, Albertson, Bradshaw
356	ABSENT:	Harris, Etheridge, McCall

357

358

359 *Chairman Calvin Leary*
 360 *Camden County Planning Board*

361

362 *ATTEST:*

363

364

365

366 *Amy Barnett*
 367 *Planning Clerk*

Attachment: April 19, 2017 Planning Board Minutes (1719 : Minutes - February, March, April 2017)



Camden County Planning Board
AGENDA ITEM SUMMARY SHEET

New Business

Item Number: 6.A.1

Meeting Date: June 21, 2017

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

Item Title UDO 2017-05-21 Sketch Plan Sleepy Hollow Estates

Attachments: UDO 2017-05-21 Sketch Plan Sleepy Hollow Estates Staff
 Report(PDF)
 UDO 2017-05-21 Sketch Plan Sleepy Hollow Estates Map (PDF)

Summary:

Daniel Cartwright has submitted an application for sketch plan for Sleepy Hollow Estates Major Subdivision (9 lot) located off Sleepy Hollow Road adjacent to address 312 Sleepy Hollow Road in Courthouse Township .

Recommendation:

Listen to Staff Report, Applicant Presentation, and consider application.

STAFF REPORT

**UDO 2017-05-21
Sketch Plan Sleepy Hollow Estates
Major Subdivision**

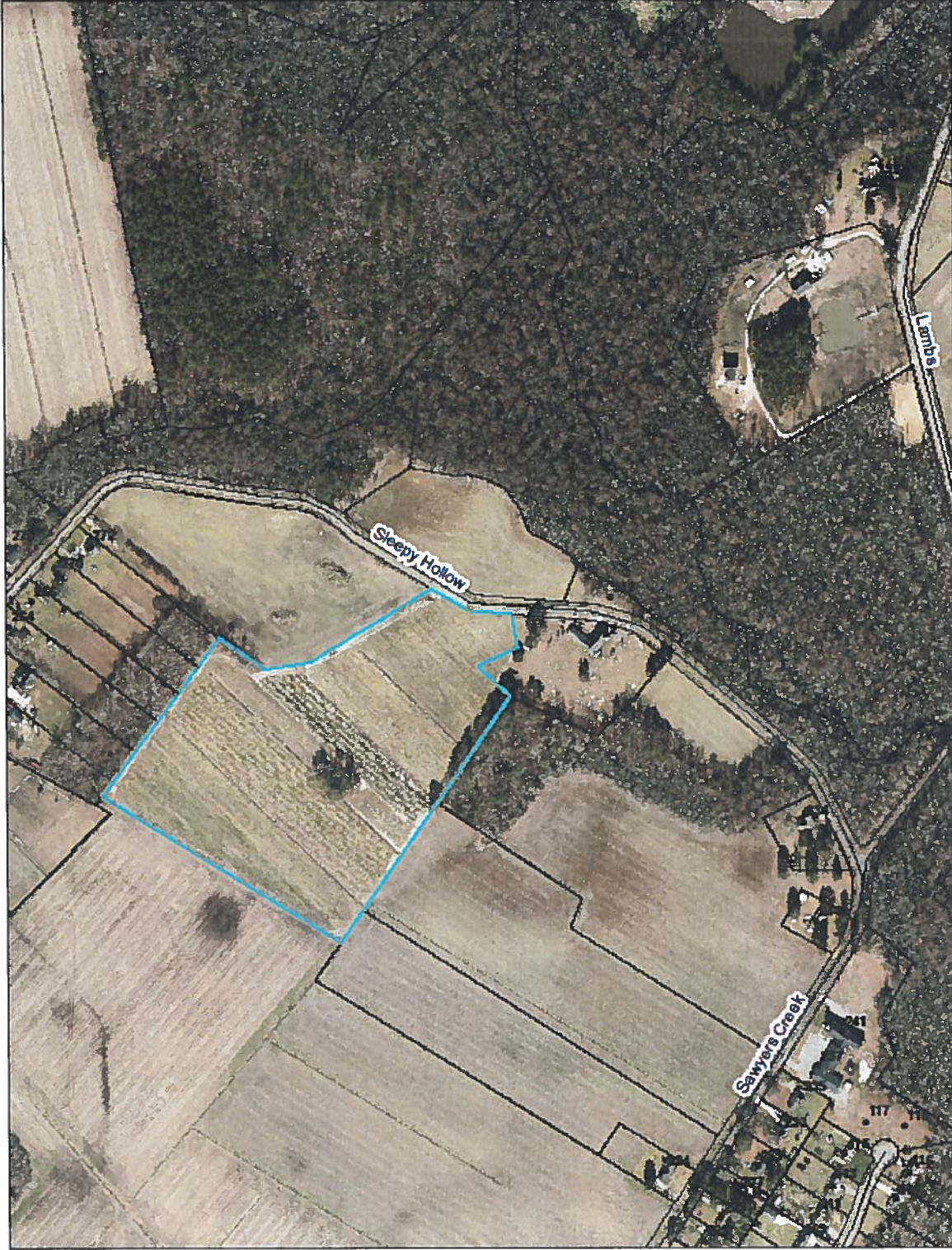
PROJECT INFORMATION

File Reference:	UDO 2017-05-21	Application Received:	9/26/16
Project Name;	Sleepy Hollow Estates	By:	David Parks, Permit Officer
PIN:	02-8935-01-28-8169	Application Fee paid:	\$2,400 Check #231
Applicant:	Daniel Cartwright	Completeness of Application:	Application is generally complete
Address:	366 N. Gregory Rd Shawboro, NC 27973	Documents received upon filing of application or otherwise included:	
Phone:	(252) 202-6645	A.	Land Use Application
Email:		B.	Sketch/Yield Plan
Agent for Applicant:	E.T. Hyman Surveying	C.	Agent for Applicant letter
Address:	133 U.S. Hwy 158 W.	D.	Deed
Phone:	(252) 338-2913	E.	Perc Tests (2) from Albemarle Regional Health Services
Email:		F.	TRC Inputs
Current Owner of Record:			
Meeting Dates:			
6/7/2017	Neighborhood Meeting		
6/6/2017	Technical Review Committee		
6/21/2017	Planning Board		

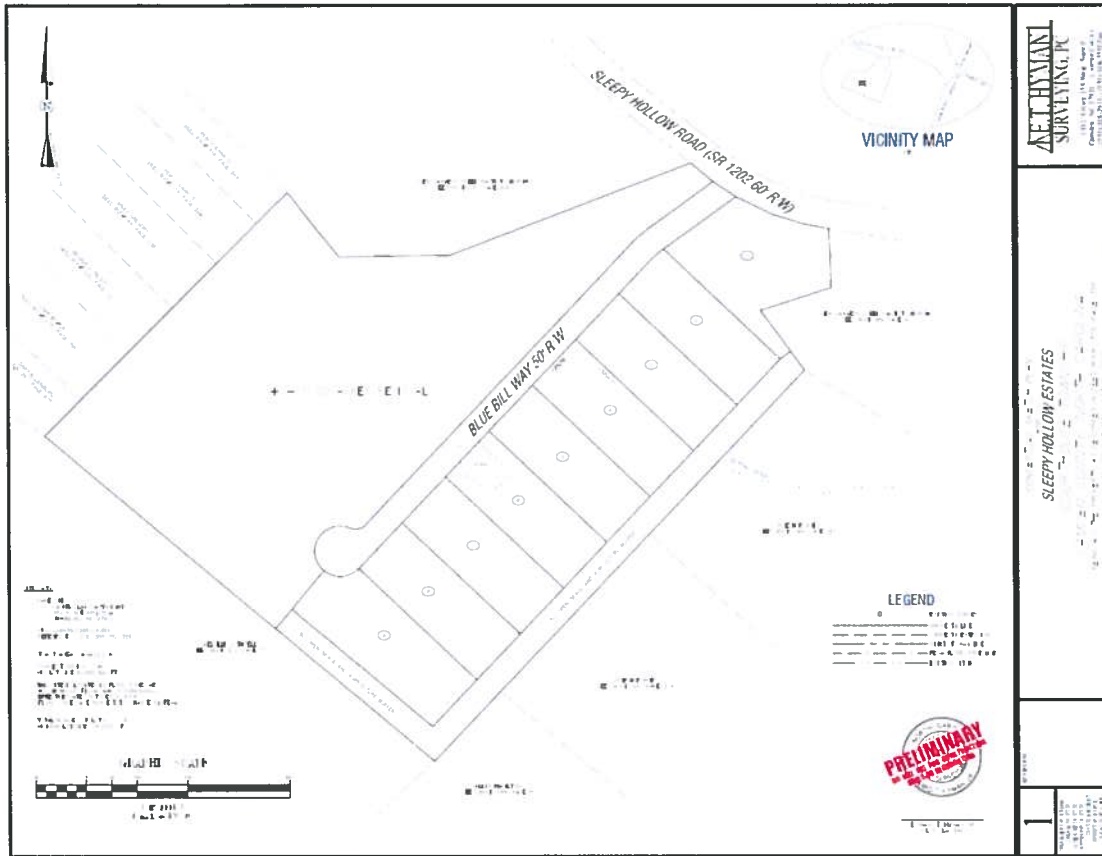
PROJECT LOCATION:

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

Vicinity Map:



REQUEST: Sketch/Yield Plan Sleepy Hollow Estates Major Subdivision – 9 lots - **Article 151.230** of the Code of Ordinances.



SITE DATA

- Lot size:** Approximately 23 acres
- Flood Zone:** Zone AE/X
- Zoning District(s):** Mixed Single Family Residential (R2)
- Adjacent property uses:** Predominantly agriculture with some residential.
- Streets:** Shall be dedicated to public under control of NCDOT.
- Street/Subdivision name:** Subdivision name: Sleepy Hollow Estates
Street Names: Blue Bill Way

Open Space:	Required: 12 acres X .05 = .61 acres
Landscaping:	Landscaping Plan required at Preliminary plat.
Buffering:	Per Article 151.232 (N), a 50' landscaped vegetative buffer required along all property lines that abut non-residential uses.
Recreational Land:	N/A

ENVIRONMENTAL ASSESSMENT

Streams, Creeks, Major Ditches:

Distance & description of nearest outfall: .

TECHNICAL REVIEW STAFF (SKETCH PLAN) COMMENTS

1. **South Camden Water.** Approved.
 2. **Albemarle Regional Health Department.** Approved.
 3. **South Camden Fire Department.** Reviewed with no comments.
 4. **Pasquotank EMS (Central Communications).** Subdivision name approved.
 5. **Sheriff's Office.** Approved.
 6. **Postmaster Elizabeth City.** No response
 7. **Superintendent/Transportation Director of Schools.** Approved with comments.
 8. **Camden Soil & Water Conservationist.** Approved with comments. Outfall runs through adjacent property. Need to work with them on maintenance of ditch.
 9. **NCDOT.** No response.
 10. **Mediacom.** No response.
 11. **Century Link.** Reviewed no comments.
-

PLANS CONSISTENCY

CAMA Land Use Plan Policies & Objectives:

Consistent Inconsistent

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

2035 Comprehensive Plan

Consistent Inconsistent

Property zoned R2 (Mixed Single Family Residential) prior to adoption of Comprehensive Plan Future Land Use Maps which has area designated as Rural Preservation.

Comprehensive Transportation Plan

Consistent Inconsistent

Property abuts Sleepy Hollow Road (SR 1202)

FINDINGS REGARDING ADDITIONAL REQUIREMENTS:

Yes No

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

Yes No

Injure the value of adjoining or abutting property.

In staff's opinion, application does not appear to injure the value of adjoining or abutting property. Current zoning allows for Double-wide, Modular and Site built homes, consistent with the area.

Endangering the public health and safety?

EXCEED PUBLIC FACILITIES:

Yes No

Yes No

Yes No

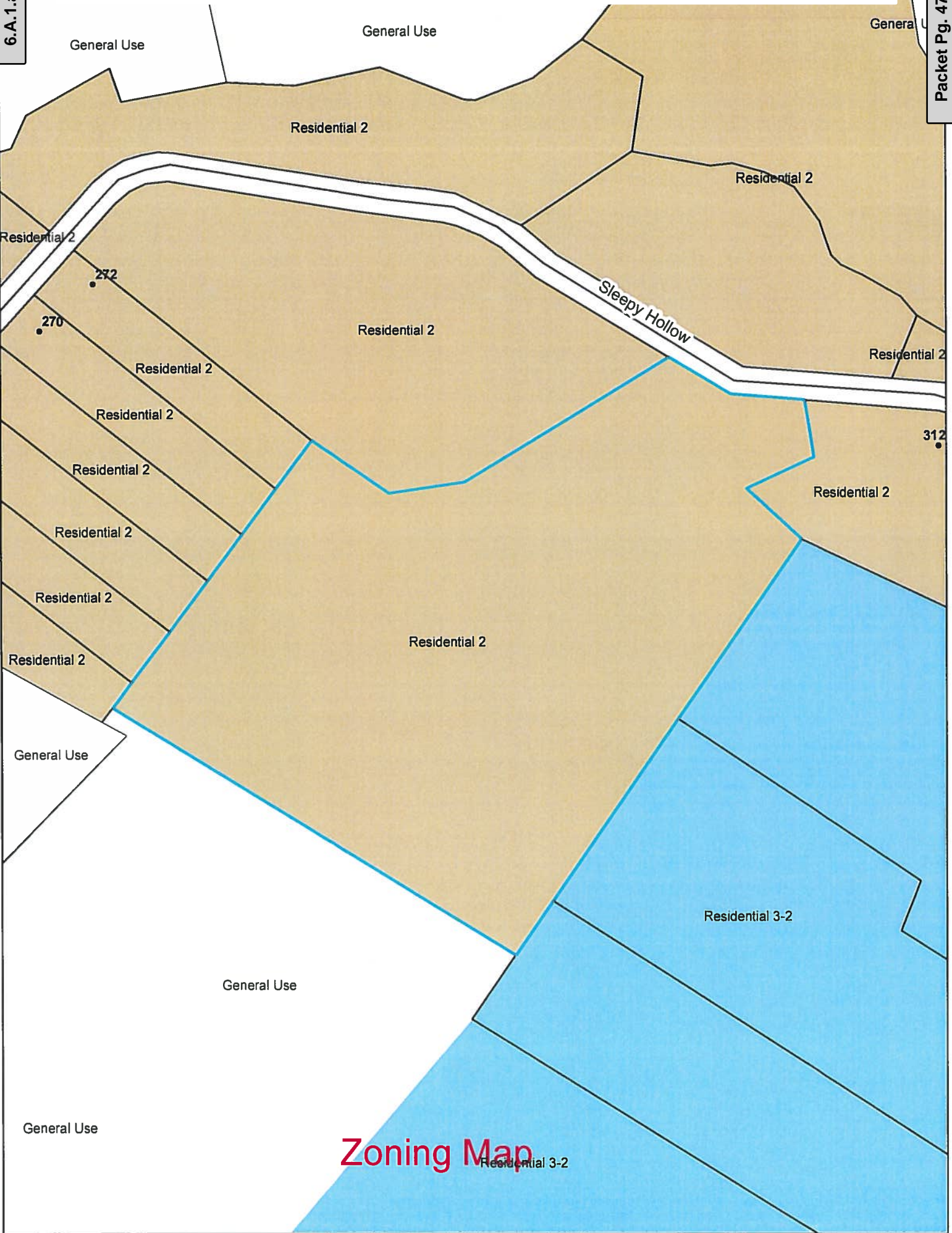
Schools: Proposed development will generate 6 students (.67 per household X 9 lots). High School over capacity: **2016/2017 capacity: 570 Enrollment: 607**

Fire and rescue: Approved.

