



CAMDEN COUNTY

NORTH CAROLINA • USA

Boundless Opportunities.

PLANNING BOARD

March 16th, 2022

7:00 PM

Regular Meeting

Historic Courtroom

Courthouse Complex

Agenda

Camden County Planning Board

Regular Meeting

March 16, 2022, 7:00 PM

Historic Courtroom, Courthouse Complex

ITEM I. Call to Order & Welcome

ITEM II. Consideration of Agenda

ITEM III. Consideration of Minutes - October 20, 2021

PB Minutes October 20, 2021

ITEM IV. Old Business

ITEM V. New Business

*Item A. **Preliminary Plat Request- Keeter Barn Landing LLC***

Subdivision Request - Keeter Barn Landing LLC

ITEM VI. Information from Board and Staff

ITEM VII. Consider Date of Next Meeting – April 20, 2022

ITEM VIII. Adjourn



CAMDEN COUNTY

NORTH CAROLINA • USA

Boundless Opportunities.

Camden County Planning Board AGENDA ITEM SUMMARY SHEET

Minutes

Item Number:

Meeting Date: March 16, 2022

Submitted By: Amber Curling, Planning Director

Planning & Zoning

Prepared by: Amber Curling

Item Title PB Minutes October 20, 2021

Attachments: pbminutes 10202021

**Camden County Planning Board
Regular Meeting
October 20, 2021 7:00 PM
Historic Courtroom, Courthouse Complex
Camden, North Carolina**

MINUTES

The regular meeting of the Camden County Planning Board was held on October 20, 2021 in the Historic Courtroom, Camden, North Carolina. The following were present:

CALL TO ORDER & WELCOME

Planning Board Members, Staff, and Others Present:

Attendee Name	Title / Organization / Representing	Status	Arrived
Calvin Leary	Chairman	Present	6:50 PM
Steven Bradshaw	Vice Chairman	Present	6:50 PM
Ray Albertson	Board Member	Present	6:50 PM
Nathan Lilley	Board Member	Present	6:50 PM
Amber Curling	Planning Director	Present	6:30 PM
Amy Barnett	Planning Clerk	Present	6:35 PM
Ricky Edwards	Applicant for Rezoning Request, New Business #1	Present	6:45 PM

CONSIDERATION OF AGENDA

Motion to Approve Agenda as Presented

RESULT:	PASSED [UNANIMOUS]
MOVER:	Nathan Lilley, Board Member
SECONDER:	Steven Bradshaw, Vice Chairman
AYES:	Leary, Albertson, Bradshaw, Lilley
ABSENT:	None

CONSIDERATION OF MINUTES – JUNE 23, 2021

Motion to Approve Minutes as Written

RESULT:	PASSED [UNANIMOUS]
MOVER:	Nathan Lilley, Board Member
SECONDER:	Ray Albertson, Board Member
AYES:	Leary, Albertson, Bradshaw, Lilley
ABSENT:	None

OLD BUSINESS

None.

NEW BUSINESS

Item 1: Rezoning Request, Ricky Edwards

Planning Director Amber Curling went over the staff report for this agenda item, incorporated herein after as “Attachment A”. Highlights are below:

- This is for 4 parcels
- Total of 40-59,000 square feet
- Neighborhood meeting was held on October 5, 2021
- Neighbors were in support of this rezoning, and many wanted to include their properties in the rezoning.
- Located in Shiloh Township off of Sandy Hook Road
- Surrounding uses include Residential, Farmland, Woods, and a few Businesses
- Surrounding zoning includes Village Commercial (current zoning of property under consideration) and Neighborhood Residential
- Definitions of Village Commercial and Neighborhood Residential were read into the record (see Attachment A).
- CAMA Land Suitability is very high
- Located in flood zone X, Not in watershed, wetlands, or floodplain.
- Inconsistent with the CAMA Land Use Plan as the property is identified as Community Core which is designed to help meet social, shopping, and employment, and some housing needs of the County’s rural residents in a village type environment.
- Inconsistent with the 2035 Comprehensive Plan as the property is identified as Crossroads Commercial
- There is no sewer hook-up, parcels will have to be on septic systems
- Water hookup is adjacent

- There are no recommended road improvements to be made
- Doesn't seem to violate any specific land use

At this time, Ms. Curling introduced Mr. Ricky Edwards, who spoke briefly about his request.

Ricky Lee Edwards, Shiloh, NC

- Land was rezoned to commercial back when the county did a county wide rezoning
- Wants land changed back to residential
- Did not know until recently that it was commercial

Steven Bradshaw observed that there are houses all up and down the road that this is on. Mr. Edwards concurred; adding that across the road is Needham's nursing home. Ms. Curling added that there is some business in the area but not much and showed on a map where those were located.

Chairman Calvin Leary asked if there were any further questions or comments. Hearing none, he entertained a motion.

Motion to Approve UDO 2021-10-12, Rezoning Request, Ricky Edwards as presented by staff

RESULT:	PASSED [UNANIMOUS]
MOVER:	Nathan Lilley, Board Member
SECONDER:	Steven Bradshaw, Vice Chairman
AYES:	Leary, Albertson, Bradshaw, Lilley
ABSENT:	None

There was a brief discussion after the above vote regarding whether or not the board should or could rezone the entire strip of roadway. Ms. Curling noted that the taxation on commercial versus residential is about \$40 higher with commercial. Consensus seemed to be to look into this for a future agenda item.

Item 2. Amending Camden County Code of Ordinances

Planning Director Amber Curling described this agenda item, incorporated herein after as "Attachment B".

Ms. Curling stated that this is water hookup provision that the General Assembly changed and was overlooked in the last set of ordinance changes to bring our ordinances into agreement with the general statutes. The change to the ordinances is basically that the infrastructure fees will be due at building permit for all hookups to water systems, be they for South Camden Water & Sewer, or for South Mills Water Association.

There was a brief discussion regarding how subdivisions running new lines for hookup will be handled and who the burden of cost for those improvements will fall on.

Nathan Lilley asked if this was a state mandated thing. Ms. Curling answered that it was. Steven Bradshaw observed that if it is a state mandated thing, that the board has no choice but to approve the change. Chairman Leary entertained a motion.

Motion to Approve Amendment to Camden County Code of Ordinances regarding Potable Water Systems as presented by staff

RESULT:	PASSED [UNANIMOUS]
MOVER:	Steven Bradshaw, Vice Chairman
SECONDER:	Nathan Lilley, Board Member
AYES:	Leary, Albertson, Bradshaw, Lilley
ABSENT:	None

INFORMATION FROM BOARD AND STAFF

CONSIDER DATE OF NEXT MEETING – NOVEMBER 17, 2021

ADJOURN

Motion to Adjourn

RESULT:	PASSED [UNANIMOUS]
MOVER:	Ray Albertson, Board Member
SECONDER:	Nathan Lilley, Board Member
AYES:	Leary, Albertson, Bradshaw, Lilley
ABSENT:	None

*Chairman Calvin Leary
Camden County Planning Board*

ATTEST:

*Amy Barnett, Clerk
Camden County Planning Department*

STAFF REPORT

**UDO 2021-10-012
Zoning Map Amendment**

PROJECT INFORMATION

File Reference: UDO 2021-10-012
Project Name: Rezoning on Sandy Hook Rd
PIN: Various

Application Received: October 6, 2021
By: Amber Curling, Planning

Application Fee paid: \$650.00

Applicant: Ricky Lee Edwards
Address: 226 Milltown Rd
Shiloh, NC 27974

Completeness of Application: Application is generally complete

Phone: 252-331-7564
Email: NA

Documents received upon filing of application or otherwise included:

- A.** Rezoning Application
- B.** Deed
- C.** Neighborhood Meeting Comments
- D.** Zoning Comparison VC to NR

Agent for Applicant: NA
Address:

Phone:
Fax:
Email:

Current Owner of Record: Applicant

Meeting Dates:
October 5, 2021 **Neighborhood Meeting**
October 20, 2021 **Planning Board Meeting**

REQUEST: Zoning Map Amendment from Village Commercial Zoning District to Neighborhood Residential Zoning District.

DESCRIPTION: Rezone of four parcels; first parcel 03-8973-00-22-4200.0000 of approximately 1.33 acres, second parcel 901 Sandy Hook Rd 03-8973-00-22-6302.0000, third parcel 903 Sandy Hook Rd 03-8973-00-22-6159.0000 and fourth parcel PIN 905 Sandy Hook Rd 03-8973-00-22-6088.0000 from Village Commercial (VC) to Neighborhood Residential (NR). The parcels are located in the Shiloh Township on Sandy Hook Road. The property has been used as farmland and residential homes

Rezoning from the Village Commercial Zoning District (Article 151.3.6.3)

The Village Commercial district intended to foster high quality, compact, pedestrian-oriented development on lots within designated village centers. Development in the VC district is human-scaled and designed to promote visual interest for pedestrians. Ground-level retail and personal services that promote pedestrian activity along the street are highly encouraged and large, monolithic, automobile-oriented developments are prohibited. New development in the district is located close to the street, provides passers-by with clear views into the building’s ground floor, and fosters sidewalk dining, outdoor seating, and interaction among pedestrians. The district requires urban-style open space (greens, seating areas, plazas, pocket parks, roof gardens, etc.) to be included as a part of new development. In addition to commercial uses, the district allows a variety of moderate-density residential development. New commercial, mixed-use, and multi-family developments in the district are subject to the design standards in ARTICLE 151.5 DEVELOPMENT STANDARDS.

Rezoning to the Neighborhood Residential Zoning District (Article 151.3.5.5)

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

SITE DATA

Size of Lots: The 4 lots are between 40,000 -59,000 square feet
Flood Zone: X
Zoning District(s): Village Commercial (VC)
Existing Land Uses: Farmland Residential Lots
Proposed Use(s) – Residential