Law Enforcement: Approved.

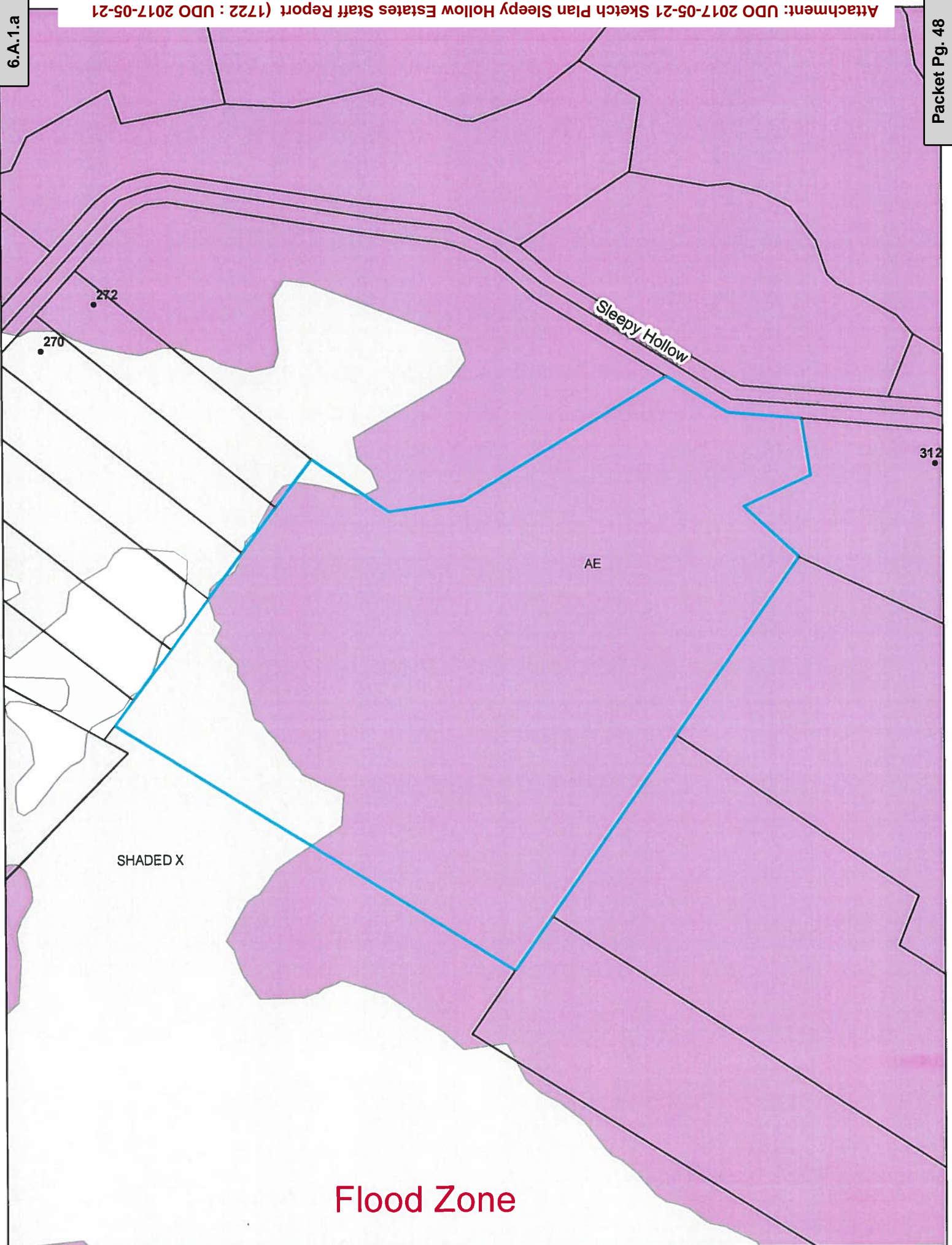
Staff's Recommendation:

1. Need to look at obtaining drainage easements from adjacent property owners to the outfalls.
2. Consider all TRC Comments.

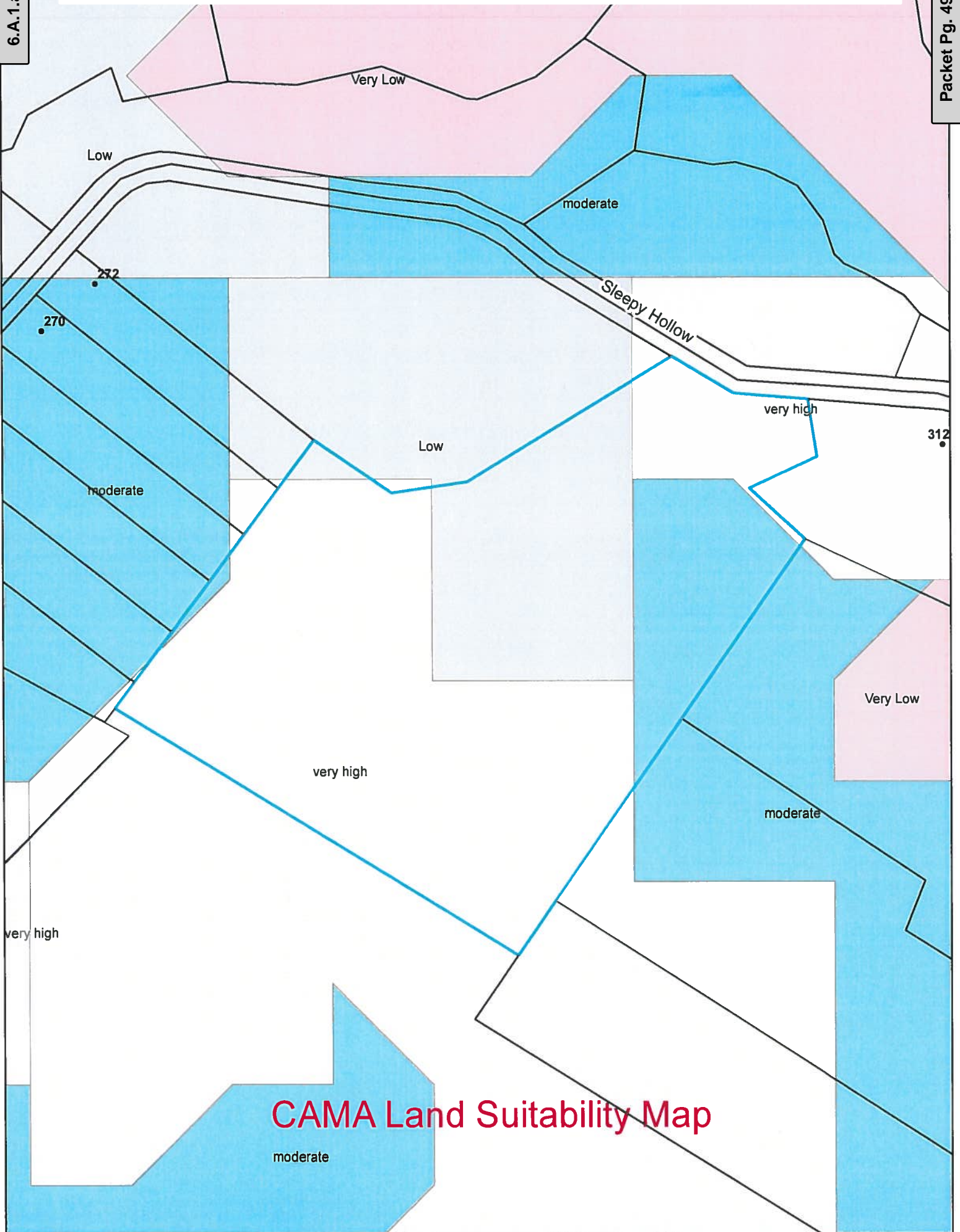


Zoning Map

Residential 3-2

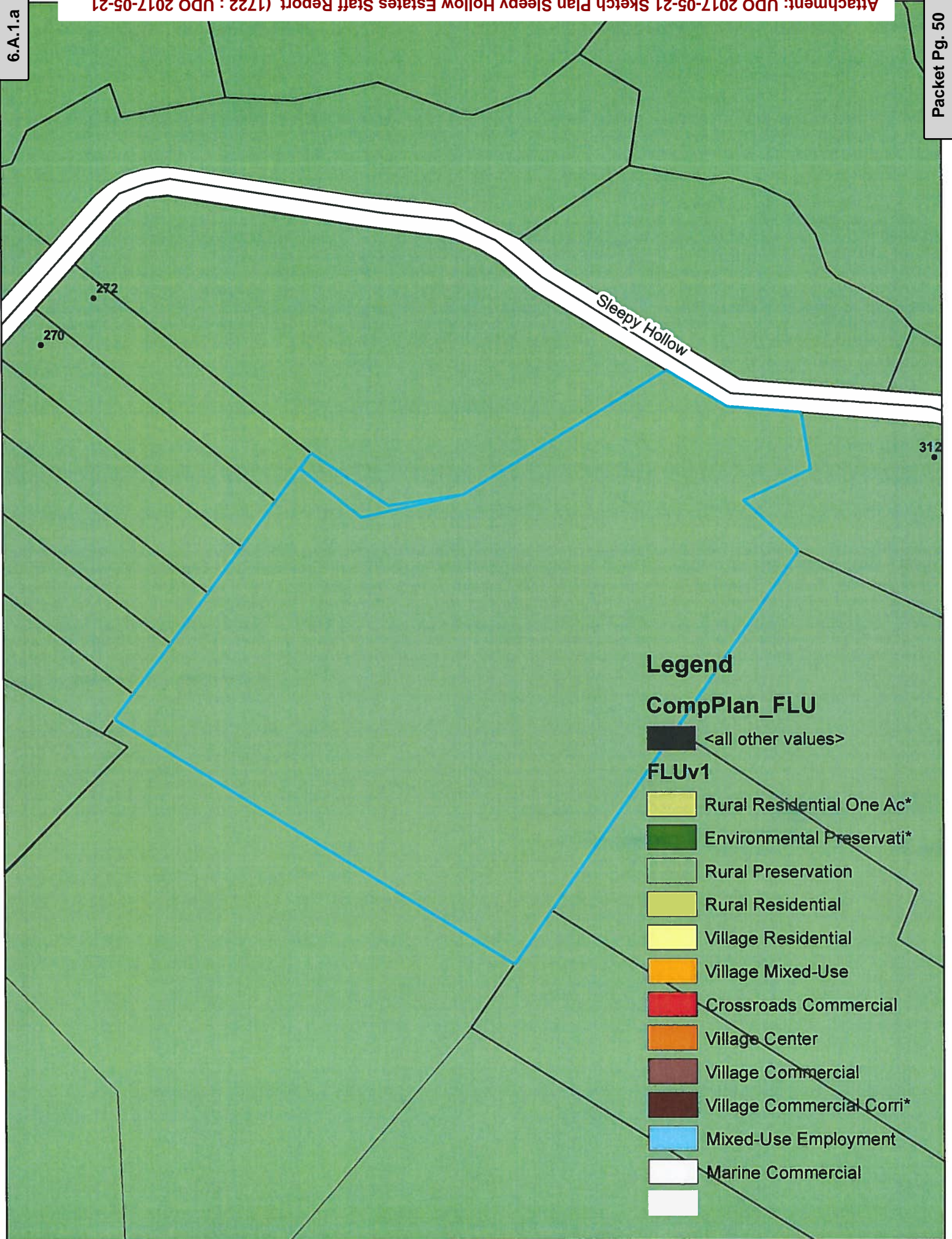


Flood Zone




CAMA Land Suitability Map

moderate




Legend


CompPlan_FLU


 <all other values>


FLUv1


 Rural Residential One Ac*


 Environmental Preservati*

 Rural Preservation

 Rural Residential


 Village Residential


 Village Mixed-Use

 Crossroads Commercial

 Village Center

 Village Commercial

 Village Commercial Corri*

 Mixed-Use Employment

 Marine Commercial





Land Use/Development Application County of Camden, North Carolina

Depending upon the type of proposal, the proposal may require a Zoning Permit, Conditional Use Permit, or Special Use Permit. This form is used as the start of the application process. All applicants must submit a site plan (see "Minimum Site Plan Requirements") and a valid Health Department permit. Applicants for a Conditional Use Permit or Special Use Permit should review the "Requirements for Conditional Use Permit and Special Use Permit Applications".