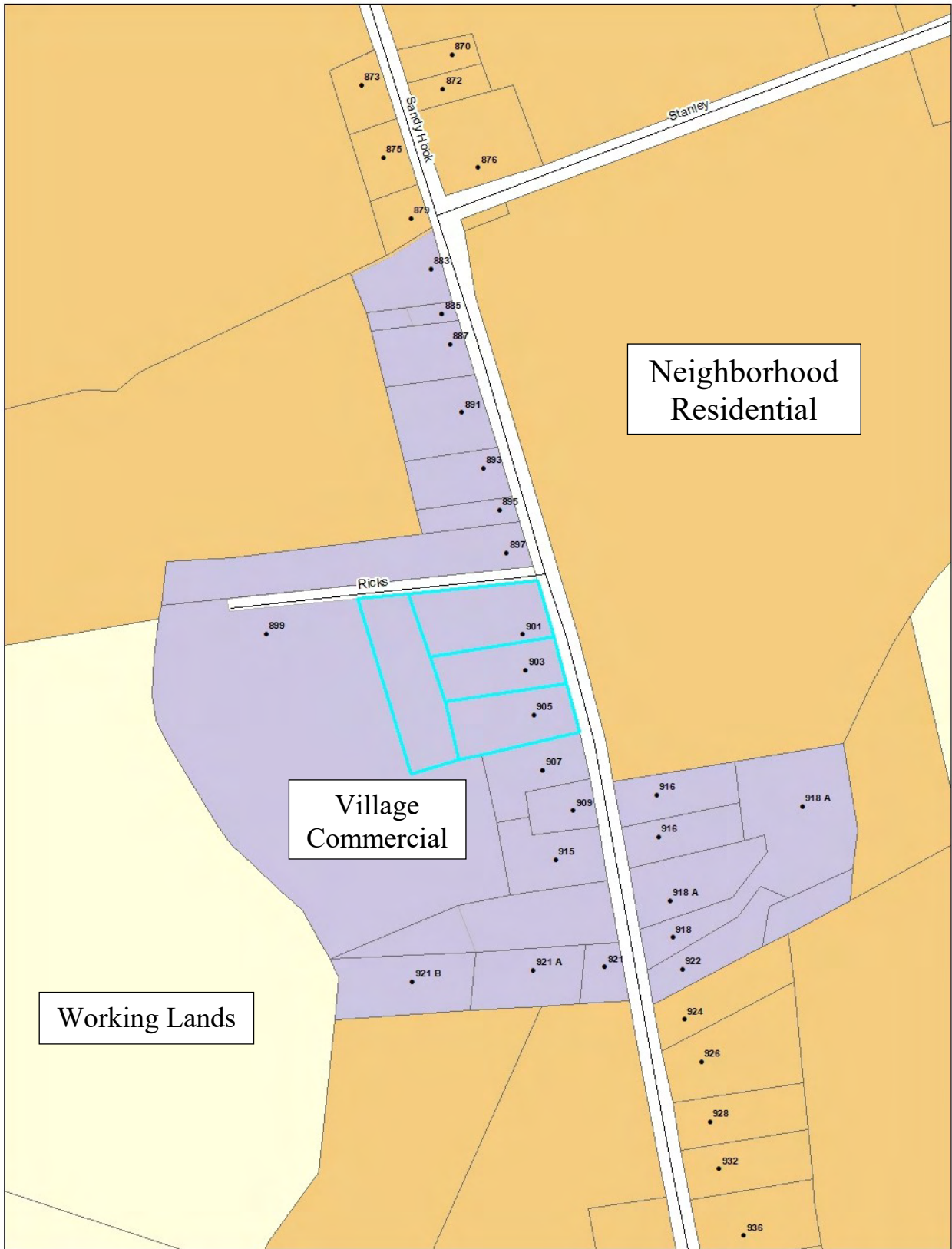
Adjacent Zoning & Uses:

	North	South	East	West
Zoning	Village Commercial (VC) & Neighborhood Residential (NR)	Village Commercial (VC) Neighborhood Residential (NR)	Neighborhood Residential (NR)	Village Commercial (VC)
Use & size	Residential Lots & Farmland	Residential Lots, Woods, Farmland	Farmland	Business & Farmland

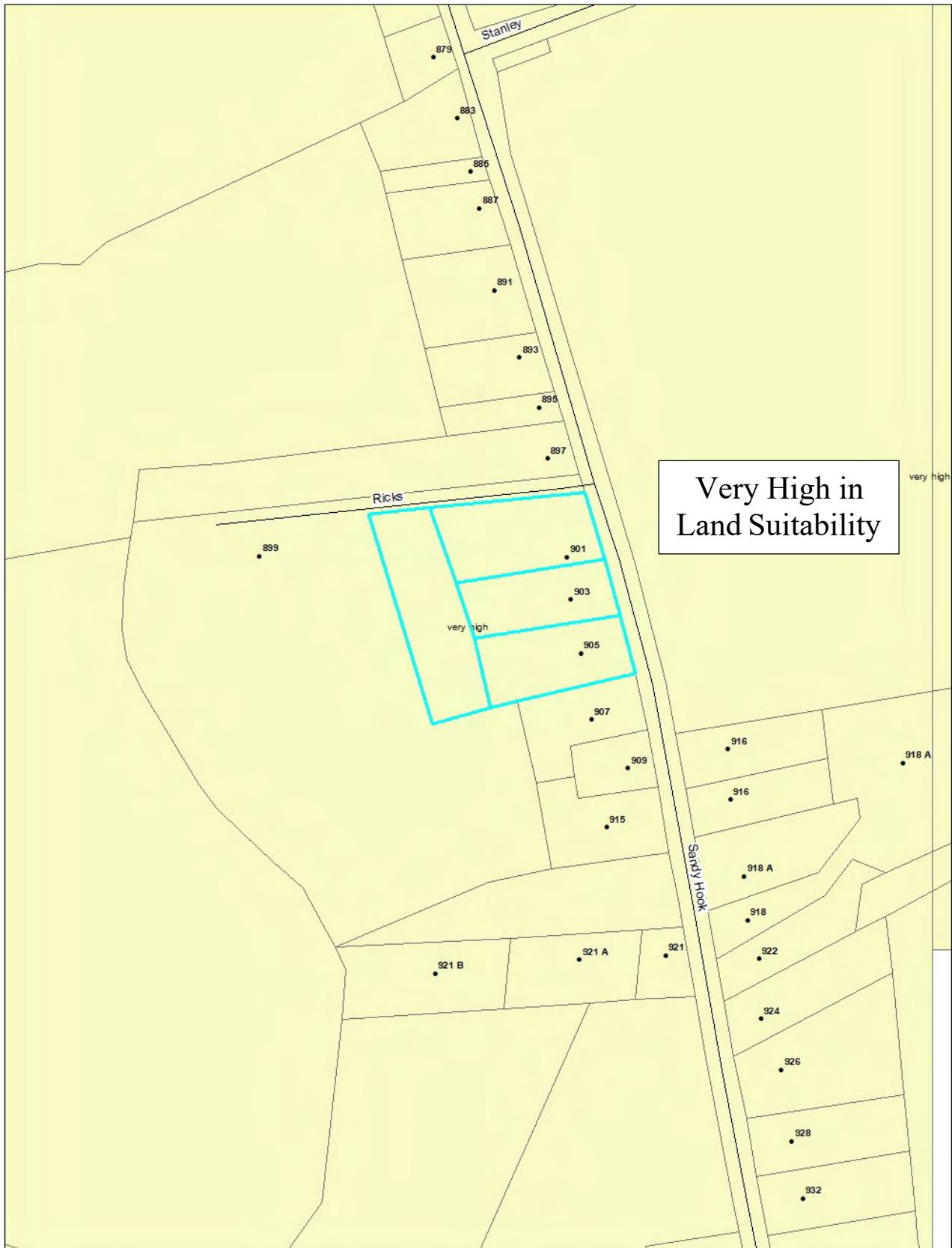
MAPS for Clarification

Vicinity Map: Shiloh Township – Located on Sandy Hook Rd.

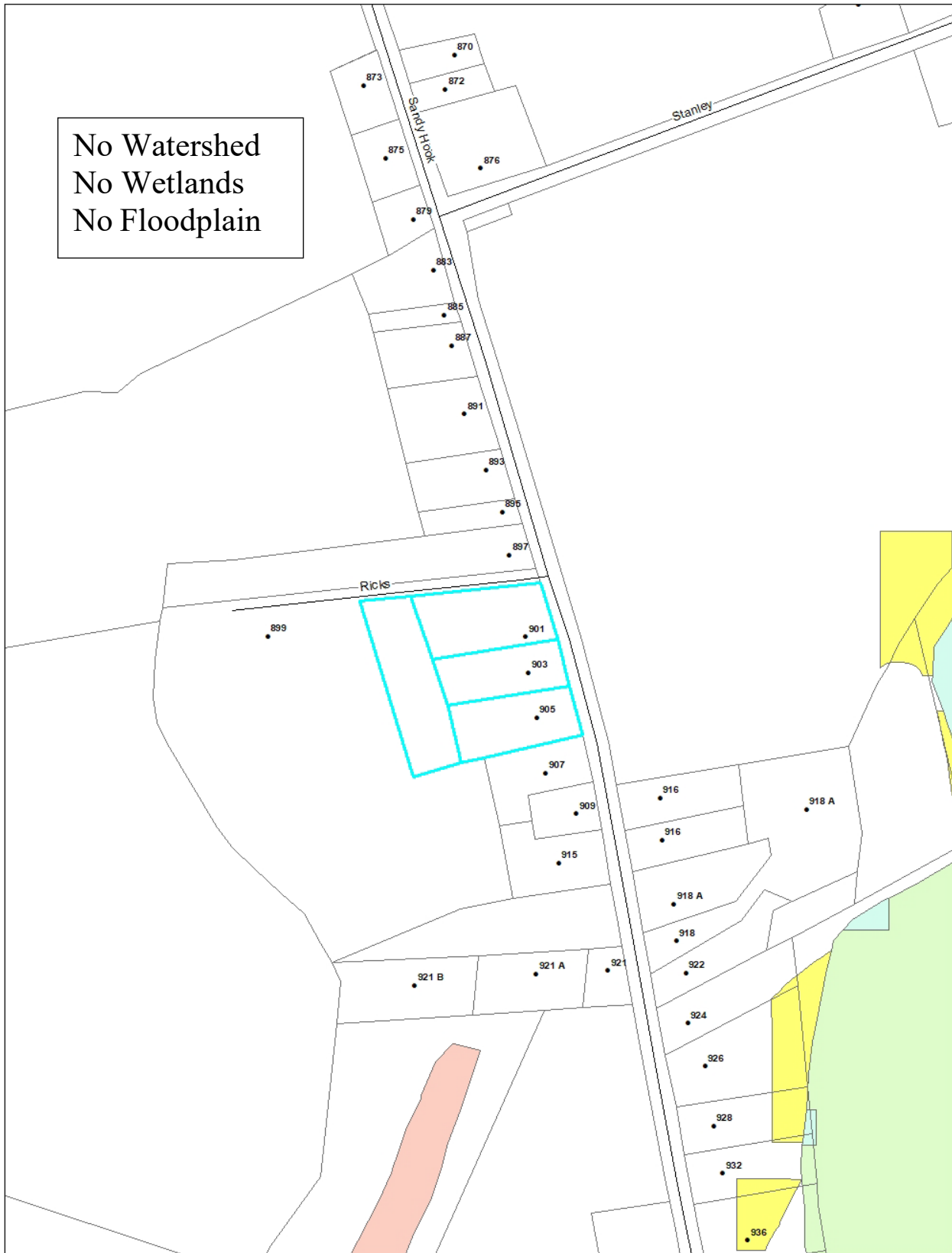




CAMA Land Suitability:



Watershed, Wetlands, and Floodplain Map



Comprehensive Plan Future Land Use Map



CAMA Future Land Use Map



INFRASTRUCTURE & COMMUNITY FACILITIES

Water: Water lines are located adjacent to property along Sandy Hook Road

Sewer: Not available.

Fire District: Shiloh Fire District.

Schools: Proposed zoning should not have an impact on Schools.

Traffic: Proposed zoning should not have impact on Traffic

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

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

In Camden County 0.26% is zoned as Village Commercial and 3.08% is zoned as Neighborhood Residential.

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

The surrounding properties are mainly residential homes and farmland.

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

Three of the parcels are being used as residential and the fourth parcel is being used as farmland. The surrounding properties are mainly residential. The proposed uses of the four parcels are residential. The difference is between the existing Commercial zoning district and the proposed Residential zoning district.

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

The proposed zoning uses should not impact public facilities. Three of the 4 properties have water meters currently.

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

The proposed zoning uses should not have an impact on any public services.

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

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

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

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

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

The request does not raise serious legal questions.

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

The proposed development includes no areas of environmental concern.