Applicants for a subdivision must submit this form as their Special Use Permit application.

Please consult the Planning Office, (252) 338-1919, with any questions about your application.

Office Use Only	
PIN:	<u>02-8835-01-28-8769</u>
UDO#	<u>2017-05-21</u>
Date Received:	<u>5/19/17</u>
Received by:	<u>WP</u>
Zoning District:	<u>R-2</u>
Fee Paid \$	<u>2550.00</u>
Please Do Not Write In This Box	

CK # 5058
WP

PLEASE PRINT OR TYPE

Applicant's Name: Daniel Clay Cartwright

If the Applicant is acting as agent for another person (the "principal"), please give that person's name on the line below and submit a copy of the agency agreement / letter with this Application.

Applicant's Mailing Address: 366 N. Gregory Road

Shawboro, NC 27973

Daytime Phone Number 252-202-6645

Street Address Location of Property: Sleepy Hollow Road beside New Sawyer's Creek Baptist Church

General Description Of Proposal 17-Lot Major Subdivision - SLEEPY Hollow Estates

I swear or affirm that the foregoing information and all attachments hereto (now or subsequently provided as part of this application) are true and correct to the best of my knowledge.

Signed:
Dated: 5-19-2017

Flood Zone? IX
 A
 AE
 AEFW

Located in Watershed Protection Area? Yes
 No

Taxes Paid? Yes
 No



Doc No: 203194
Recorded: 04/10/2017 04:48:11 PM
Fee Amt: \$26.00 Page 1 of 2
Excise Tax: \$300.00
Camden County North Carolina
Tammie Krauss, Register of Deeds
BK 355 PG 366 - 367 (2)

Excise Tax: \$

Recording Time, Book and Page:

Parcel No: 02-8935-01-28-8169-0000

Mail after recording to: **Brumsey and Brumsey, PLLC, P. O. Box 100, Currituck, NC 27929**

This instrument was prepared by: **William Brumsey, III/ekm** File No: 119-18 OFM 4-10-17

*\$150,000.00 / \$1,500.00 per acre
No delinquent taxes - 4-10-17*

Brief Description for Index: Courthouse Township, Camden County

NORTH CAROLINA GENERAL WARRANTY DEED

This DEED, made this **6th** day of **April** **2017** by and between

GRANTOR

GRANTEE

**JAMES H. FEREBEE, JR. and wife,
DIANE H. FEREBEE**

**DANIEL CLAY CARTWRIGHT and wife,
VICKI M. CARTWRIGHT**

**382 N. Gregory Rd
Shawboro, NC 27973**

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 all of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the said Grantees in fee simple, all that certain lot or parcel of land situated in the City of , **Courthouse Township, Camden County, North Carolina**, more particularly described as follows:

That tract of land containing 22.70 acres, more or less, shown on a plat prepared by J. C. Shearin, Surveyor, dated March 15, 1947 entitled "Map Showing Property Belonging to Blanche B. Sawyer Est., Mary F. Mitchell, Power Atty, Courthouse Township, Camden County, N.C. and copy of said plat being filed in the office of the Register of Deeds of Camden County in Map Book 1, Page 15.

There is expressly EXCEPTED from the conveyance any part of the lands described herein that may have been conveyed to the New Sawyers Creek Church by deed recorded in Deed Book 79, Page 293 and Deed Book 36, Page 339.

There is also EXCEPTED from this deed any part of the lands lying within the rights of way of any State Road or Highway specifically including any interest conveyed by deed recorded in Deed Book 95, Page 161.

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

This instrument prepared by: **William Brumsey, III, a licensed North Carolina attorney.** Delinquent taxes, if any, to be paid by the closing attorney to the County tax collector upon disbursement of closing proceeds.

ALBEMARLE REGIONAL HEALTH SERVICES

240302

Applicant:

CARTWRIGHT, DANIEL CLAY
 382 N. GREGORY ROAD
 SHAWBORO, NC 27973

Owner:

CARTWRIGHT, DANIEL CLAY
 382 N. GREGORY ROAD
 SHAWBORO, NC 27973

Site Location: Lot 1
 SLEEPY HOLLOW ROAD
 CAMDEN, NC 27921

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

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

- * Fill Area 95 ft. by 50 ft. with 18 in. of Sand

To obtain an Authorization to Construct:

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

Comments:

Fill house pad higher than septic area

EHS:



Carver, Kevin

Date: 06/08/2017

THIS APPROVAL WILL BECOME VOID AFTER 12 MONTHS AND A NEW APPLICATION WILL BE NECESSARY.

Bertie (252) 794-5303 Camden (252) 338-4460 Chowan (252) 482-1199 Currituck (252) 232-6603
 Gates (252) 357-1380 Pasquotank (252) 338-4490 Perquimans (252) 426-2100

ALBEMARLE REGIONAL HEALTH SERVICES

240303

Applicant:

CARTWRIGHT , DANIEL CLAY
382 N. GREGORY ROAD
SHAWBORO, NC 27973

Owner:

CARTWRIGHT , DANIEL CLAY
382 N. GREGORY ROAD
SHAWBORO, NC 27973

Site Location: Lot 9

SLEEPY HOLLOW ROAD
CAMDEN, NC 27921

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

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

- * Fill Area 95 ft. by 50 ft. with 18 in. of Sand

To obtain an Authorization to Construct:

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

Comments:

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EHS: 
Carver, Kevin

Date: 06/08/2017

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Gates (252) 357-1380 Pasquotank (252) 338-4490 Perquimans (252) 426-2100

BOARD OF COMMISSIONERS

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Vice Chairman

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RANDY KRAINIAK
ROSS MUNRO



Camden County
NEW ENERGY NEW VISION

MICHAEL BRILLHART
County Manager

AMY BARNETT
Asst Clerk to the Board

JOHN S. MORRISON
County Attorney

May 23, 2017

From: Camden County Planning Department
To: Technical Review Staff Schools

RE: Sketch Plan – Sleepy Hollow Estates – 17 lot Major Subdivision

Attached is a copy of the Sketch Plan for Sleepy Hollow Estates for your review and comments.

After you have reviewed the plans, please complete the section below and provide this memo with your comments at the Technical Review Committee meeting on Tuesday, June 6, 2017 at 10:00 AM in the upstairs courtroom of the Historic Camden County Courthouse. If you are unable to attend please fill out, sign and fax to the Planning Office at 333-1603.

Approved as is

Reviewed with no comments.

Approved with the following comments/recommendations:

ROADS MUST CONFORM TO NCDOT SPECIFICATIONS
DEVELOPER MUST SUBMIT A LETTER GIVING CAMDEN CO. SCHOOLS
PERMISSION TO USE ROADS AND RELEASING LIABILITY FOR DAMAGE

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

Name: ROGER MORGAN Signature: [Signature]

Thank you for your prompt attention to this matter. If you have any questions, please call me at (252) 338-1919 ext 263.

Sincerely,

Dan Porter
Planning Director
Camden County

BOARD OF COMMISSIONERS

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TOM WHITE
Vice Chairman

GARRY W. MEIGGS
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Camden County
NEW ENERGY NEW VISION

MICHAEL BRILLHART
County Manager

AMY BARNETT
Asst Clerk to the Board

JOHN S. MORRISON
County Attorney

May 23, 2017

From: Camden County Planning Department
To: Technical Review Staff Sheriff's Office

RE: Sketch Plan – Sleepy Hollow Estates – 17 lot Major Subdivision

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After you have reviewed the plans, please complete the section below and provide this memo with your comments at the Technical Review Committee meeting on Tuesday, June 6, 2017 at 10:00 AM in the upstairs courtroom of the Historic Camden County Courthouse. If you are unable to attend pleas fill out, sign and fax to the Planning Office at 333-1603.

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

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

Name: Tony Perry Signature: [Handwritten Signature]

Thank you for your prompt attention to this matter. If you have any questions, please call me at (252) 338-1919 ext 263.

Sincerely,
[Handwritten Signature]

Dan Porter
Planning Director
Camden County

BOARD OF COMMISSIONERS

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Camden County
NEW ENERGY NEW VISION

MICHAEL BRILLHART
County Manager

AMY BARNETT
Asst Clerk to the Board

JOHN S. MORRISON
County Attorney

May 23, 2017

From: Camden County Planning Department
To: Technical Review Staff Soil & Water Conservation

RE: Sketch Plan – Sleepy Hollow Estates – 17 lot Major Subdivision

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- Approved as is
- Reviewed with no comments.
- Approved with the following comments/recommendations:
Outfall Ditch currently thru adjacent property owner. Cooperation with this property owner on drainage maintenance needed.
- Disapproved with the following comments: (Provide factual evidence for denial)

Name: Brian Lannon Signature:

Thank you for your prompt attention to this matter. If you have any questions, please call me at (252) 338-1919 ext 263.

Sincerely,

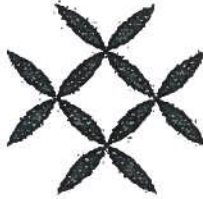
Dan Porter
Planning Director
Camden County

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Vice Chairman

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ROSS MUNRO



Camden County
NEW. ENERGY. NEW VISION.

MICHAEL BRILLHART
County Manager

AMY BARNETT
Asst Clerk to the Board

JOHN S. MORRISON
County Attorney

May 23, 2017

From: Camden County Planning Department
To: Technical Review Staff South Camden Fire Chief

RE: Sketch Plan – Sleepy Hollow Estates – 17 lot Major Subdivision

Attached is a copy of the Sketch Plan for Sleepy Hollow Estates for your review and comments.

After you have reviewed the plans, please complete the section below and provide this memo with your comments at the Technical Review Committee meeting on Tuesday, June 6, 2017 at 10:00 AM in the upstairs courtroom of the Historic Camden County Courthouse. If you are unable to attend please fill out, sign and fax to the Planning Office at 333-1603.

Approved as is

Reviewed with no comments.

Approved with the following comments/recommendations:

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

Name: Kirk Jennings Signature: Kirk Jennings

Thank you for your prompt attention to this matter. If you have any questions, please call me at (252) 338-1919 ext 263.

Sincerely,

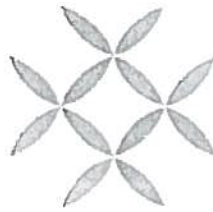
Dan Porter
Planning Director
Camden County

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NEW ENERGY. NEW VISION.

MICHAEL BRILLHART
County Manager

AMY BARNETT
Asst Clerk to the Board

JOHN S. MORRISON
County Attorney

May 23, 2017

From: Camden County Planning Department
To: Technical Review Staff CENTURY LINK

RE: Sketch Plan – Sleepy Hollow Estates – 17 lot Major Subdivision

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

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

Name: JON RADUNS Signature: [Handwritten Signature]

Thank you for your prompt attention to this matter. If you have any questions, please call me at (252) 338-1919 ext 263.

Sincerely,
[Handwritten Signature]

Dan Porter
Planning Director
Camden County

Dave Parks

From: Eddie Hyman <eddie@ethymansurveying.com>
Sent: Monday, June 12, 2017 3:34 PM
To: 'Dave Parks'
Cc: 'Daniel Cartwright'
Subject: FW: Permission to represent

Dave,

Attached is the permission statement.

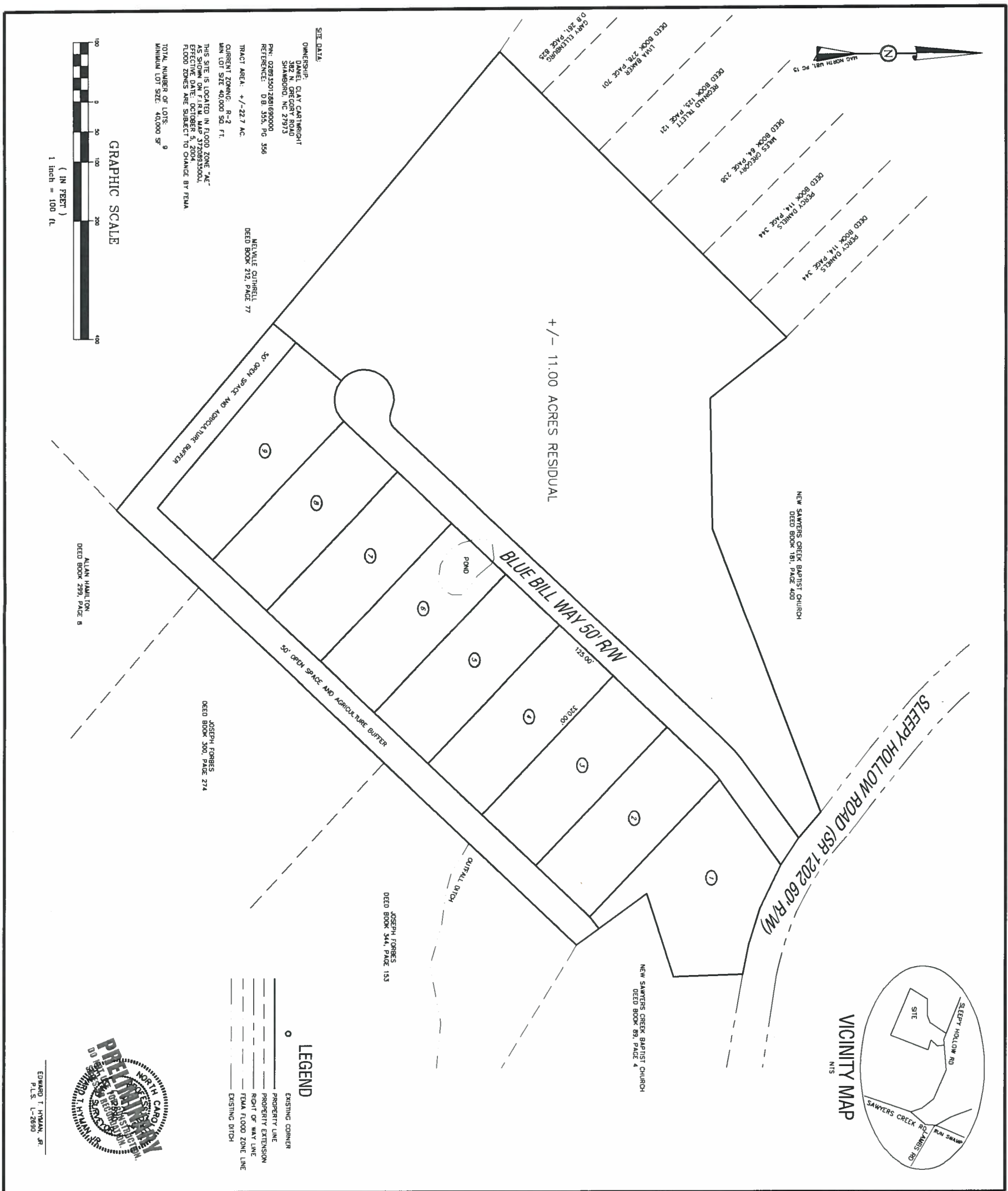
Thanks Eddie

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

From: Daniel Cartwright [<mailto:countryscapesclay@hotmail.com>]
Sent: Monday, June 12, 2017 3:19 PM
To: Eddie Hyman
Subject: Permission to represent