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

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

CONSISTENCY with PLANS and MAPS

-
- **CAMA Land Use Plan Policies & Objectives:**
- **Consistent** **Inconsistent**
- The CAMA Land Use Plan was adopted by the Camden County Board of Commissioners on April 4, 2005. The proposed zoning change is inconsistent in that the CAMA Future Land Use Maps has the majority of property identified as shows the current Village Commercial Zoning District Parcels to be Community Core. The Community Core district is designed to provide the core commercial use in the County's three villages (Camden, Shiloh, and South Mills) to help meet social, shopping, and employment, and some housing needs of the County's rural residents in a village type environment.
-
- **2035 Comprehensive Plan**
- **Consistent** **Inconsistent**
- The County's Comprehensive Future Land Use Map (Adopted 2012) shows the parcel to be Crossroads Commercial. The Crossroads Commercial. District is intended to provide commercial uses that serve proximate rural residences.
-
- **Comprehensive Transportation Plan**
-
- **Consistent** **Inconsistent**
-
- Property abuts Sandy Hook Rd
-
- **Other Plans officially adopted by the Board of Commissioners -**
N/A

Summary

The requested zoning change is inconsistent with the CAMA Future Land Use Map and inconsistent with the Comprehensive Future Land Use Map that identifies the parcels as Community Core and Crossroads Commercial.



CAMDEN COUNTY

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Camden County Planning Board AGENDA ITEM SUMMARY SHEET

New Business

Item Number:

Meeting Date: October 20, 2021

Submitted By: Morgan Potts,
Planning & Zoning
Prepared by: Amy Barnett

Item Title Amendments to Camden County Code of Ordinances Zoning
Text Amendment to Comply with NCGS 162A-213

Attachments: Planning Board 10-20-21 DRAFT (PDF)

In January 2021, the General Assembly approved changes to the N.C. General Statutes that modified when public utilities can collect capacity and tap fees. The previous version (G.S. 162A-213 (a) (1)) allowed the collection of these fees at the time a subdivision was platted. This placed the burden on the developer to pay the fees up front and collect them from the builder or the home buyer. This is what Camden County's U.D.O. currently states (6.2.7 B. a. 2.).

The new statute (G.S. 162A-213 (a) (1)) adopted January 1, 2021 states that the fees are not to be collected until the building permit is drawn. If the permit is for another water provider's territory (i.e. South Mills Water Association) the builder must provide proof that the fees are paid.

The UDO must be amended to comply with the NCGS 162A-213.

EXISTING UDO LANGUAGE

6.2.7.POTABLE WATER SYSTEMS

B. Connection to County Water Supply System

1. Major Subdivisions

a. Procedure

2. All water system connection fees shall be paid by the developer for each lot required to be connected to the County water system, prior to the submission of final approval.

PROPOSED UDO LANGUAGE

6.2.7.POTABLE WATER SYSTEMS

B. Connection to County Water Supply System

1. Major Subdivisions

a. Procedure

2. All water system connection fees shall be paid **at the time of application for a building permit**



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

New Business

Item Number:

Meeting Date: March 16, 2022

Submitted By: Amber Curling, Planning Director
Planning & Zoning
Prepared by: Amber Curling

Item Title Preliminary Plat – Keeter Barn Landing Subdivision

Attachments: Keeter Barn Landing LLC Preliminary Plat Request

STAFF REPORT

UDO 2021-08-019 Preliminary Plat For Keeter Barn Landing Subdivision

PROJECT INFORMATION

File Reference: 2021-08-019
Project Name: Keeter Barn Landing
PIN: 01-7080-00-30-7405-0000

Applicant: Keeter Barn Landing, LLC.
Address: 1545 North Road Street
Elizabeth city, NC 27909

Phone: 252-207-5027
Email: sales@sicarioproperties.com

Agent for Applicant: Same as Owner
Address: Same as Owner

Phone: Same as Owner
Fax: Same as Owner
Email: Same as Owner

Current Owner of Record:
Keeter Barn Landing LLC

Meeting Dates:
August 18, 2021 Neighborhood Meeting
September 7, 2021 TRC Meeting
March 16, 2022 Planning Board Meeting

Application Received: 5/25/2021
By: Amber Curling, Planning

Application Fee paid: \$1850 Ck10008

Stormwater Escrow Fee Paid: \$6000 Ck10009

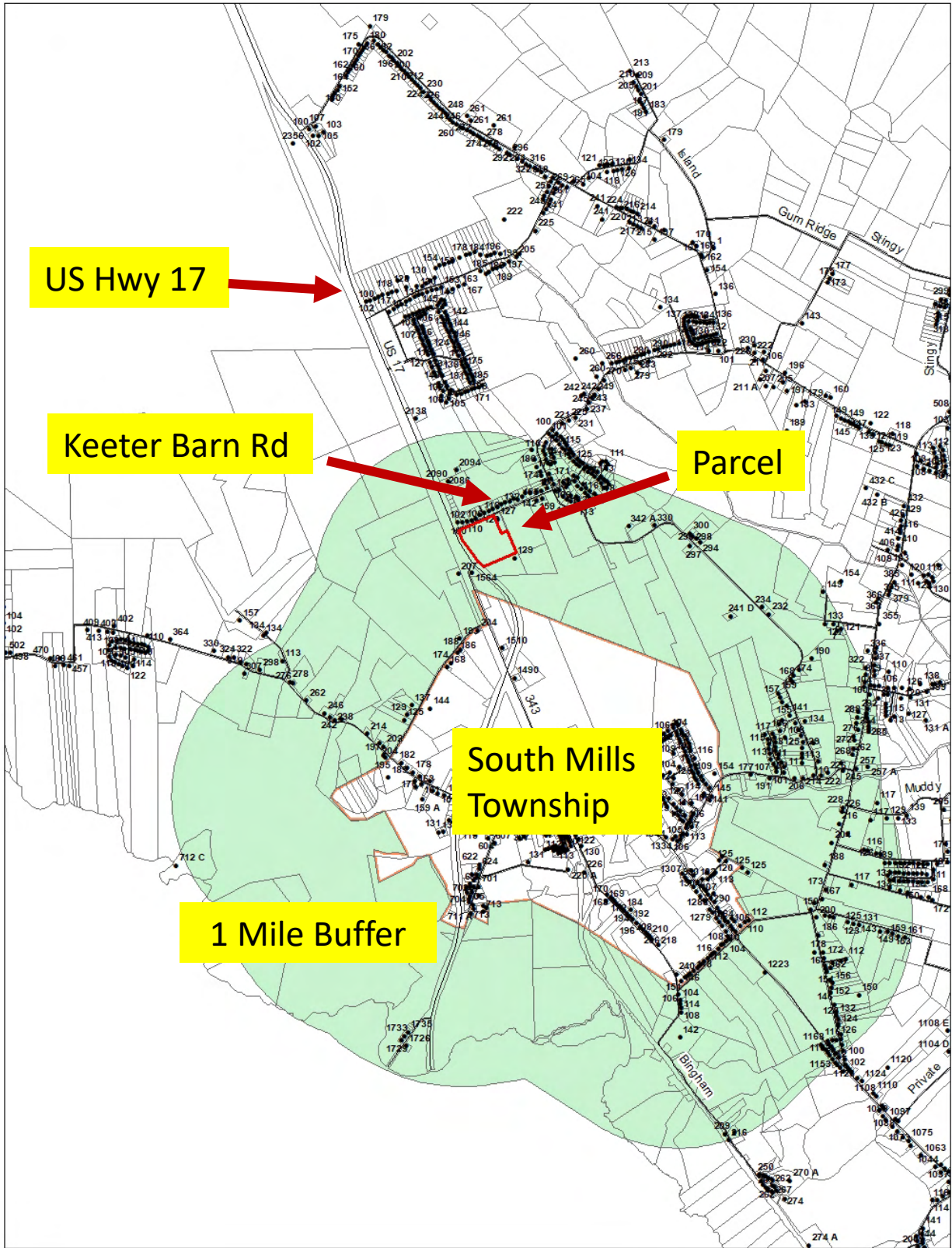
Completeness of Application: Application is generally complete

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

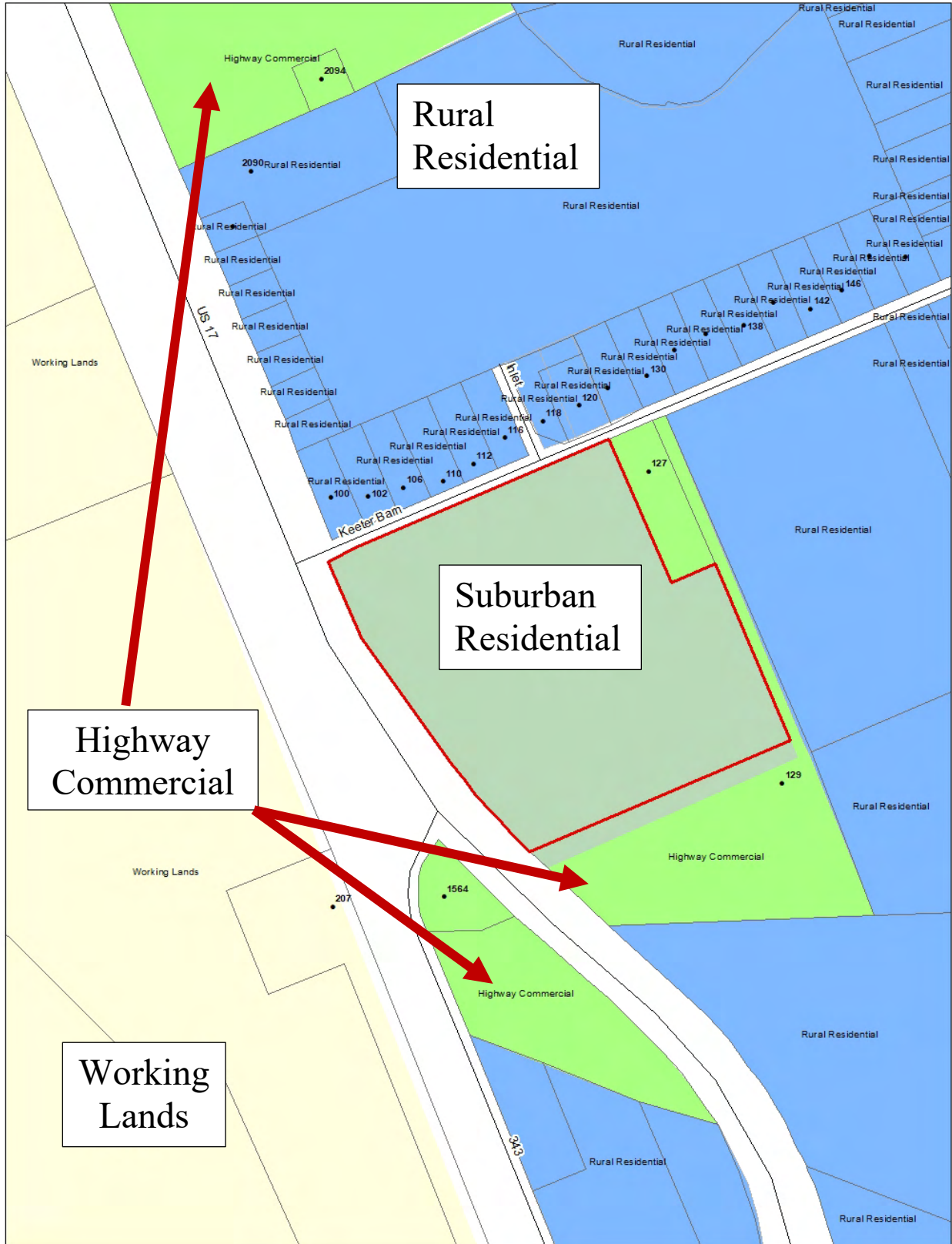
- A.** Land Use Application
- B.** Preliminary Site Plan
- C.** Deed
- D.** Consent Affidavit
- E.** Neighborhood Meeting Results
- F.** TRC Inputs
- G.** Development Impact Analysis

REQUEST: Keeter Barn Landing, LLC is requesting review of the Preliminary Plat for Keeter Barn Landing Subdivision per Article 151.2.3.20 of the Unified Development Ordinance. The proposed conservation subdivision is designed with 37 lots.