Sorry I can't find Mr. Parks email. Can you forward this to him please. I give Eddie Hyman authority to represent me, Clay Cartwright, for the Sleepy Hollow project. Thank you.

Clay



Attachment: UDO 2017-05-21 Sketch Plan Sleepy Hollow Estates Map (1722 : UDO 2017-05-21 Sketch Plan Sleepy Hollow Estates)

<h1 style="margin: 0;">1</h1>	REVISIONS DRAWN: ETH CHECKED: ETH APPROVED: ETH DATE: 6/8/2017 SHEET # 1 OF 1 SCALE: 1" = 100' PROJECT: 17-899	<p>CONCEPTUAL SKETCH PLAN FOR SLEEPY HOLLOW ESTATES COURTHOUSE TOWNSHIP CAMDEN COUNTY, NORTH CAROLINA BEING ALL THE PROPERTY AS DESCRIBED IN DEED BOOK 355, PAGE 356 MAY 15, 2017 REVISED JUNE 6, 2017</p>	<p>E.T. HYMAN SURVEYING, PC</p> <p style="font-size: x-small;">133 US Hwy 158 West, Suite E Camden, NC 27921 License C-4161 (252) 338-2913 - (252) 338-5552 Fax</p>
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Camden County Planning Board
AGENDA ITEM SUMMARY SHEET

New Business

Item Number: 6.B.1

Meeting Date: June 21, 2017

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

Item Title UDO 2016-09-14 Special Use Permit Preliminary Plat Sandy Hook Crossing

Attachments: UDO 2016-09-14 Special Use Permit Preliminary Plat Sandy Hook Crossing Staff Report (PDF)
 UDO 2016-09-14 Preliminary Plat Sandy Hook Crossing Pg 1 (JPG)
 UDO 2016-09-14 Preliminary Plat Sandy Hook Crossing Pg 2 (JPG)

Summary:

Sandy Hook Crossing LLC has applied for a special use permit for their preliminary plat for Sandy Hook Crossing Major Subdivision (16 lot) located at the intersection of Bartlett and Sandy Hook Roads in Shiloh Township.

Recommendation:

Listen to Staff Report, Applicant Presentation, and consider application.

**STAFF FINDINGS OF FACTS
SPECIAL USE PERMIT
UDO-2016-09-14
PRELIMIARY PLAT
SANDY HOOK CROSSING**

PROJECT INFORMATION

File Reference: UDO 2016-09-14
Project Name; Sandy Hook Crossing
PIN: 03-8964-00-94-3691
Applicant: Sandy Hook Crossing
LLC – Steve
Bradshaw
Address: 102 Avery Drive
Shiloh, NC 27974
Phone: (252) 455-1028
Email:

Agent for Applicant: Eastern Carolina
Engineering
Address: 154 U.S. Hwy 158 East
Phone: (252) 335-1888
Email:
Current Owner of Record: Same as applicant

Meeting Dates:

Technical Review: June 6, 2017
Planning Board: June 21, 2017

Application Received: 5/15/2017
By: David Parks, Permit Officer

Application Fee paid: \$3,200 Check #1003

Completeness of Application: Application is generally complete

Documents received upon filing of application or otherwise included:

- A. Land Use Application
- B. Preliminary Plat (10 Copies)
- C. Construction Drawings (2 Copies)
- D. Perc Tests (16) from Albemarle Regional Health Services
- E. Approval letter for Drainage Plan
- F. Technical Review Committee inputs.

PROJECT LOCATION:

Street Address: Property fronted by Bartlett and Sandy Roads
Location Description: Shiloh Township

Vicinity Map:



REQUEST: Special Use Permit Preliminary Plat Sandy Hook Crossing Major Subdivision – 16 lots
Article 151.230 of the Code of Ordinances.

SITE DATA

Lot size:	Approximately 22 acres.
Flood Zone:	Zone X (Located outside the 100 year flood)
Zoning District(s):	Basic Residential (R3-1)
Adjacent property uses:	Predominantly agriculture with some residential.
Streets:	Shall be dedicated to public under control of NCDOT.
Street name:	Sheba Court
Open Space:	Required: 22 acres X .05 = .44 Provided: 4.97 acres
Landscaping:	Provided in Construction Drawings.
Buffering:	Per Article 151.232 (N), a 50' landscaped vegetative buffer required along all property lines that abut non-residential uses.
Recreational Land	N/A (Under required 30 lot minimum)

ENVIRONMENTAL ASSESSMENT

Streams, Creeks, Major Ditches: None

Distance & description of nearest outfall: 3/4 mile across Sandy Hook Road through farm field ditch out to Crooked Creek.

TECHNICAL REVIEW STAFF (PRELIMINARY PLAT) COMMENTS

1. **South Camden Water.** Approved.
2. **Albemarle Regional Health Department.** Perc test completed on all lots.
3. **South Camden Fire Department.** Approved.
4. **Postmaster Elizabeth City.** Did not attend TRC. Community Mail Box location on plans.
5. **Army Corps of Engineer.** Delineation complete. No wetlands on site.

6. **Superintendent Camden County Schools.** Did not attend TRC or respond.
 7. **Superintendent/Transportation Director of Schools.** Approved with comments.
 8. **Sheriff's Office.** Approved.
 9. **Camden Soil & Water Conservationist.** Reviewed not comments.
 10. **NCDOT.** Approved.
 11. **Mediacom.** Did not attend TRC meeting.
 12. **Albemarle EMC.** Approved.
 13. **Century Link.** Reviewed no comments.
 14. **Pasquotank EMS.** Approved.
-

PLANS CONSISTENCY

CAMA Land Use Plan Policies & Objectives:

Consistent **Inconsistent**

Land Suitability Maps (below) reflect Moderate Suitability for the property proposed to be subdivided.

2035 Comprehensive Plan

Consistent **Inconsistent**

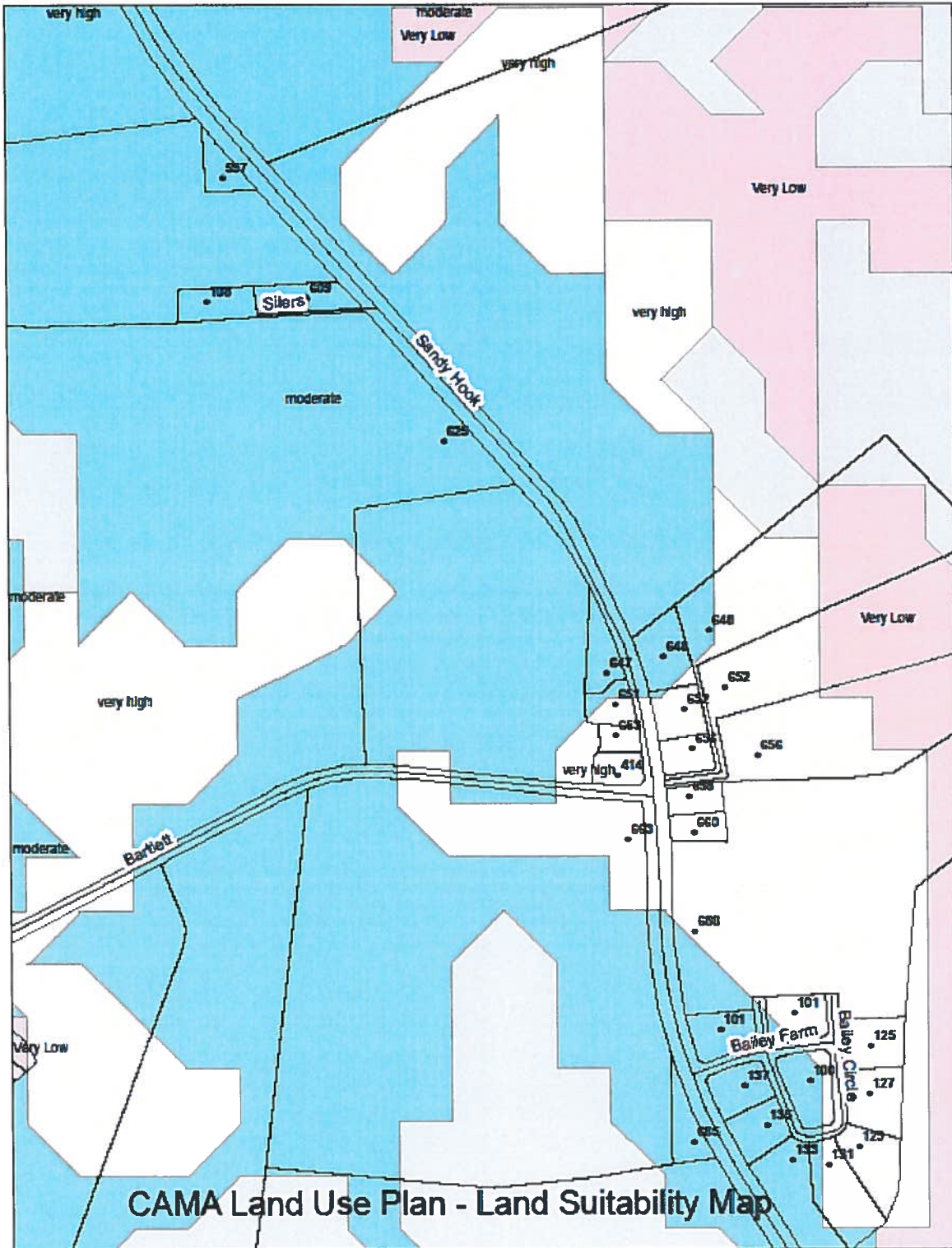
Property zoned R3-1 (farmland) is inconsistent with Comprehensive Plan as area to be subdivided is designated as Rural Preservation.

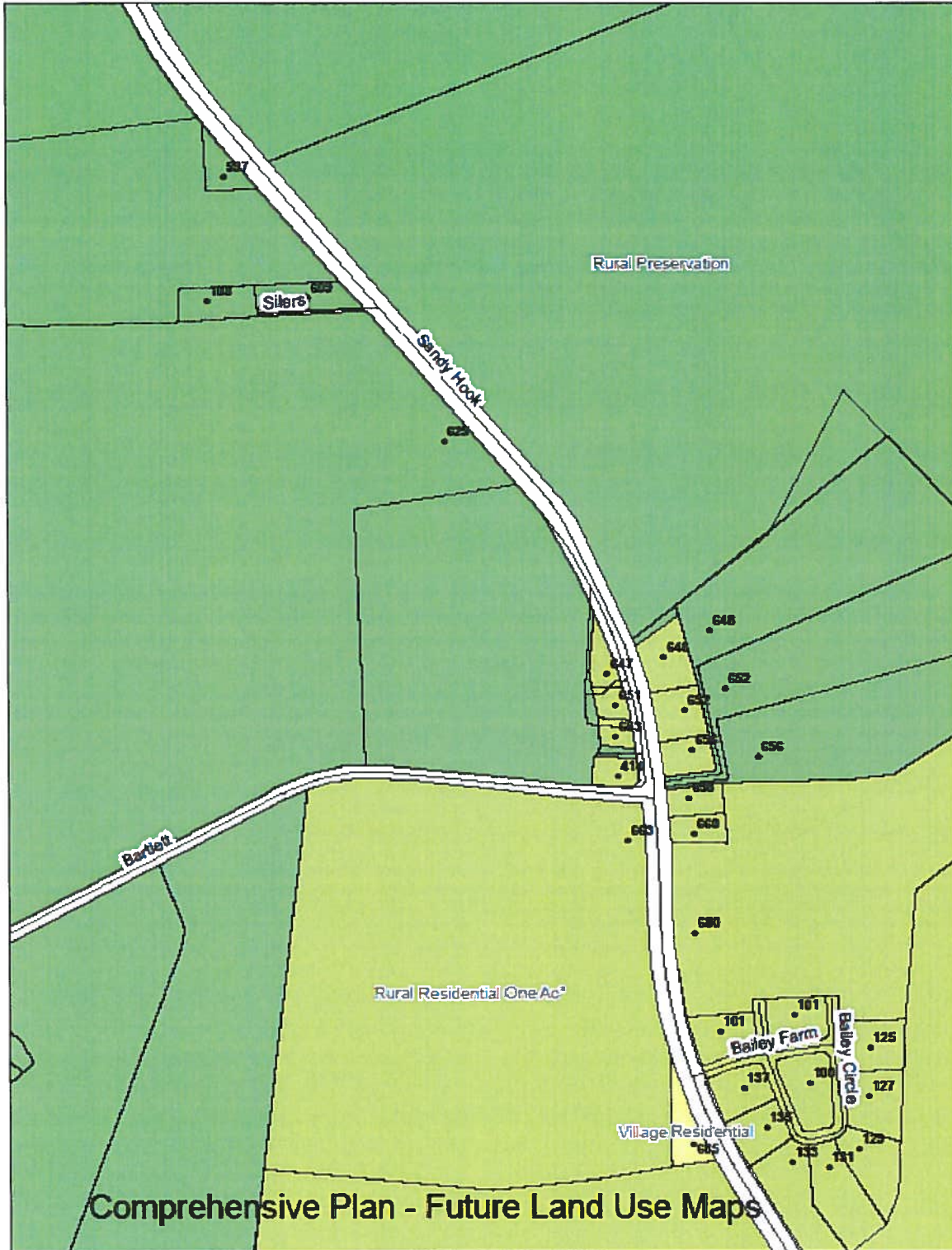
PLANS CONSISTENCY – cont.