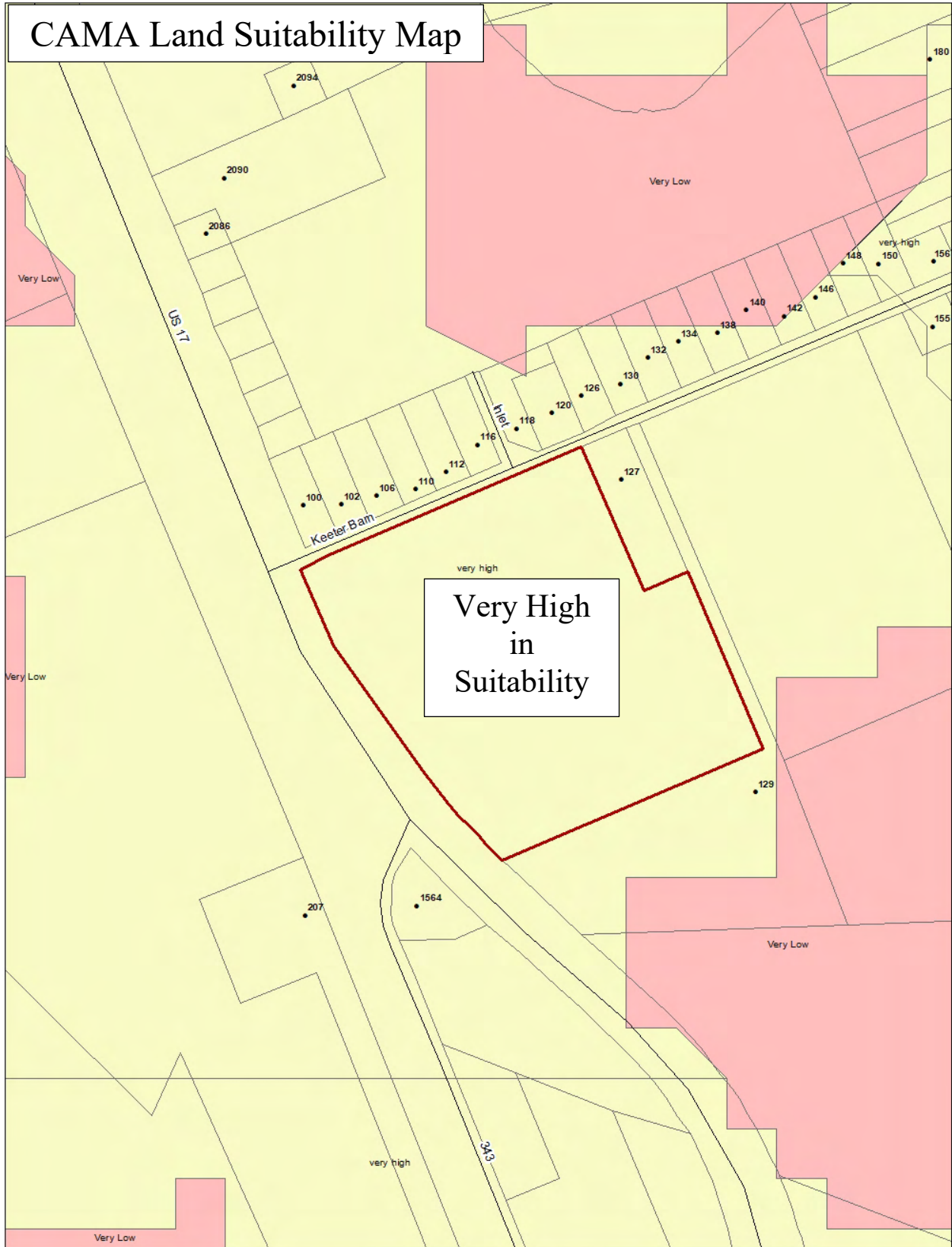
Vicinity Map:



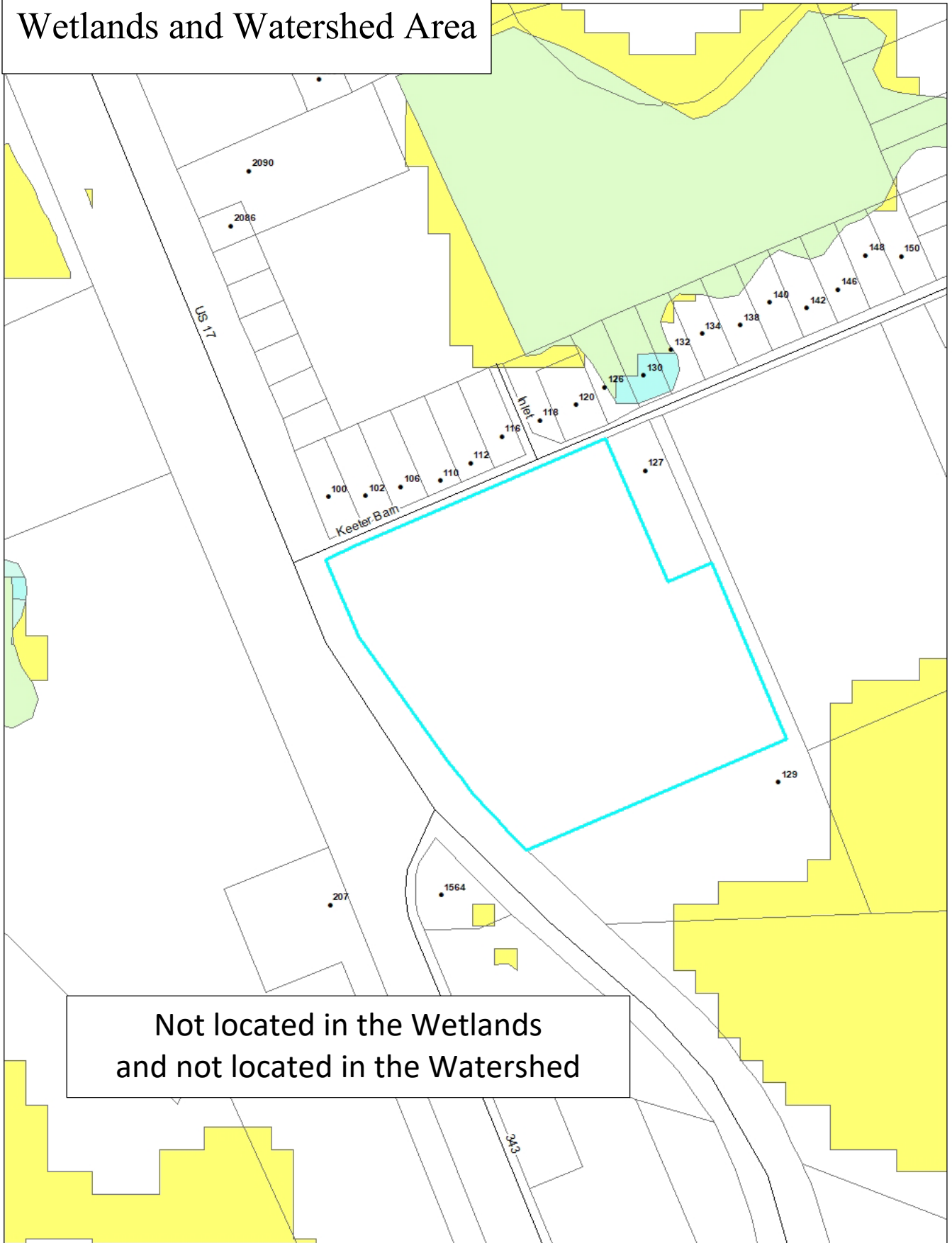
Zoning Map:



CAMA Land Suitability Map



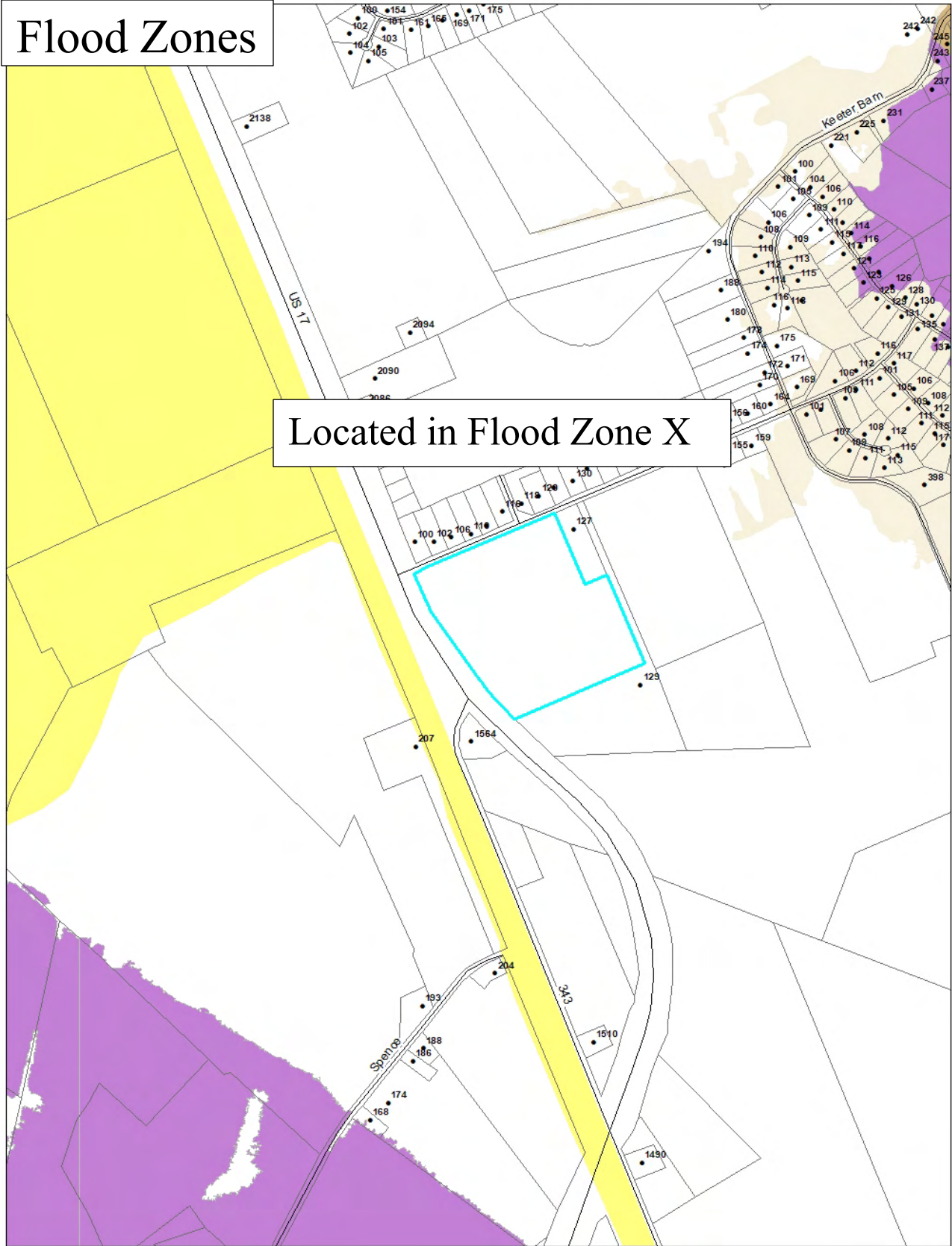
Wetlands and Watershed Area



Not located in the Wetlands
and not located in the Watershed

Flood Zones

Located in Flood Zone X



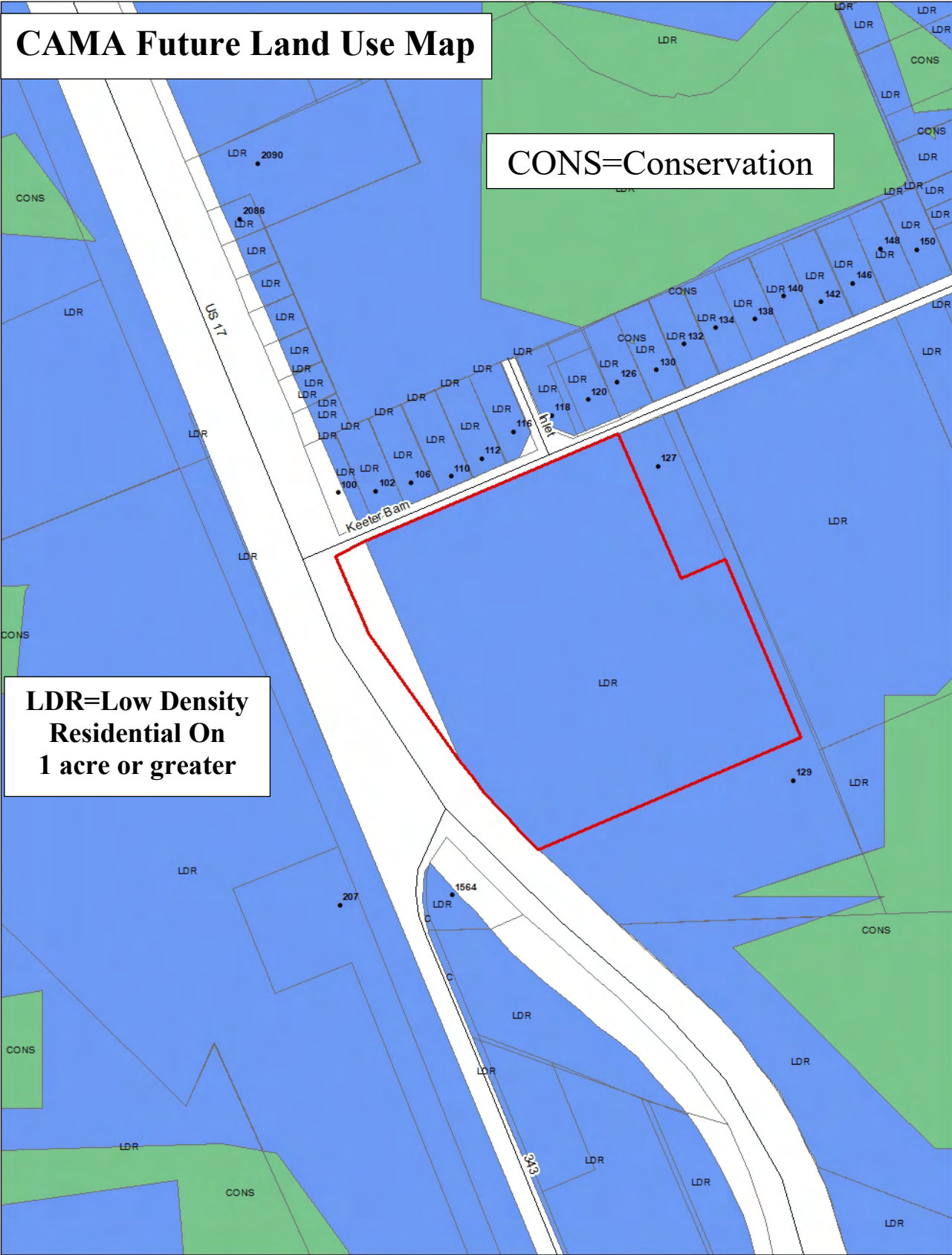
Drainage It appears the property drains to Joyce Creek. Stormwater Management Plan will be submitted with Development Plans



CAMA Future Land Use Map

CONS=Conservation

LDR=Low Density Residential On 1 acre or greater





South Mills Water and Camden County Sewer borders the property



Aerial Map



Project Location/Description/History of property: The property is located in South Mills on the south east corner of Keeter Barn Road and US Hwy 17. The parcel ID number for the approximately 41.75 acres is 01-7080-00-30-7405-0000. The property is being used as farmland in the South Mills Township.

Subdivision SITE DATA

Lot Size: 41.75 acres
Number and Size of Lots: 37 Lots about 21,780 square feet
Flood Zone: X
Zoning District(s): Suburban Residential
Existing Land Uses: Farmland
Adjacent Property Uses: South Mills Fire Station, Residential Lots, Woods, Farmland, Camden Sewer Plant
Streets: Shall be dedicated to public under control of NCDOT.
Open Space: Required Per Article 151.7.5.5 and table 7.5.5.B
50% of 41.75 is 20.875 acres of conservation open space required.

Landscaping Requirements Per 151.5.9.4:

Landscaping Plan required

Perimeter Buffer Per 151.5.9.9:

Not Required

Street Buffer Per 151.5.9.10:

Not Required

Farmland Compatibility Standards/ Bona Fide Farm Buffer:

Per Article 151.5.5 – Not Required

Recreational Land: Per Article 151.6.1.13 Dedication of Land For Public Parks
1452 square feet per lot -37 lots X 1452 sq. ft. = 53,709 sq. ft or 1.23 acres

Development Impact Analysis has been provided.

INFRASTRUCTURE & COMMUNITY FACILITIES

Water: Water lines are located adjacent to property

Sewer: Sewer lines are located adjacent to property

Fire District: South Mills Fire District

Schools: See Development Impact Analysis

Traffic: See Development Impact Analysis

TECHNICAL REVIEW STAFF COMMENTS

1. **South Mills Water Association.** Disapproved with comments.
2. **Camden County Sewer.** Sewer Available.
3. **South Camden Fire Department.** Disapproved with comments.
4. **Pasquotank EMS (Central Communications).** Subdivision/road names approved as is.
5. **Sheriff's Office.** Disapproved with comments.
6. **Post Office of South Mills.** Reviewed no comments.
7. **Superintendent of Schools.** Disapproved with comments.
8. **Transportation Director of Schools.** Disapproved with comments.
9. **Camden Soil & Water Conservationist.** Approved.
10. **NCDOT.** No response.
11. **Mediacom.** No response.
12. **Century Link.** No response.
13. **Albemarle EMC** Approved no comments.

Summary and Recommendations

CONSISTENCY with PLANS and MAPS

2035 Comprehensive Plan

Consistent Inconsistent

The County's 2035 Comprehensive Future Land Use Map, adopted in 2012 by the Camden County Board of Commissioners, shows the property as identified as One to Two Acre Rural Residential. The Comprehensive Plan Rural Residential areas are intended to serve as a buffer between rural preservation areas and more intense development.

CAMA Land Use Plan Policies & Objectives:

Consistent Inconsistent

The proposed subdivision is consistent with the CAMA Land Use Plan, adopted by the Camden County Board of Commissioners on April 4, 2005. The CAMA Future Land Use Maps has the property identified as Low Density Residential on 1 acre or greater.

Comprehensive Transportation Plan

Consistent Inconsistent

Property abuts Keeter Barn Road and US Hwy 17

Other Plans officially adopted by the Board of Commissioners

NA

Planning Board Recommendation Choices:

Planning Board recommends denial of the Preliminary Plat Subdivision application UDO number 2021-08-019 of the Keeter Barn Landing Subdivision per Article 151.2.3.20 of the Unified Development Ordinance

OR

Planning Board recommends approval of the Preliminary Plat Subdivision application UDO number 2021-08-019 of the Keeter Barn Landing Subdivision per Article 151.2.3.20 of the Unified Development Ordinance. In addition to the following recommendations:

1. Approval by SMWA for County Water System
2. Sewer Approval by:
 - a. Appropriate Agency for County Wastewater System or
 - b. Health Department Septic Perk Test
3. NC Wastewater Approval Letter if not using septic systems.
4. NC Water Resources Approval letter on main extension if water is available.
5. 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.
6. 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 2021-08-019).
7. 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.
8. No land disturbing activities shall start until the County Planning Department receives approved DENR Stormwater Permit and Erosion & Sediment Control Plan for the Development.
9. Approved County Stormwater Management Plan
10. Approved NC DEQ Storm water Permit
11. Approved NC DEQ Erosion & Sediment Control Permit
12. Developer shall make reasonable efforts to obtain or maintain off site drainage/maintenance easements to the outfall.
13. Developer and or Home Owners Association shall provide Camden County certification by a licensed North Carolina Engineer of compliance with approved Drainage Plan for Camden Station Subdivision every five years starting from recording of Final Plat in the Camden County Registry of Deeds.

14. Home Owners Restrictive Covenants comply with Article 151.6.4 Homeowners' or Property Owners' Association Section of the Unified Development Ordinance and shall include the following information:
 - a. All requirements (to include Maintenance and allowable built upon area) listed under NCDENR Stormwater Permit.
 - b. Maintenance requirements of the outfall ditch leading.
 - c. The re-certification to the County of the approved North Carolina Drainage Plan.
 - d. Maintenance of all conservation area, open space, gardens and improvements throughout the subdivision.
15. 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.
16. Constructions drawings to reflect turning radius of cul-de-sacs be minimum 43.5' as requested by the Transportation Director of Camden County Schools.
17. Construction drawings to reflect bus stop with shelter as requested by the Chief Operations Officer of Camden County Schools.



Land Use / Major Subdivision Application

OFFICIAL USE ONLY:	Zoning Dist.: <u>SR</u>
UDO Number: <u>2021-08-19</u>	Flood Zone: <u>X</u>
Date Filed: <u>8/12/2021</u>	Watershed (Y/N): <u>N</u>
Application Fee: <u>185000</u>	Taxes Pd(Y/N): <u>Y</u>
Check # <u>1008</u>	LLC current:(Y/N):
Stormwater Fee: <u>\$60000</u>	Received By: <u>ayk</u>
<u>CK# 10009</u>	

Preliminary Plat

Contact Information

PROPERTY OWNER APPLICANT

AGENT FOR APPLICANT

Name: Keeter Barn Landing, LLC
 Address: 1545 North Road Street
Elizabeth City, NC 27909
 Telephone: 252-207-5207
 Email: sales@sicarioproperties.com

Name: Timmons Group - Jason Mizelle
 Address: 1805 West City Dr., Unit E
Elizabeth City, NC 27909
 Telephone: 252-621-5028
 Email: jason.mizelle@timmons.com

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: Property Owner
 DOCUMENTATION OF PROPERTY OWNER GIVING CONSENT TO APPLICANT (Y/N/NA): N/A

Project/Property Information

Project Name: Keeter Barn Landing
 Physical Street Address Keeter Barn Road, South Mills, NC 27976
 Location: Southeast corner of the intersection of Keeter Barn Rd & US Hwy. 17
 Parcel ID Number(s): 252-207-5027
 Deed Book / Page Number and/or Plat Cabinet / Slide Number: D.B. 373, Pg. 86; P.C. 8, Sld. 159
 Parcel ID Number(s): 017080003074050000
 Total Parcel(s) & Acreage 1 Parcel - 41.75 Acres Total Number of Lots: 37 Lots X 25000 # 1850
 Existing Land Use of Property Agriculture
 Proposed Use of Property Single Family Residential

Meeting

Date Community Meeting Held: August 18, 2021 Meeting Location: Camden Co. Courthouse
 Proposed Date of Planning Board Meeting: TBD

Documents to Include with Application

Preliminary Plat X Consent Affidavit _____ Deed X
 Drainage Plan X Public and Private Improvements Plan _____ X
 Perk Test on all lots to be developed Engineer Option Development Impact Analysis _____ X

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

The proposed development is a 37-lot, Conservation Subdivision. Proposed improvements are a loop road designed to NCDOT standards, roadside ditches, property line swales and water distribution line. Fifty percent of the property is being designated as Conservation Open Space.