Comprehensive Transportation Plan

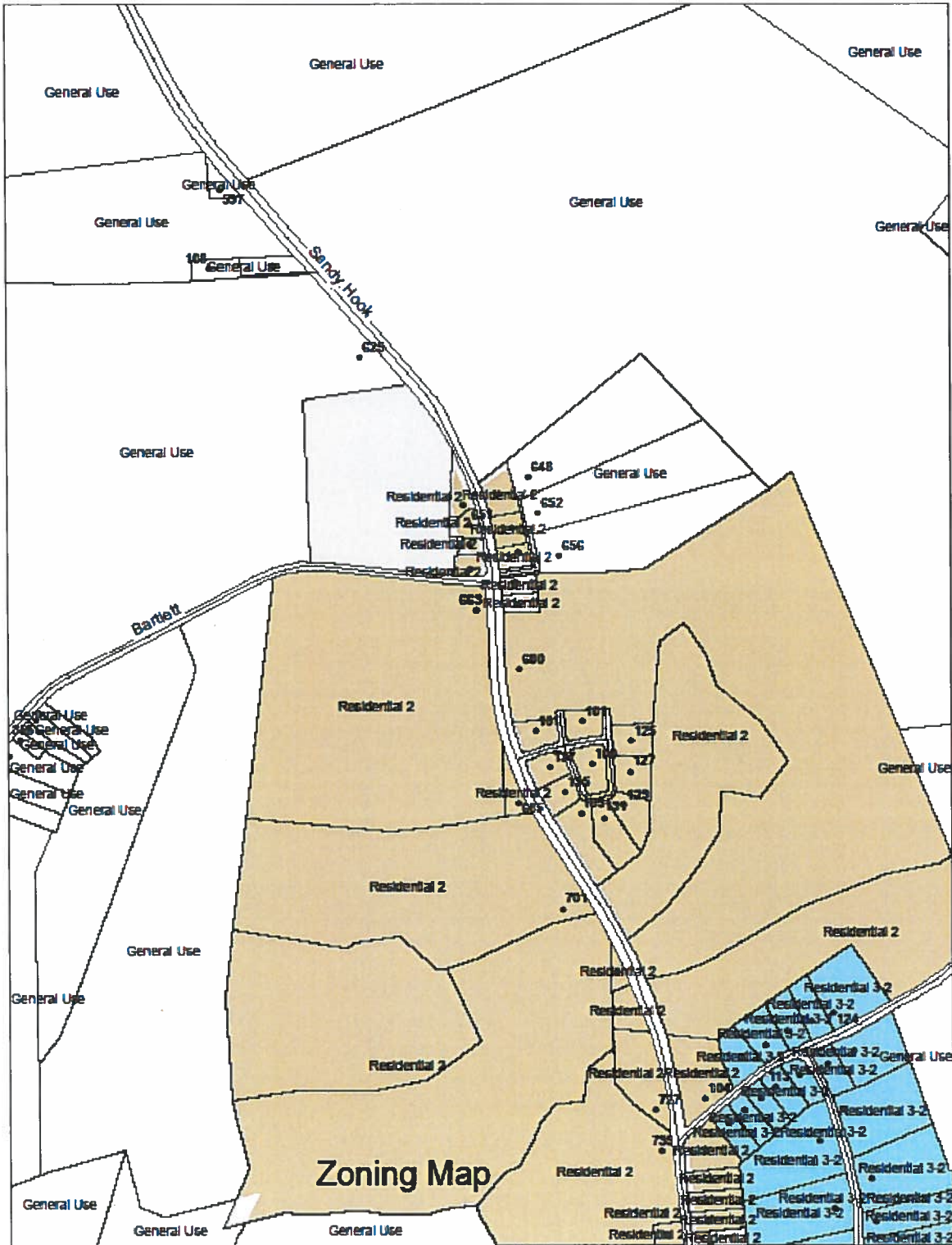
Consistent **Inconsistent**

Property abuts Sandy Hook (SR 1107) and Bartlett Road (SR 1118)





Comprehensive Plan - Future Land Use Maps



FINDINGS REGARDING ADDITIONAL REQUIREMENTS:

Yes No

Endangering the public health and safety?

Staffs opinion is that application does not appear to endanger the public health and safety.

Yes No

Injure the value of adjoining or abutting property.

Without any evidence to the contrary - staffs opinion is that application does not appear to injure the value of adjoining or abutting property.

Yes No

Harmony with the area in which it is located.

Property was rezoned to R3-1 (one are lots) in February 2012. Comprehensive Plan has property identified as Rural Preservation.

EXCEED PUBLIC FACILITIES:

Yes No

Schools: Proposed development will generate 11 students (.67 per household X 16 households). High School over capacity: **2016/2017 capacity: 570 Enrollment: 607**

Yes No

Fire and rescue: Approved by the South Camden Fire Chief.

Yes No

Law Enforcement: Approved by Sherriff's Office.

PLANNING STAFF RECOMMENDATION:

Planning Staff recommends approval of the Special Use Permit for Preliminary Plat Sandy Hook Crossing with the following conditions:

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 2016-09-14).
3. No land disturbing activities shall start until the County Planning Department receives approved DENR Stormwater Permit and Erosion & Sedimentation Control Plan for the development.
4. 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.
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 Mill Run 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 into Mill Run Ditch.
 - 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 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.



Land Use/Development Application County of Camden, North Carolina

Depending upon the type of proposal, the proposal may require a Zoning Permit, Conditional Use Permit, or Special Use Permit. This form is used as the start of the application process. All applicants must submit a site plan (see "Minimum Site Plan Requirements") and a valid Health Department permit. Applicants for a Conditional Use Permit or Special Use Permit should review the "Requirements for Conditional Use Permit and Special Use Permit Applications".

Applicants for a subdivision must submit this form as their Special Use Permit application.

Please consult the Planning Office, (252) 338-1919, with any questions about your application.

Office Use Only	
PIN:	<u>02-8964-00-94-3691</u>
UDO#	<u>2016-09-14</u>
Date Received:	<u>5/15/17</u>
Received by:	<u>[Signature]</u>
Zoning District:	<u>A-3-1</u>
Fee Paid \$	<u>3,200.00</u>
Please Do Not Write In This Box	

*pk ck # 1003
of*

PLEASE PRINT OR TYPE

Applicant's Name: Sandy Hook Crossing, LLC

If the Applicant is acting as agent for another person (the "principal"), please give that person's name on the line below and submit a copy of the agency agreement / letter with this Application.

Steven Bradshaw

Applicant's Mailing Address: 102 Avery Drive

Shiloh NC 27974

Daytime Phone Number 252-455-1028

Street Address Location of Property: 21.99 Acres Sandy Hook & Bartlett Roads

General Description Of Proposal Sandy Hook Crossing 16 Lot Major Subdivision Preliminary Plat

I swear or affirm that the foregoing information and all attachments hereto (now or subsequently provided as part of this application) are true and correct to the best of my knowledge.

Signed: Steven O. Bradshaw

Dated: May 11, 2017

Flood Zone? X
 A
 AE
 AEFW

Located in Watershed Protection Area? Yes
 No

Taxes Paid? Yes
 No

ALBEMARLE REGIONAL HEALTH SERVICES

239182

Applicant:

EASTERN CAROLINA ENGINEERING C/O JASON MIZEL
P.O. BOX 128
CAMDEN, NC 27921

Owner:

AVERY FAMILY REVOCABLE TRUST
102 AVERY DRIVE
SHILOH, NC 27974

Site Location:

LOT#1 SANDY HOOK CROSSING
SHILOH, NC 27974

GPD: 360 LTAR: 0.500 Classification: PS w/Fill

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

- * Fill Area 80 ft. by 50 ft. with 14 in. of Sand

To obtain an Authorization to Construct:

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

Comments:

House pad needs to be filled higher than finished septic tank grade. Top of tank is a minimum, 12" higher than finished grade of rock in trenches. *Soil wetness 22"*

EHS: 
Carver, Kevin

Date: 05/29/2017

THIS APPROVAL WILL BECOME VOID AFTER 12 MONTHS AND A NEW APPLICATION WILL BE NECESSARY.

ALBEMARLE REGIONAL HEALTH SERVICES

230538

Applicant:

EASTERN CAROLINA ENGINEERING
C/O JASON MIZELLE
P O BOX 128
CAMDEN, NC 27921

Owner:

AVERY FAMILY TRUST
102 AVERY DR
SHILOH, NC 27974

Site Location:

LOT 2 SANDYHOOK/BARTLETT RD
SHILOH, NC 27974

GPD: 360 LTAR: 0.500 Classification: Provisionally Suitable


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

To obtain an Authorization to Construct:

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

Comments:

Seasonal Soil Wetness 36"

EHS: 

 Carver, Kevin

Date: 10/14/2016

THIS APPROVAL WILL BECOME VOID AFTER 12 MONTHS AND A NEW APPLICATION WILL BE NECESSARY.

ALBEMARLE REGIONAL HEALTH SERVICES

239192

6.B.1.a

Packet Pg. 76

Applicant:

EASTERN CAROLINA ENGINEERING C/O JASON MIZEL
P.O. BOX 128
CAMDEN, NC 27921

Owner:

AVERY FAMILY REVOCABLE TRUST
102 AVERY DRIVE
SHILOH, 27974

Site Location:

LOT# 4
SHILOH, NC 27974

GPD: 360 LTAR: 0.500 Classification: PS Shallow Placement

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

To obtain an Authorization to Construct:

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

Comments:

House pad needs to be filled higher than finished septic tank grade. Top of tank is a minimum, 12" higher than finished grade of rock in trenches. Soil Wetness 30"

EHS: 
Carver, Kevin

Date: 05/29/2017

THIS APPROVAL WILL BECOME VOID AFTER 12 MONTHS AND A NEW APPLICATION WILL BE NECESSARY.

Bertie (252) 794-5303 Camden (252) 338-4460 Chowan (252) 482-1199 Currituck (252) 232-6603
Gates (252) 357-1380 Pasquotank (252) 338-4490 Perquimans (252) 426-2100

ALBEMARLE REGIONAL HEALTH SERVICES

239194

Applicant:

EASTERN CAROLINA ENGINEERING C/O JASON MIZEL
P.O. BOX 128
CAMDEN, NC 27921

Owner:

AVERY FAMILY REVOCABLE TRUST
102 AVERY DRIVE
SHILOH, 27974

Site Location:

LOT# 5
SHILOH, NC 27974

GPD: 360 **LTAR:** 0.500 **Classification:** Provisionally Suitable

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

To obtain an Authorization to Construct:

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

Comments:

House pad needs to be filled higher than finished septic tank grade. Top of tank is a minimum, 12" higher than finished grade of rock in trenches. Soil Wetness 30"

EHS: *K C*
Carver, Kevin

Date: 05/29/2017

THIS APPROVAL WILL BECOME VOID AFTER 12 MONTHS AND A NEW APPLICATION WILL BE NECESSARY.

ALBEMARLE REGIONAL HEALTH SERVICES

239200

6.B.1.a

Packet Pg. 80

Applicant:

EASTERN CAROLINA ENGINEERING C/O JASON MIZEL
P.O. BOX 128
CAMDEN, NC 27921

Owner:

AVERY FAMILY REVOCABLE TRUST
102 AVERY DRIVE
SHILOH, 27974

Site Location:

LOT#8
SHILOH, NC 27974

GPD: 360 LTAR: 0.500 Classification: Provisionally Suitable

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

To obtain an Authorization to Construct:

- * Submit a plat or scale drawing of the lot, showing location and dimensions of all property lines, proposed structures and driveways

Comments:

House pad needs to be filled higher than finished septic tank grade. Top of tank is a minimum, 12" higher than finished grade of rock in trenches. Soil Wetness 30"

EHS:



Carver, Kevin

Date: 05/29/2017

THIS APPROVAL WILL BECOME VOID AFTER 12 MONTHS AND A NEW APPLICATION WILL BE NECESSARY.

Bertie (252) 794-5303 Camden (252) 338-4460 Chowan (252)482-1199 Currituck (252) 232-6603
Gates (252) 357-1380 Pasquotank (252) 338-4490 Perquimans (252) 426-2100

ALBEMARLE REGIONAL HEALTH SERVICES

239206

6.B.1.a

Packet Pg. 84

Applicant:

EASTERN CAROLINA ENGINEERING C/O JASON MIZEL
P.O. BOX 128
CAMDEN, NC 27921

Owner:

AVERY FAMILY REVOCABLE TRUST
102 AVERY DRIVE
SHILOH, 27974

Site Location:

LOT# 12
SHILOH, NC 27974

GPD: 360 LTAR: 0.500 Classification: PS w/Fill

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

- * Fill Area 80 ft. by 50 ft. with 18 in. of Sand

To obtain an Authorization to Construct:

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

Comments:

House pad needs to be filled higher than finished septic tank grade. Top of tank is a minimum, 12" higher than finished grade of rock in trenches. Soil Wetness 18"

EHS: _____

K C
Carver, Kevin

Date: 05/29/2017

THIS APPROVAL WILL BECOME VOID AFTER 12 MONTHS AND A NEW APPLICATION WILL BE NECESSARY.

Bertie (252) 794-5303 Camden (252) 338-4460 Chowan (252)482-1199 Currituck (252) 232-6603
Gates (252) 357-1380 Pasquotank (252) 338-4490 Perquimans (252) 426-2100

ALBEMARLE REGIONAL HEALTH SERVICES

239207

Applicant:

EASTERN CAROLINA ENGINEERING C/O JASON MIZEL
P.O. BOX 128
CAMDEN, NC 27921

Owner:

AVERY FAMILY REVOCABLE TRUST
102 AVERY DRIVE
SHILOH, NC 27974

Site Location:

LOT#13
SHILOH, NC 27974

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

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

- * Fill Area 95 ft. by 50 ft. with 16 in. of Sand

To obtain an Authorization to Construct:

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

Comments:

House pad needs to be filled higher than finished septic tank grade. Top of tank is a minimum, 12" higher than finished grade of rock in trenches. Soil Wetness 20"

EHS: 

Carver, Kevin

Date: 05/29/2017

THIS APPROVAL WILL BECOME VOID AFTER 12 MONTHS AND A NEW APPLICATION WILL BE NECESSARY.

Bertie (252) 794-5303 Camden (252) 338-4460 Chowan (252)482-1199 Currituck (252) 232-6603
Gates (252) 357-1380 Pasquotank (252) 338-4490 Perquimans (252) 426-2100

ALBEMARLE REGIONAL HEALTH SERVICES

230539

Applicant:

EASTERN CAROLINA ENGINEERING
C/O JASON MIZELLE
P O BOX 128
CAMDEN, NC 27921

Owner:

AVERY FAMILY TRUST
102 AVERY DRIVE
SHILOH, NC 27974

Site Location:

LOT 15 SANDYHOOK/BARTLETT RD
SHILOH, NC 27974

GPD: 360 LTAR: 0.500 Classification: Provisionally Suitable

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

To obtain an Authorization to Construct:

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

Comments:

Seasonal Soil Wetness 30"

EHS: 
Carver, Kevin

Date: 10/14/2016

THIS APPROVAL WILL BECOME VOID AFTER 12 MONTHS AND A NEW APPLICATION WILL BE NECESSARY.

Bertie (252) 794-5303 Camden (252) 338-4460 Chowan (252)482-1199 Currituck (252) 232-6603
Gates (252) 357-1380 Pasquotank (252) 338-4490 Perquimans (252) 426-2100

ALBEMARLE REGIONAL HEALTH SERVICES

239209

6.B.1.a

Packet Pg. 89

Applicant:

EASTERN CAROLINA ENGINEERING C/O JASON MIZEL
P.O. BOX 128
CAMDEN, NC 27921

Owner:

AVERY FAMILY REVOCABLE TRUST
102 AVERY DRIVE
SHILOH, 27974

Site Location:

LOT#16
SHILOH, NC 27974

GPD: 360 LTAR: 0.500 Classification: Provisionally Suitable

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

To obtain an Authorization to Construct:

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

Comments:

House pad needs to be filled higher than finished septic tank grade. Top of tank is a minimum, 12" higher than finished grade of rock in trenches. Soil Wetness 30"

EHS:

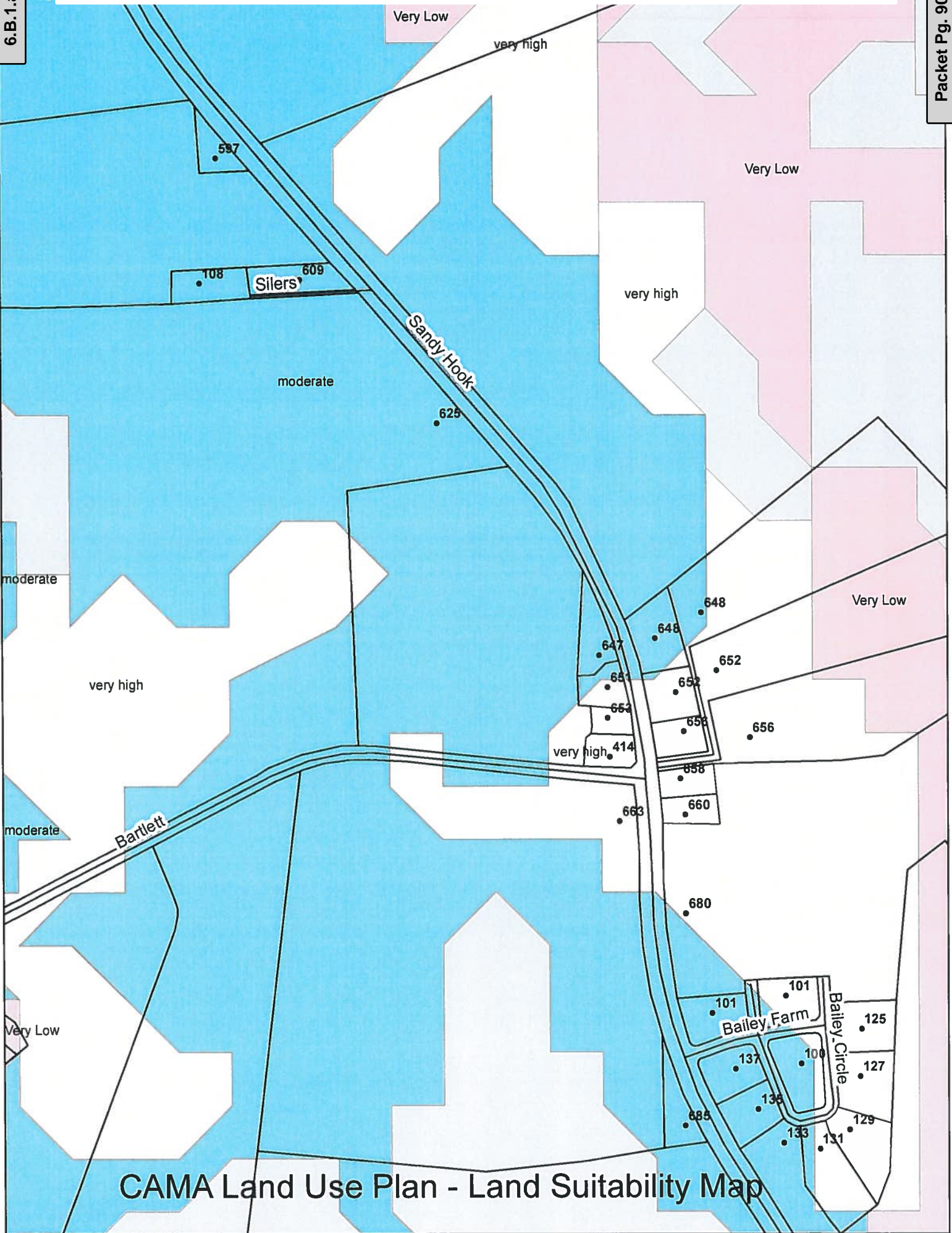


Carver, Kevin

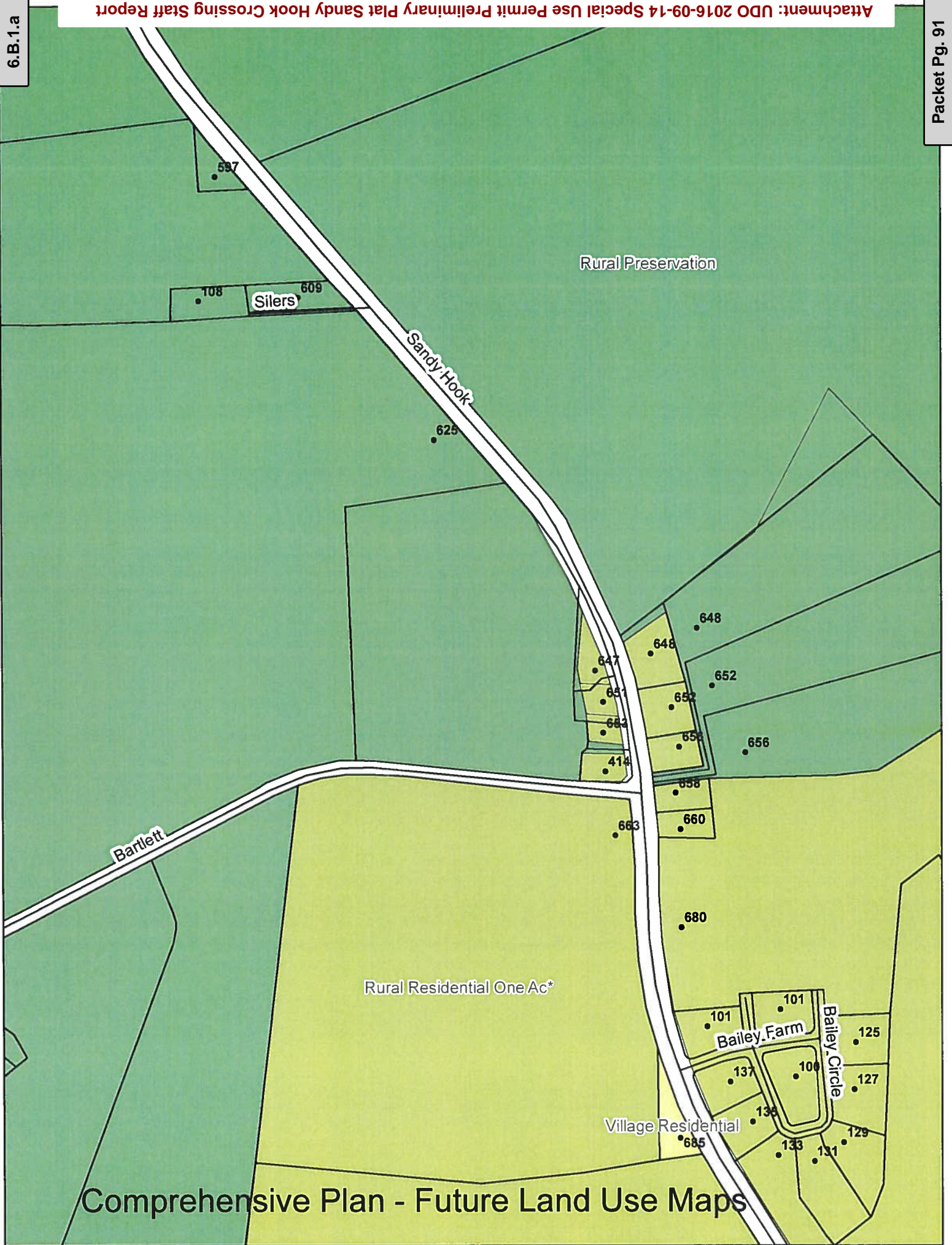
Date: 05/29/2017

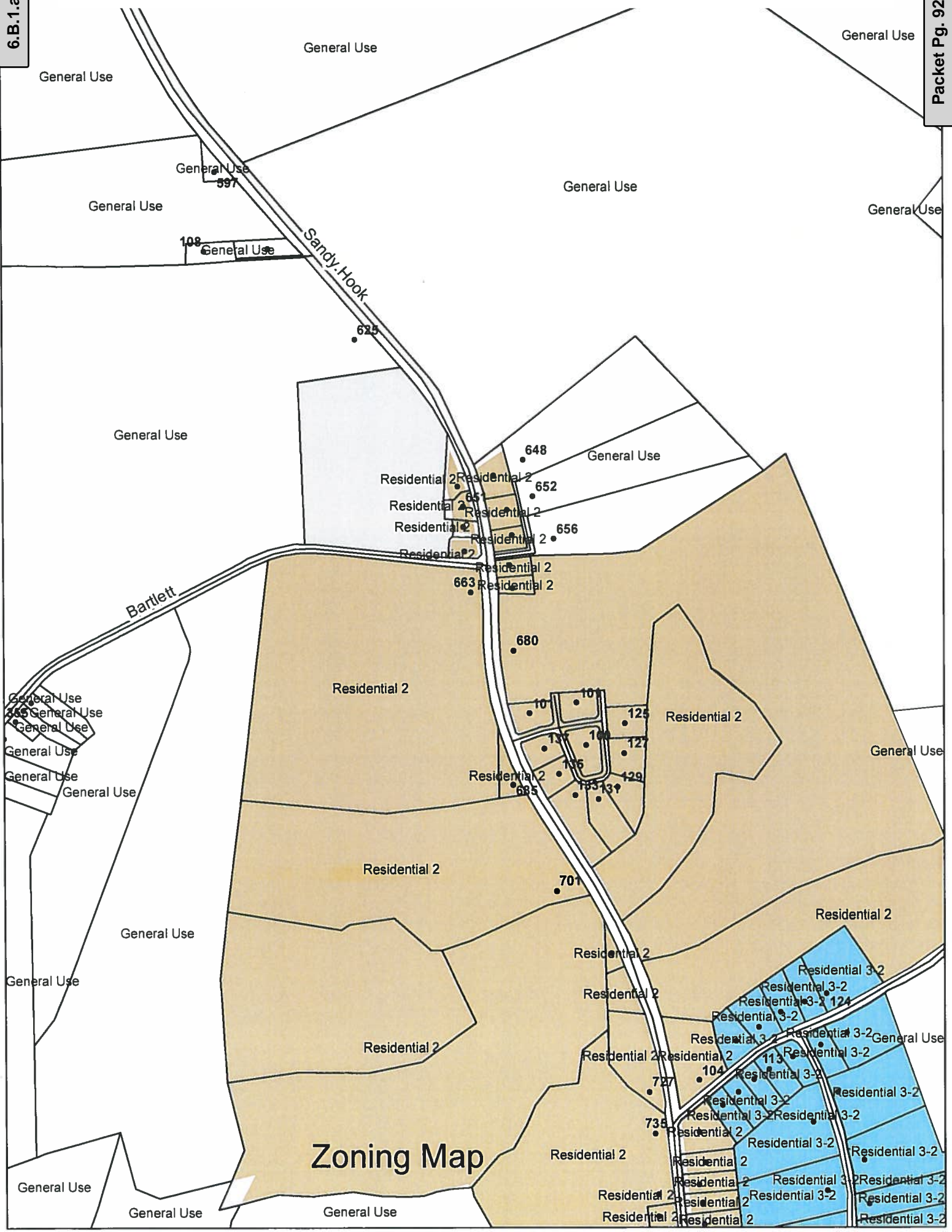
THIS APPROVAL WILL BECOME VOID AFTER 12 MONTHS AND A NEW APPLICATION WILL BE NECESSARY.