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

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

The proposed low-density development (0.9 units per acre) will not significantly impact existing infrastructure.

The use of a loop road will also provide secondary access in the event of an emergency.

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

The proposed single family residences are in keeping with the existing residences along the north side of Keeter Barn Road as well as the properties to the east at Pudding Ridge Road.

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

The CAMA Future Land Use Plan identifies this property as Low Density Residential. The proposed development conforms to that designation.

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

The 37 lots will not generate an overburden on the existing services. The Fire Station is adjacent to the site and the water tower is less than 0.5 miles north. The new high school is currently in design.

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


Property Owner(s)/Applicant*

8/10/21 Date

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

SITE DATA:

1. OWNER INFORMATION:

KEETER BARN LLC
 JOEY COPPERSMITH
 205 NORTH WATER ST
 ELIZABETH CITY, NC 27909
 (252) 207-5027

2. SITE INFORMATION:

PIN: 017080003074050000
 D.B. 373, PG. 86
 P.C. 8, PG. 159
 ZONING: SR (SUBURBAN RESIDENTIAL)
 EXISTING USE: AGRICULTURAL
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL
 PARCEL AREA: 41.75 AC
 PROPOSED LOTS: 37
 MINIMUM LOT SIZE: 21,780 SF
 PROPOSED STREET: COPPER RUN RD 50' R/W 2,100 LF

PROPOSED COVERAGE:
 ALLOWABLE BUA/LOT 5,000 SF
 RIGHT-OF-WAY 42,535 SF
 TOTAL 227,535 SF

SUBDIVISION AREA SUMMARY:
 LOTS 18.49 AC
 RIGHT-OF-WAY 2.37 AC
 OPEN SPACE 20.89 AC

3. BUILDING SETBACKS:

FRONT 20'
 CORNER 20'
 SIDE 10'
 REAR 10'

4. DRAINAGE & UTILITY EASEMENTS:

STREET: 15'
 SIDE: 10'
 REAR: 10'

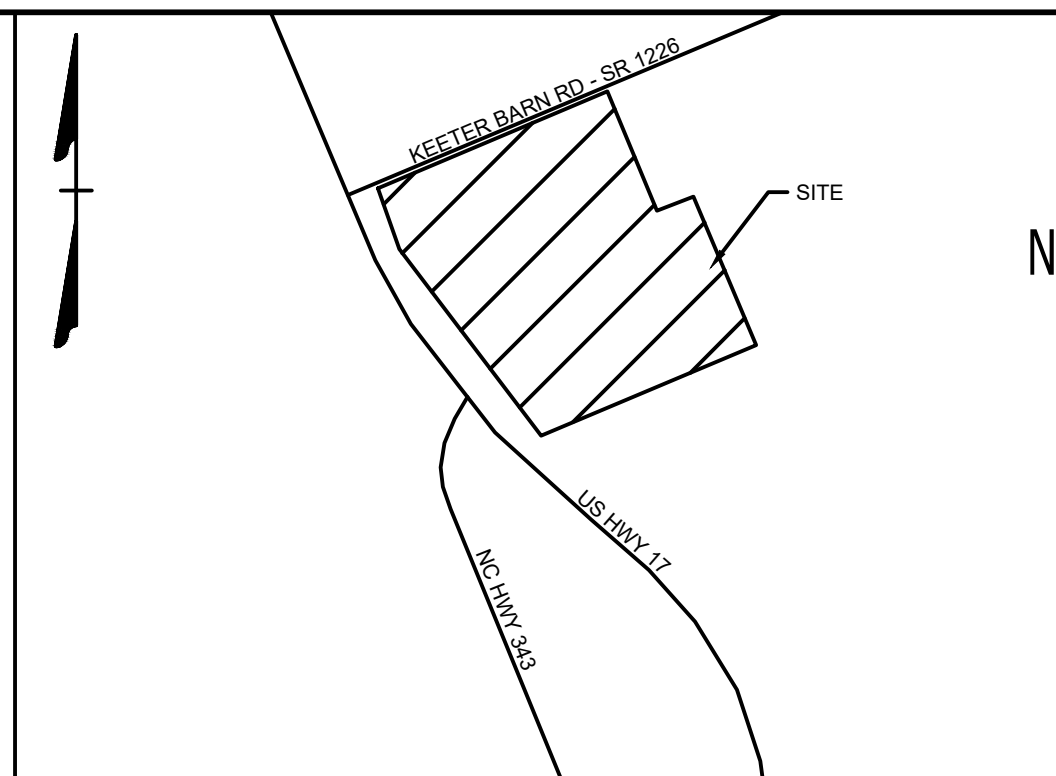
5. THIS SITE IS LOCATED IN FLOOD ZONE "X" ACCORDING TO FLOOD MAP PANEL 3721708000K, DATED DECEMBER 21, 2018.

6. TOPOGRAPHIC SURVEY PERFORMED BY TIMMONS GROUP.

7. THIS IS NOT A BOUNDARY SURVEY. BOUNDARY INFORMATION TAKEN FROM PLAT TITLED "BOUNDARY SURVEY FOR BANFF F. LUTHER AND HOLLY A. LUTHER", DATED DECEMBER 18, 2018 RECORDED IN PLAT BOOK 8, PAGE 159.

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

9. DEDICATION OF LAND FOR PUBLIC PARKS
 37 LOTS X 1,452 SF = 53,724 SF (1.23 AC).



VICINITY MAP
 NO SCALE

PRELIMINARY PLAT
 JAN 17, 2022
 NOT FOR RECORDATION
 OR CONVEYANCE

THIS DRAWING PREPARED AT THE
CORPORATE OFFICE
 1001 Boulders Parkway, Suite 300 | Richmond, VA 23225
 TEL 804.200.6500 FAX 804.560.1016 www.timmons.com

REVISION DESCRIPTION

YOUR VISION ACHIEVED THROUGH OURS.

DATE	DESCRIPTION
08/11/21	DRAWN BY BCD
	DESIGNED BY JAM
	CHECKED BY JAM
	SCALE

TIMMONS GROUP
 KEETER BARN LANDING
 SOUTH MILLS TNSP - CAMDEN COUNTY - NORTH CAROLINA
 PRELIMINARY PLAT

JOB NO.
46196
 SHEET NO.
 1 OF 2

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

DATE _____ OWNER _____

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

NOTARY PUBLIC
 MY COMMISSION EXPIRES _____

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

CERTIFICATE OF APPROVAL

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

DATE _____ CHAIRPERSON, BOARD OF COMMISSIONERS _____

DIVISION OF HIGHWAY DISTRICT ENGINEER CERTIFICATE FOR PUBLIC STREETS

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

DATE _____ DISTRICT ENGINEER _____

ENGINEER CERTIFICATION OF STORMWATER IMPROVEMENTS

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

REGISTERED LAND SURVEYOR/CIVIL ENGINEER _____ REGISTRATION NUMBER _____

CERTIFICATE OF SURVEY AND ACCURACY

I, JASON A. MIZELLE CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM THE DEED DESCRIPTION RECORDED IN D.B. 394, PG. 462; THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 17TH DAY OF JANUARY, 2022.

I, JASON A. MIZELLE, PLS L-4917, 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.

SURVEYOR'S SIGNATURE _____ REGISTRATION NUMBER _____

NC DOT COMPLIANCE WITH RULES AND REGULATIONS

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

DATE _____ DISTRICT ENGINEER NC DEPARTMENT OF TRANSPORTATION
 DIVISION OF HIGHWAYS

CERTIFICATE OF REVIEW OFFICER

STATE OF NORTH CAROLINA
 COUNTY OF CAMDEN
 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'S SIGNATURE _____ DATE _____

MINIMUM LOT SIZE STATEMENT

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

SURVEYOR'S SIGNATURE _____ REGISTRATION NUMBER _____

HEALTH DEPARTMENT CERTIFICATE

THIS SUBDIVISION, ENTITLED KEETER BARN LANDING, HAS BEEN DESIGNED FOR THE CONSTRUCTION OF INDIVIDUAL SEWAGE 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 THIS SUBDIVISION BEING SERVICED.

DISTRICT HEALTH DEPARTMENT (SIGNATURE) _____ DATE _____

LEGEND

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

PRELIMINARY PLAT
 JAN 17, 2022
 NOT FOR RECORDATION
 OR CONVEYANCE

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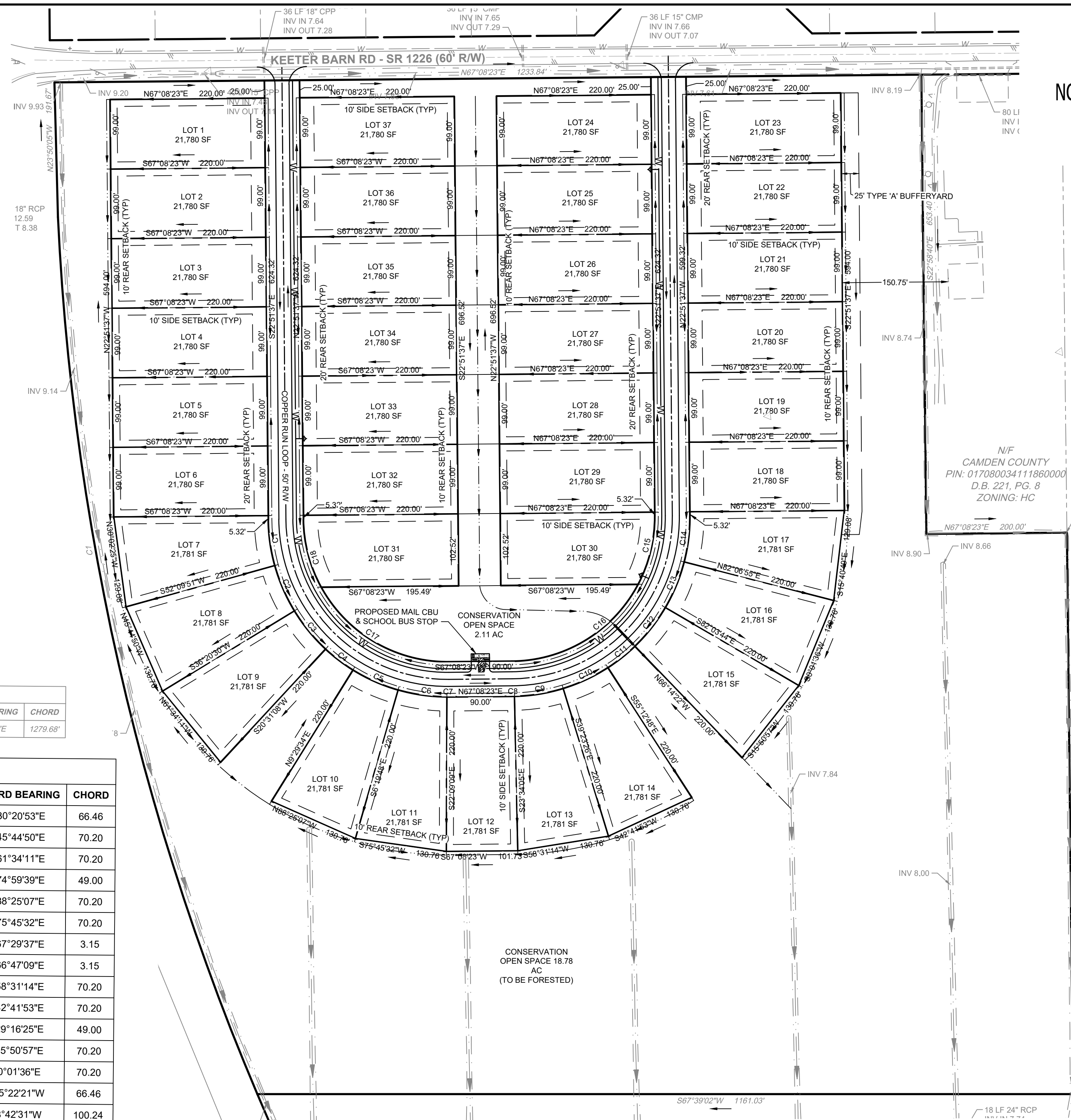
DATE	REVISION DESCRIPTION
08/11/21 <td></td>	

DRAWN BY	BCD
DESIGNED BY	JAM
CHECKED BY	JAM
SCALE	1" = 100'

TIMMONS GROUP

KEETER BARN LANDING
 SOUTH MILLS TNSP - CAMDEN COUNTY - NORTH CAROLINA
 PRELIMINARY PLAT

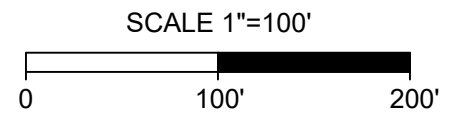
JOB NO.	46196
SHEET NO.	2 OF 2



NOTE:
 THE DEVELOPER IS REQUIRED TO INSTALL ALL WATER LINES AND RELOCATED IMPROVEMENTS.