Bertie (252) 794-5303 Camden (252) 338-4460 Chowan (252)482-1199 Currituck (252) 232-6603
Gates (252) 357-1380 Pasquotank (252) 338-4490 Perquimans (252) 426-2100



CAMA Land Use Plan - Land Suitability Map





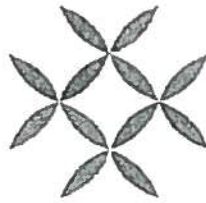
Zoning Map

BOARD OF COMMISSIONERS

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ROSS MUNRO



Camden County
NEW ENERGY. NEW VISION

MICHAEL BRILLHART
County Manager

AMY BARNETT
Asst Clerk to the Board

JOHN S. MORRISON
County Attorney

May 23, 2017

From: Camden County Planning Department
To: Technical Review Staff _____

RE: Preliminary Plat Sandy Hook Crossing – 16 lot Major Subdivision

Attached is a copy of the Preliminary Plat for Sandy Hook Crossing for your review and comments.

After you have reviewed the plans, please complete the section below and provide this memo with your comments at the Technical Review Committee meeting on Tuesday, June 6, 2017 at 10:00 AM in the upstairs courtroom of the Historic Camden County Courthouse. If you are unable to attend please fill out, sign and fax to the Planning Office at 333-1603.

___ Approved as is

___ Reviewed with no comments.

Approved with the following comments/recommendations:

ROADS MUST CONFORM TO NCDOT SPECIFICATIONS
DEVELOPER MUST SUBMIT A LETTER GIVING CAMDEN CO. SCHOOLS
PERMISSION TO USE ROADS AND RELEASING LIABILITY FOR DAMAGE

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

Name: ROGER MORGAN Signature: _____

Thank you for your prompt attention to this matter. If you have any questions, please call me at (252) 338-1919 ext 263.

Sincerely,

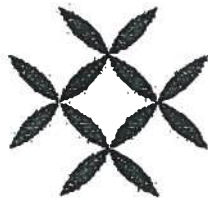
Dan Porter
Planning Director
Camden County

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Camden County
NEW ENERGY. NEW VISION.

MICHAEL BRILLHART
County Manager

AMY BARNETT
Asst Clerk to the Board

JOHN S. MORRISON
County Attorney

May 23, 2017

From: Camden County Planning Department
To: Technical Review Staff South Camden Fire Chief

RE: Preliminary Plat Sandy Hook Crossing – 16 lot Major Subdivision

Attached is a copy of the Preliminary Plat for Sandy Hook Crossing for your review and comments.

After you have reviewed the plans, please complete the section below and provide this memo with your comments at the Technical Review Committee meeting on Tuesday, June 6, 2017 at 10:00 AM in the upstairs courtroom of the Historic Camden County Courthouse. If you are unable to attend please fill out, sign and fax to the Planning Office at 333-1603.

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

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

Name: Kirk Jennings Signature: *Kirk Jennings*

Thank you for your prompt attention to this matter. If you have any questions, please call me at (252) 338-1919 ext 263.

Sincerely,

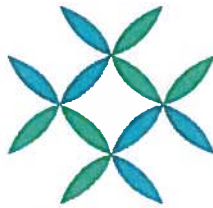
Dan Porter
Planning Director
Camden County

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TOM WHITE
Vice Chairman

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RANDY KRAINIAK
ROSS MUNRO



Camden County
NEW ENERGY. NEW VISION.

MICHAEL BRILLHART
County Manager

AMY BARNETT
Asst Clerk to the Board

JOHN S. MORRISON
County Attorney

May 23, 2017

From: Camden County Planning Department
To: Technical Review Staff Sheriff's Office

RE: Preliminary Plat Sandy Hook Crossing – 16 lot Major Subdivision

Attached is a copy of the Preliminary Plat for Sandy Hook Crossing for your review and comments.

After you have reviewed the plans, please complete the section below and provide this memo with your comments at the Technical Review Committee meeting on Tuesday, June 6, 2017 at 10:00 AM in the upstairs courtroom of the Historic Camden County Courthouse. If you are unable to attend please fill out, sign and fax to the Planning Office at 333-1603.

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

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

Name: TONY PERRY Signature: [Handwritten Signature]

Thank you for your prompt attention to this matter. If you have any questions, please call me at (252) 338-1919 ext 263.

Sincerely,
[Handwritten Signature]

Dan Porter
Planning Director
Camden County

BOARD OF COMMISSIONERS

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Chairman

TOM WHITE
Vice Chairman

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RANDY KRAINIAK
ROSS MUNRO



Camden County
NEW ENERGY. NEW VISION

MICHAEL BRILLHART
County Manager

AMY BARNETT
Asst Clerk to the Board

JOHN S. MORRISON
County Attorney

May 23, 2017

From: Camden County Planning Department
To: Technical Review Staff _____

RE: Preliminary Plat Sandy Hook Crossing – 16 lot Major Subdivision

Attached is a copy of the Preliminary Plat for Sandy Hook Crossing for your review and comments.

After you have reviewed the plans, please complete the section below and provide this memo with your comments at the Technical Review Committee meeting on Tuesday, June 6, 2017 at 10:00 AM in the upstairs courtroom of the Historic Camden County Courthouse. If you are unable to attend pleas fill out, sign and fax to the Planning Office at 333-1603.

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

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

Name: David Credle Signature: David Credle

Thank you for your prompt attention to this matter. If you have any questions, please call me at (252) 338-1919 ext 263.

Sincerely,

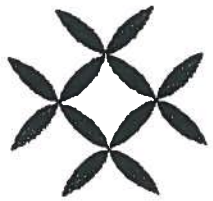
Dan Porter
Planning Director
Camden County

BOARD OF COMMISSIONERS

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TOM WHITE
Vice Chairman

GARRY W. MEIGGS
RANDY KRAINIAK
ROSS MUNRO



Camden County
NEW ENERGY. NEW VISION

MICHAEL BRILLHART
County Manager

AMY BARNETT
Asst Clerk to the Board

JOHN S. MORRISON
County Attorney

May 23, 2017

From: Camden County Planning Department
To: Technical Review Staff NCOOT

RE: Preliminary Plat Sandy Hook Crossing - 16 lot Major Subdivision

Attached is a copy of the Preliminary Plat for Sandy Hook Crossing for your review and comments.

After you have reviewed the plans, please complete the section below and provide this memo with your comments at the Technical Review Committee meeting on Tuesday, June 6, 2017 at 10:00 AM in the upstairs courtroom of the Historic Camden County Courthouse. If you are unable to attend please fill out, sign and fax to the Planning Office at 333-1603.

- Approved as is
- Reviewed with no comments.
- Approved with the following comments/recommendations:
Disapprove permits required for lots 1-4 as well as the Development Entrance as well as Encroachments required for work w/in ROW
- Disapproved with the following comments: (Provide factual evidence for denial)

Name: Jim Hoasley Signature: James W Hoasley

Thank you for your prompt attention to this matter. If you have any questions, please call me at (252) 338-1919 ext 263.

Sincerely,
Dan Porter

Dan Porter
Planning Director
Camden County

Dave Parks

From: Hoadley, James W <jwhoadley@ncdot.gov>
Sent: Tuesday, May 30, 2017 3:38 PM
To: Dave Parks
Cc: Midgett, Randy
Subject: RE: Sandy Hook Crossing
Attachments: ClusterBoxUnits_Guidleines_Sept1-2015_Rev 9-10-15.pdf

Here is the most up to date guidelines referencing Cluster Mailbox's.

Hope this helps.

Jim Hoadley

From: Dave Parks [<mailto:dparks@camdencountync.gov>]
Sent: Tuesday, May 30, 2017 11:02 AM
To: Hoadley, James W
Subject: Sandy Hook Crossing

Jim,

Received your TRC response for Sandy Hook Crossing. Does that approval include the location of the Community Mail Boxes as shown on Sheet C200 of the Construction Drawings?

Thanks,

David Parks, CFM
Permit Officer
Camden County

Email correspondence to and from this sender is subject to the N.C. Public Records Law and may be disclosed to third parties.

BOARD OF COMMISSIONERS

CLAYTON D. RIGGS
Chairman

TOM WHITE
Vice Chairman

GARRY W. MEIGGS
RANDY KRAINIAK
ROSS MUNRO



Camden County
NEW ENERGY. NEW VISION

MICHAEL BRILLHART
County Manager

AMY BARNETT
Asst Clerk to the Board

JOHN S. MORRISON
County Attorney

May 23, 2017

From: Camden County Planning Department
To: Technical Review Staff Soil & Water Conservation

RE: Preliminary Plat Sandy Hook Crossing – 16 lot Major Subdivision

Attached is a copy of the Preliminary Plat for Sandy Hook Crossing for your review and comments.

After you have reviewed the plans, please complete the section below and provide this memo with your comments at the Technical Review Committee meeting on Tuesday, June 6, 2017 at 10:00 AM in the upstairs courtroom of the Historic Camden County Courthouse. If you are unable to attend pleas fill out, sign and fax to the Planning Office at 333-1603.

Approved as is

Reviewed with ~~no comments.~~

Approved with the following comments/recommendations:

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

Name: Brian Lannon Signature: [Signature]

Thank you for your prompt attention to this matter. If you have any questions, please call me at (252) 338-1919 ext 263.

Sincerely,
[Signature]

Dan Porter
Planning Director
Camden County

BOARD OF COMMISSIONERS

CLAYTON D. RIGGS
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TOM WHITE
Vice Chairman

GARRY W. MEIGGS
RANDY KRAINIAK
ROSS MUNRO



MICHAEL BRILLHART
County Manager

AMY BARNETT
Asst Clerk to the Board

JOHN S. MORRISON
County Attorney

May 23, 2017

From: Camden County Planning Department
To: Technical Review Staff CENTURYLINK

RE: Preliminary Plat Sandy Hook Crossing – 16 lot Major Subdivision

Attached is a copy of the Preliminary Plat for Sandy Hook Crossing for your review and comments.

After you have reviewed the plans, please complete the section below and provide this memo with your comments at the Technical Review Committee meeting on Tuesday, June 6, 2017 at 10:00 AM in the upstairs courtroom of the Historic Camden County Courthouse. If you are unable to attend please fill out, sign and fax to the Planning Office at 333-1603.

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

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

Name: Jon RADLUS Signature: [Handwritten Signature]

Thank you for your prompt attention to this matter. If you have any questions, please call me at (252) 338-1919 ext 263.

Sincerely,
[Handwritten Signature]
Dan Porter
Planning Director
Camden County

Dave Parks

From: Dave Parks <dparks@camdencountync.gov>
Sent: Tuesday, May 23, 2017 9:38 AM
To: 'dcredle@camdencountync.gov'; 'Kevin Carver'; kirkjennings@centurylink.net; Derek.E.Boone@usps.gov; 'blannon@camdencountync.gov'; Stygar, KRISTYNKA B 1LT USARMY NG TXARNG (US) (Krystynka.B.Stygar@usace.army.mil); rmorgan@camden.k12.nc.us; Midgett, Randy (
Cc: Dan Porter
Subject: Preliminary Plat Sandy Hook Crossing - TRC Meeting
Attachments: Sandy Hook Crossing Preliminary Plat.pdf; Tech Review letter.pdf

The next scheduled TRC meeting for subject subdivision is Tuesday, June 6, 2017 (see attached letter and subdivision plat). If you have any questions, let me know.

Sincerely,

David Parks, CFM
Permit Officer
Camden County

I, JASON A. MIZELLE, CERTIFY THAT THIS PLAT WAS DRAWN FROM AN ACTUAL FIELD SURVEY MADE UNDER MY SUPERVISION, THAT THE DEED DESCRIPTION FOR SAID PROPERTY IS RECORDED IN C.D.S. 20A, PG. 177, THAT THE ERROR OF CLOSURE IS 1:10,000+1 THAT ALL AREA CALCULATIONS ARE BY COMMON METHOD, THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH OS 47-30, WITNESS MY ORIGINAL SURVEY NUMBER AND SEAL, THIS 15TH DAY OF JUNE, 2017.