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	3635.72'	1286.38'	649.98'	20°16'20"	S35°09'31"E	1279.68'

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	255.00	66.65	33.52	14°58'32"	S30°20'53"E	66.46
C2	255.57	70.42	35.43	15°47'14"	S45°44'50"E	70.20
C3	255.57	70.42	35.43	15°47'14"	S61°34'11"E	70.20
C4	255.00	49.07	24.61	11°01'34"	S74°59'39"E	49.00
C5	255.57	70.42	35.43	15°47'14"	S88°25'07"E	70.20
C6	255.57	70.42	35.43	15°47'14"	N75°45'32"E	70.20
C7	255.00	3.15	1.58	0°42'28"	N67°29'37"E	3.15
C8	255.00	3.15	1.58	0°42'28"	N66°47'09"E	3.15
C9	255.57	70.42	35.43	15°47'14"	N58°31'14"E	70.20
C10	255.57	70.42	35.43	15°47'14"	N42°41'53"E	70.20
C11	255.00	49.07	24.61	11°01'34"	N29°16'25"E	49.00
C12	255.57	70.42	35.43	15°47'14"	N15°50'57"E	70.20
C13	255.57	70.42	35.43	15°47'14"	N0°01'36"E	70.20
C14	255.00	66.65	33.52	14°58'32"	N15°22'21"W	66.46
C15	205.00	101.27	51.69	28°18'12"	N8°42'31"W	100.24
C16	205.00	220.75	122.44	61°41'48"	N36°17'29"E	210.23
C17	205.00	220.75	122.44	61°41'48"	S82°00'43"E	210.23
C18	205.00	101.27	51.69	28°18'12"	S37°00'43"E	100.24



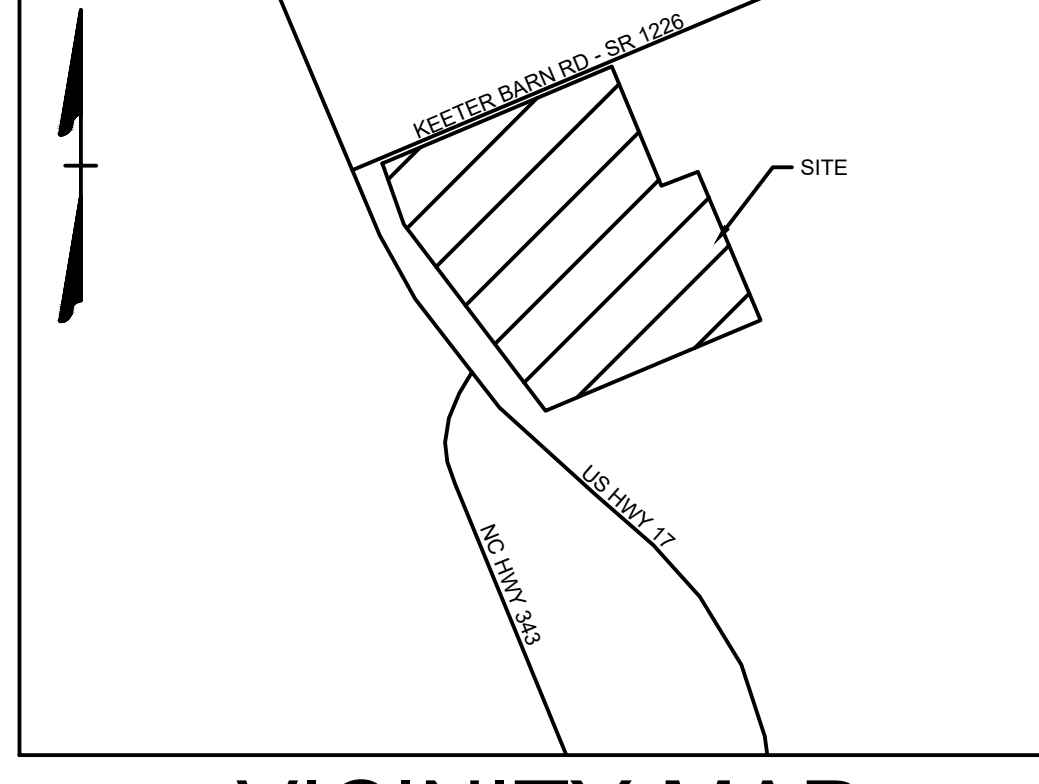
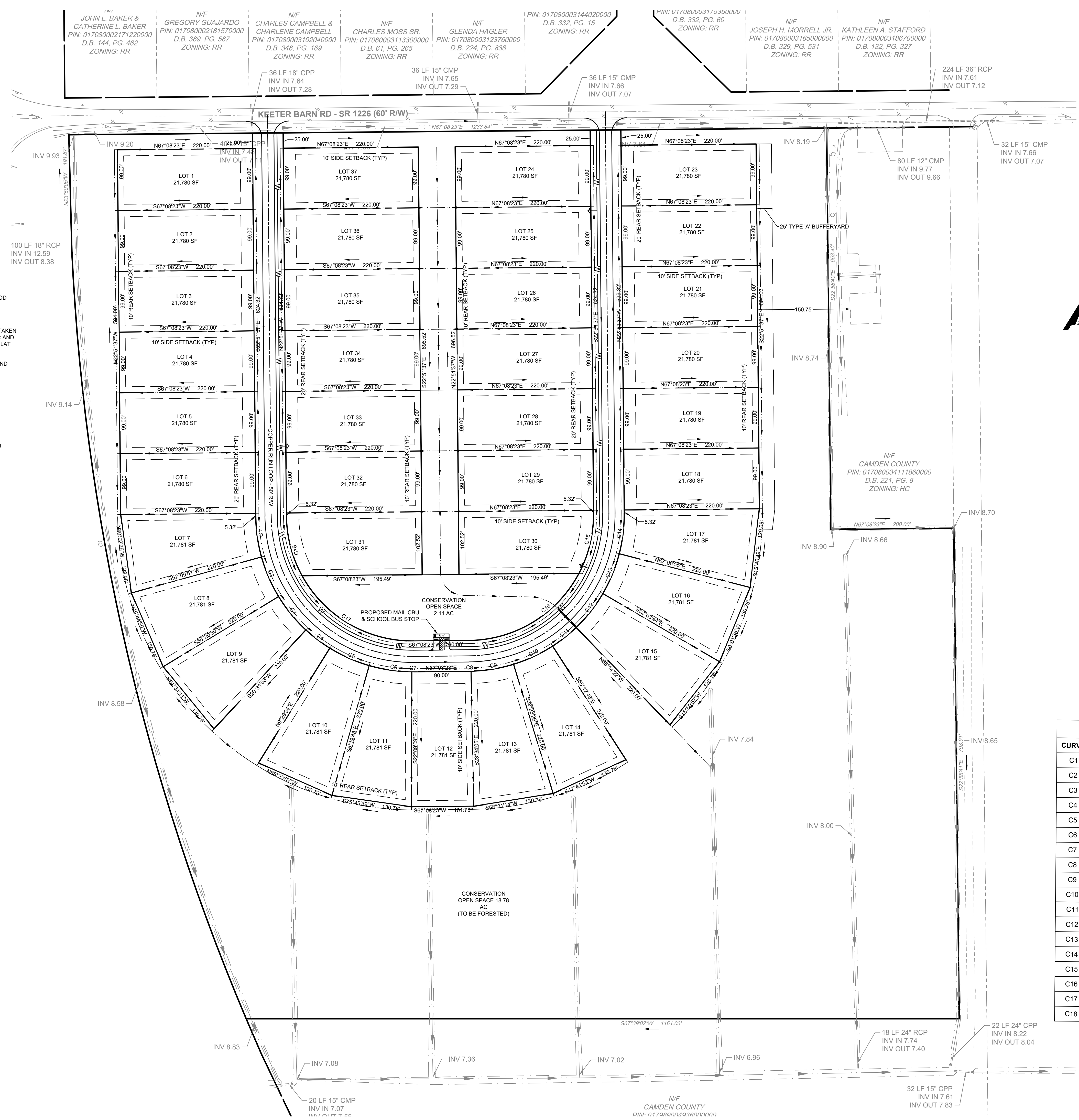
S:\109\46196 - Keeter Barn Landing - South Mills, NCDWGS\Sheet\Plat\46196C-PRELIM_PLAT.dwg | Plotted on 1/17/2022 5:42 PM | by Tj Prentice

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SITE DATA:

- OWNER INFORMATION:**
KEETER BARN LLC
JOEY COPPERSMITH
205 NORTH WATER ST
ELIZABETH CITY, NC 27909
(252) 207-5027
- SITE INFORMATION:**
PIN: 017080003074050000
D.B. 373, PG. 86
P.C. & PG. 159
ZONING: SR (SUBURBAN RESIDENTIAL)
EXISTING USE: AGRICULTURAL
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
PARCEL AREA: 41.75 AC
PROPOSED LOTS: 37
MINIMUM LOT SIZE: 21,780 SF
PROPOSED STREET: COPPER RUN RD 50' R/W 2.100 LF
- PROPOSED COVERAGE:**
ALLOWABLE BU/LOT 5,000 SF
RIGHT-OF-WAY 42,535 SF
TOTAL 227,535 SF
- SUBDIVISION AREA SUMMARY:**
LOTS 18.49 AC
RIGHT-OF-WAY 2.37 AC
OPEN SPACE 20.89 AC
- BUILDING SETBACKS:**
FRONT 20'
CORNER 20'
SIDE 10'
REAR 10'
- DRAINAGE & UTILITY EASEMENTS:**
STREET: 15'
SIDE: 10'
REAR: 10'
- THIS SITE IS LOCATED IN FLOOD ZONE "X" ACCORDING TO FLOOD MAP PANEL 3721708000K, DATED DECEMBER 21, 2018.**
- TOPOGRAPHIC SURVEY PERFORMED BY TIMMONS GROUP.**
- THIS IS NOT A BOUNDARY SURVEY. BOUNDARY INFORMATION TAKEN FROM PLAT TITLED "BOUNDARY SURVEY FOR BANFF F. LUTHER AND HOLLY A. LUTHER", DATED DECEMBER 18, 2018 RECORDED IN PLAT BOOK 8, PAGE 159.**
- THE DEVELOPER IS REQUIRED TO INSTALL ALL WATER LINES AND RELATED IMPROVEMENTS.**
- DEDICATION OF LAND FOR PUBLIC PARKS**
37 LOTS X 1,452 SF = 53,724 SF (1.23 AC)