I, JASON A. MIZELLE, P.S.-4977, FURTHER CERTIFY:

A. THAT THIS IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

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 § 151.243 AND THAT THE SUBDIVISION SHOWN ON THIS PLAT IS IN FULL RESPECTS IN COMPLIANCE WITH THE CAMDEN COUNTY UNITED DEVELOPMENT 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

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 HEREBY PRECISELY ADOP THIS PLAT AND I HEREBY DEDICATE AND DEDICATE TO PUBLIC USE ALL AREA SHOWN ON THIS PLAT AS STREETS, ALLEYS, PARKS, OPEN SPACE AND EASEMENTS, EXCEPT THOSE 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 UNLESS 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 _____, 2017.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

DIVISION OF HIGHWAY DISTRICT ENGINEER CERTIFICATE FOR PUBLIC STREET

I HEREBY CERTIFY THAT THE PUBLIC STREETS SHOWN ON THIS PLAT ARE INTENDED FOR DEDICATION AND HAVE BEEN COMPLETED 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

STORMWATER DRAINAGE IMPROVEMENTS HAVE BEEN INSTALLED (1) ACCORDING TO PLANS AND SPECIFICATIONS PREPARED BY EASTERN CAROLINA ENGINEERING, P.C. OR ACCORDING TO OTHER PLANS SUBMITTED BY EASTERN CAROLINA ENGINEERING, P.C. 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/ENGINEER DATE: _____

REGISTRATION NUMBER: _____

HEALTH DEPARTMENT CERTIFICATE

THIS SUBDIVISION, ENTITLED SANDY HOOK CROSSING, HAS BEEN DESIGNED FOR THE CONSTRUCTION OF INDIVIDUAL SEWER SYSTEMS AND MEETS THE CRITERIA AND REQUIREMENTS OF THE DISTRICT HEALTH DEPARTMENT BASED ON EXISTING CONDITIONS AND REGULATIONS. THE DISTRICT HEALTH DEPARTMENT RESERVES THE RIGHT TO REQUIRE ADDITIONAL IMPROVEMENTS TO THESE PROPERTIES AND TO LIMIT THE NUMBER OF BEDROOMS AND SIZE OF STRUCTURE BASED ON SITE CONDITIONS UPON ISSUANCE OF THE FINAL SITE IMPROVEMENTS PERMITS. THIS CERTIFICATION DOES NOT CONSTITUTE A WARRANTY AND IS ISSUED BASED ON THE INFORMATION BEING PROVIDED.

DATE: _____ DISTRICT HEALTH DEPARTMENT

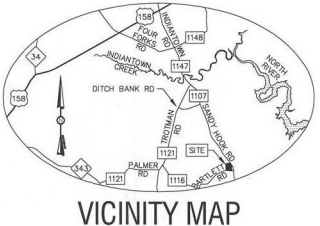
NCDDT COMPLIANCE WITH RULES AND REGULATIONS

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 INTO THE SYSTEM FOR MAINTENANCE.

DATE: _____ DISTRICT ENGINEER NC DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS

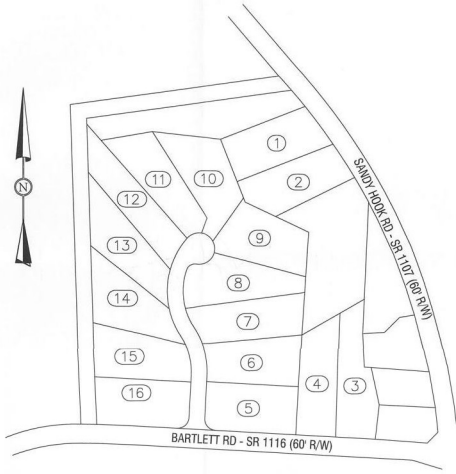
I, _____ REVIEW OFFICER OF CAMDEN COUNTY CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER



VICINITY MAP

1" = 10,000'



LOCATION MAP SCALE: 1" = 200'

SITE DATA:

- OWNER/DEVELOPER: AVERY FAMILY REVOCABLE TRUST (SANDY HOOK CROSSING, LLC) 152 ABBOTT DRIVE SHELCH, NC 27974 252-465-1028
- SITE INFORMATION: PIN# 033864009436910000 D.B. 324, PG. 177 SITE AREA: 957,884 SF = 22.0 AC ZONING: R-3-1 (RESIDENTIAL)
- MINIMUM SETBACKS: STREET: 50' SIDE: 25' REAR: 25'
- LOTS TO BE CREATED: RESIDENTIAL: 16 (MINIMUM LOT SIZE: 43,560 SF = 1.00 AC) OPEN SPACE: 2 TOTAL: 18 OPEN SPACE REQUIRED: 22 AC x .05 = 1.1 AC PROVIDED: 4.97 ACRES
- SITE IS LOCATED IN FLOOD ZONE "X" AS SHOWN ON F.I.R.M. PANEL 3720896400K, DATED DECEMBER 16, 2005.
- THERE ARE NO WETLANDS LOCATED WITHIN THE PROJECT AREA.
- MAINTENANCE OF REQUIRED OPEN SPACE SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND/OR HOMEOWNERS ASSOCIATION, AS APPLICABLE.
- OPEN SPACE DRAINAGE FACILITIES, RESERVED UTILITY OPEN SPACE, AND PONDS REQUIRED TO BE PROVIDED BY THE DEVELOPER IN ACCORDANCE WITH 04-151 OF THE CODE OF ORDINANCES 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 §151.198 OF THE COUNTY'S CODE OF ORDINANCES.
- ALL UTILITY CONNECTIONS SHALL CONFORM TO CAMDEN COUNTY STANDARDS AND SHALL BE COORDINATED WITH THE CAMDEN COUNTY PUBLIC WORKS DEPARTMENT.
- CONTRACTOR SHALL INSPECT AND MAINTAIN AS NEEDED ALL EXISTING CONTROL DEVICES ON A WEEKLY BASIS AND AFTER EACH MAJOR STORM EVENT. FAILURE TO KEEP EXISTING CONTROL DEVICES IN GOOD WORKING ORDER MAY RESULT IN THE ISSUANCE OF A STOP WORK ORDER.
- ANY FILL BROUGHT ON SITE SHALL BE FROM AN APPROVED SITE/AREA. ANY MATERIAL REMOVED FROM THIS SITE SHALL BE DISPOSED OF IN A SPECIALLY APPROVED LOCATION.
- DISTURBED AREA WILL NOT EXCEED 23.00 ACRES. (EXCLUDES OFF-SITE IMPROVEMENTS)
- TOPOGRAPHIC SITE SURVEY PERFORMED BY EASTERN CAROLINA ENGINEERING, P.C. OFF-SITE WILL NOT SUPPLEMENTED WITH AVAILABLE AERIAL PHOTO AND USGS DATA.
- DRAINAGE & UTILITY EASEMENTS ARE HERE DEDICATED AS FOLLOWS, UNLESS STATED ON PLAT.

SCALE: 1" = 15' SIDE/REAR = 10'

EASTERN CAROLINA ENGINEERING, P.C.
 Engineering • Surveying • Construction Management
 www.easterncarolinaing.com
 Phone: 252-335-1888 Fax: 252-335-1889
 118 East Carolina St., Durham, NC 27701

6.B.1.1

FOR INFORMATION OF THE PUBLIC: THIS PLAT IS FILED FOR RECORDING IN THE PUBLIC RECORDS OF CAMDEN COUNTY, NORTH CAROLINA.

PRELIMINARY PLAT
SANDY HOOK CROSSING
 JASON A. MIZELLE, REGISTERED PROFESSIONAL SURVEYOR, CAMDEN COUNTY, NORTH CAROLINA

REVISIONS:	DATE	DESCRIPTION
018		

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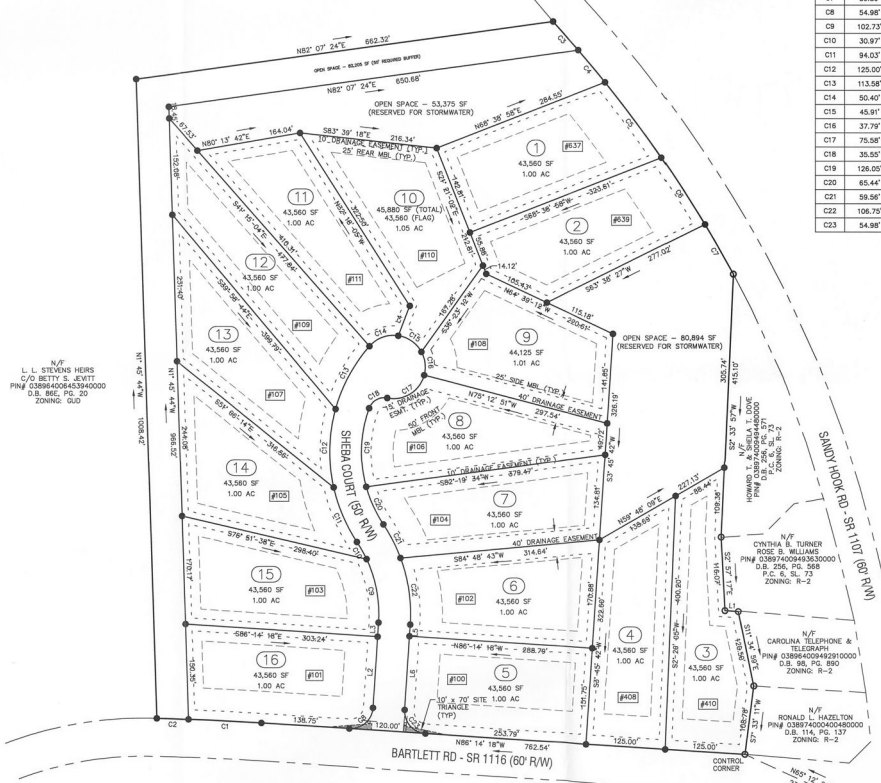
Attachment: UDO 2016-09-14 Preliminary Plat Sandy Hook

Project: _____
 Drawn: _____
 Checked: _____
 Approved: _____
 Shaded: _____
 Scale: _____



LINE	BEARING	DISTANCE
L1	S85° 5' 49"E	21.06
L4	N20° 56' 49"E	50.56
L2	N° 45' 42"E	112.73
L6	S° 45' 42"E	18.25
L3	N° 45' 42"E	22.27
L5	S° 45' 42"E	116.75

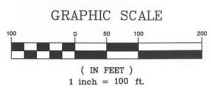
CURVE	ARC LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD LENGTH
C1	115.04'	4330.43'	57.52	131°13'	N87° 11' 40"W	115.03'
C2	50.09'	4335.43'	29.05	93°43'	N88° 17' 09"W	50.09'
C3	60.07'	1998.71'	30.04	143°19'	N41° 30' 33"W	60.06'
C4	66.11'	1998.71'	33.06	153°43'	N39° 43' 02"W	66.11'
C5	148.09'	1998.71'	74.08	45°42'	N36° 58' 49"W	148.05'
C6	125.02'	1998.71'	62.53	33°02'	N32° 43' 57"W	125.00'
C7	89.89'	1998.71'	44.85	23°43'	N29° 39' 08"W	89.88'
C8	54.88'	35.00'	35.00	90°00'	N48° 45' 42"E	46.50'
C9	102.73'	206.00'	52.47	28°42'41"	N10° 30' 38"W	101.66'
C10	30.97'	205.00'	15.51	83°19'	N29° 16' 38"W	30.94'
C11	34.03'	205.00'	17.06	21°07'41"	N33° 02' 28"W	33.50'
C12	126.00'	205.00'	63.78	28°02'02"	N1° 33' 07"E	123.70'
C13	113.98'	205.00'	57.75	20°11'02"	S28° 22' 07"W	113.64'
C14	50.40'	50.00'	27.57	57°45'08"	S70° 00' 17"W	48.29'
C15	45.91'	50.00'	24.71	52°56'08"	N54° 49' 01"W	44.31'
C16	37.79'	50.00'	19.85	43°01'01"	N6° 51' 52"W	36.89'
C17	75.58'	50.00'	47.13	86°36'41"	N58° 00' 29"E	66.59'
C18	126.00'	205.00'	63.78	81°09'49"	S30° 07' 25"W	124.83'
C19	126.00'	205.00'	63.78	35°37'52"	S2° 18' 04"W	124.86'
C20	65.44'	200.00'	33.00	187°27'	S24° 37' 58"E	65.17'
C21	89.56'	205.00'	29.91	132°2'58"	S26° 54' 51"E	59.42'
C22	106.75'	205.00'	54.17	235°08'	S8° 13' 51"E	105.97'
C23	54.88'	35.00'	35.00	90°00'	S41° 14' 18"E	49.50'



N/L
L. L. STEVENS HEIRS
C/O BETTY S. JEWITT
PIN 03896400453340000
D.B. 256, PG. 20
ZONING: GUD

N/L
CAROLINA TELEPHONE &
TELEGRAPH
PIN 038640046010000
D.B. 256, PG. 268
ZONING: R-2

N/L
RONALD L. HAZELTON
PIN 038974000480000
D.B. 114, PG. 137
ZONING: R-2



NODES MONUMENT "CAM22"
N: 844023.98 FT
E: 2870212.20 FT
ELEV: 32.08 FT (NAVD 88)

6.B.1.c

EAST CAROLINA ENGINEERS & CONSULTANTS
c 252-331-1111
154 US Hwy 158 East, Camden, NC 27921



PRELIMINARY PLAT

REVISIONS	DATE	DESCRIPTION
18		

Project: 18
Drawn: [blank]
Checked: [blank]
Date: [blank]
Sheet: [blank] of [blank]
Scale: 1" = 100'

Attachment: UDO 2016-09-14 Preliminary Plat Sandy Hook

SHILOH TOWNSHIP, CAMDEN COUNTY, NORTH CAROLINA

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