PAYMENT IN LIEU OF LAND CALCULATION
TAX ASSESSED VALUE = \$571,060
TOTAL ACREAGE = 41.75 ACRES
TAX ASSESSMENT PER ACRE = \$13,678
REQUIRED AREA = 1.23 AC. X \$13,678 = \$16,824 PAYMENT IN LIEU

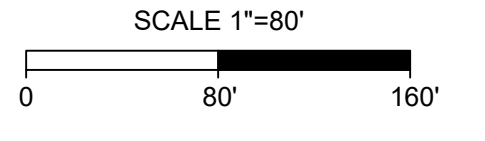


VICINITY MAP
NO SCALE

LEGEND

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

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	255.00	66.65	33.52	14°58'32"	S30°20'53"E	66.46
C2	255.57	70.42	35.43	15°47'14"	S45°44'50"E	70.20
C3	255.57	70.42	35.43	15°47'14"	S61°34'11"E	70.20
C4	255.00	49.07	24.61	11°01'34"	S74°59'39"E	49.00
C5	255.57	70.42	35.43	15°47'14"	S88°25'07"E	70.20
C6	255.57	70.42	35.43	15°47'14"	N75°45'32"E	70.20
C7	255.00	3.15	1.58	0°42'28"	N67°29'37"E	3.15
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C9	255.57	70.42	35.43	15°47'14"	N58°31'14"E	70.20
C10	255.57	70.42	35.43	15°47'14"	N42°41'53"E	70.20
C11	255.00	49.07	24.61	11°01'34"	N29°16'25"E	49.00
C12	255.57	70.42	35.43	15°47'14"	N15°50'57"E	70.20
C13	255.57	70.42	35.43	15°47'14"	N0°01'36"E	70.20
C14	255.00	66.65	33.52	14°58'32"	N15°22'21"W	66.46
C15	205.00	101.27	51.69	28°18'12"	N8°42'31"W	100.24
C16	205.00	220.75	122.44	61°41'48"	N36°17'29"E	210.23
C17	205.00	220.75	122.44	61°41'48"	S82°00'43"E	210.23
C18	205.00	101.27	51.69	28°18'12"	S37°00'43"E	100.24



PROGRESS PRINT
JAN 17, 2022
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CONSTRUCTION

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ELIZABETH CITY OFFICE
1805 West City Drive, Unit E | Elizabeth City, NC 27909
TEL 252.621.3030 FAX 252.592.0974 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE: 08/11/21
DRAWN BY: BCD
DESIGNED BY: KDH
CHECKED BY: KDH
SCALE: 1" = 80'

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652
KEETER BARN LANDING
SOUTH MILLS TNSP - CAMDEN COUNTY - NORTH CAROLINA
SITE PLAN

JOB NO. 46196
SHEET NO. C2.0

S:\10946196 - Keeter Barn Landing - South Mills, NC\DWG\Sheet\CAD\BCC2-D-SITE.dwg | Plotted on 1/17/2022 5:41 PM by Ty Penrice

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Doc No: 209774
 Recorded: 08/03/2020 04:19:56 PM
 Fee Amt: \$26.00 Page 1 of 5
 Excise Tax: \$1,260.00
 Camden County North Carolina
 Tammie Krauss, Register of Deeds
 BK 394 PG 462 - 466 (5)

Space Above This Line For Recording Data

NORTH CAROLINA GENERAL WARRANTY DEED

Prepared by W. Brock Mitchell, Attorney
 Return to Hornthal, Riley, Ellis & Maland, LLP
 HREM File No. 32118-1.WBM

334-21004 8-3-2020
 \$630,000.00/\$6,300.00

Excise Tax: \$1,260.00
 Transfer Tax: \$6,300.00

Tax Parcel: 01-7080-00-30-7405

State of North Carolina, County of Camden

THIS GENERAL WARRANTY DEED made this 31st day of July, 2020, by and between **Keeter Barn, LLC, a North Carolina limited liability company**, whose mailing address is 205 North Water Street, Elizabeth City, North Carolina 27909 (hereinafter referred to as "Grantor"), and **Keeter Barn Landing, LLC, a North Carolina limited liability company** whose mailing address is 1545 North Road Street, Elizabeth City, North Carolina 27909 (hereinafter referred to as "Grantee"):

WITNESSETH:

That the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has given, granted, bargained, sold, and conveyed, and by these presents does hereby give, grant, bargain, sell, and convey unto said Grantee, Grantee's successors and assigns, all of that certain piece, parcel, or tract of land situate, lying and being in South Mills Township, Camden County, State of North Carolina, and being more particularly described as follows:

See Exhibit A attached hereto.

Per N.C.G.S. §105-317.2, the property does not include the primary residence of Grantor.

TO HAVE AND TO HOLD the above described lands and premises, together with all appurtenances thereunto belonging, or in any way appertaining, unto the Grantee, Grantee's successors and assigns forever.

AND GRANTOR COVENANTS to and with Grantee, Grantee's heirs, successors, administrators, and assigns, that Grantor is lawfully seized in fee simple of the Property, and has full right and power to convey the same to Grantee in fee simple; that the Property is free from any and all encumbrances, except as set forth herein; and Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, with the exception of the following:

Ad valorem taxes for the current year (prorated through the date of Settlement); utility easements; and unviolated covenants, conditions or restrictions that do not materially affect the value of the Property.

IN WITNESS WHEREOF, the Grantor has duly executed and sealed this document, this the day and year first above written.

**[REMAINDER OF PAGE INTENTIONALLY BLANK –
SIGNATURE(S) ON FOLLOWING PAGE(S)]**

Keeter Barn, LLC, a North Carolina limited liability company

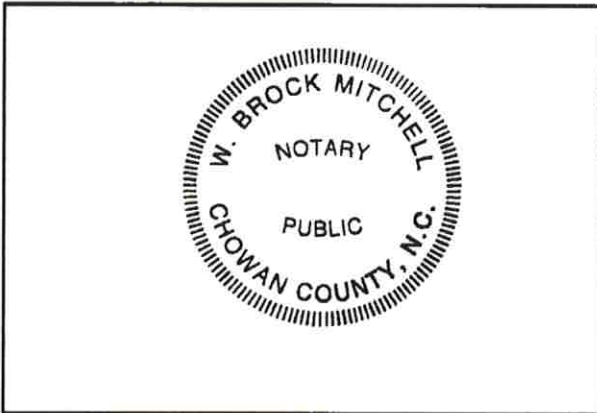
By: 
Chad Williams, Member/Manager

State of North Carolina, County of Pasquotank


I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Chad Williams, a Member/Manager of Keeter Barn, LLC, a North Carolina limited liability company

Date: July 31, 2020.



Notary seal or stamp must appear within this box.


Notary Public
Type or Print Name: W. Brock Mitchell
My Commission Expires: October 23, 2022

Keeter Barn, LLC, a North Carolina limited liability company

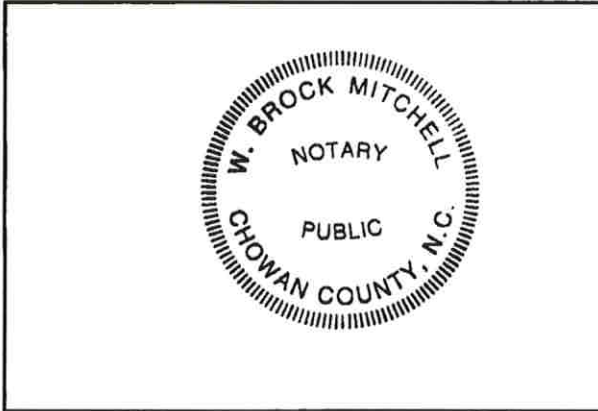
By: 
Alexander Underhill, Member/Manager

State of North Carolina, County of Pasquotank

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Alexander Underhill, a Member/Manager of Keeter Barn, LLC, a North Carolina limited liability company

Date: July 31, 2020.



Notary seal or stamp must appear within this box.



Notary Public
Type or Print Name: W. Brock Mitchell
My Commission Expires: October 23, 2022

EXHIBIT A

BEGINNING AT A POINT marked by a found iron rod set in the southern right of way margin of Keeter Barn Road (S.R. 1226 – 60' R/W [referencing Plat Cabinet 5, Slide 53B, of the Camden County Public Registry]), which found iron rod marks the northwest corner of that property, now or formerly, owned by Camden County (referencing Deed Book 221, Page 8, and Plat Cabinet 5, Slide 53B, of the Camden County Public Registry – PIN: 017080034111860000); thence from said found iron rod and **POINT OF BEGINNING** and running away from Keeter Barn Road along the center of a ditch South 22° 58' 40" East 653.40 feet to a found iron rod (bent), which found iron rod (bent) marks the southwest corner of that property, now or formerly, owned by Camden County (referencing Deed Book 221, Page 8, and Plat Cabinet 5, Slide 53B, of the Camden County Public Registry – PIN: 017080034111860000); thence cornering and running away from the center of said ditch and along the center of another ditch North 67° 08' 23' East 200.00 feet to a found iron rod (bent); thence cornering and running away from the center of said ditch and along the center of another ditch South 22° 58' 41" East 798.91 feet to a set iron rod (N: 1000168.66'; and E: 2784730.56'); thence cornering and running away from the center of said ditch South 67° 39' 02" West 1,149.87 feet to a found iron rod (bent) (N: 999731.37'; and E: 2783668.96'); thence running South 67° 39' 02" West 11.16 feet to a calculated point set in the eastern right of way margin of U.S. Highway 17 (R/W Per Monuments Ref. NCDOT Proj. #6.803143), which calculated point marks the northwest corner of that property, now or formerly, owned by Camden County (referencing Deed Book 168, Page 502, and Plat Cabinet 4, Slide 51A, of the Camden County Public Registry – PIN: 017989004936000000); thence cornering and running along the following courses and distances: running north-northwest along a curve (Curve Data: Radius is 3,635.72'; Delta is 20° 16' 20"; Tangent is 649.98'; Chord is 1,279.68'; and Direction is North 35° 09' 31" West) a distance of 1,286.38 feet to a R/W Monument; thence running North 23° 50' 05" West 191.67 feet to a R/W Monument, which R/W Monument marks the point of intersection of the eastern right of way margin of U.S. Highway 17 (R/W Per Monuments Ref. NCDOT Proj. #6.803143) with the southern right of way margin of Keeter Barn Road (S.R. 1226 – 60' R/W [referencing Plat Cabinet 5, Slide 53B, of the Camden County Public Registry]); thence cornering and running along the southern right of way margin of Keeter Barn Road (S.R. 1226 – 60' R/W [referencing Plat Cabinet 5, Slide 53B, of the Camden County Public Registry]) North 67° 08' 23" East 1,233.84 feet to the found iron and **POINT OF BEGINNING**, containing 41.751 acres, and being more particularly described and delineated on that plat entitled in part, "Boundary Survey For Banff F. Luther and Holly A. Luther," dated December 18, 2018, prepared by Paul J. Toti, Professional Land Surveyor, which plat is recorded in Plat Cabinet 8, Slide 159, of the Camden County Public Registry, and which plat is incorporated herein by reference.

Keeter Barn Landing LLC

PO Box 176
Moyock NC 27958

To Whom it may concern,

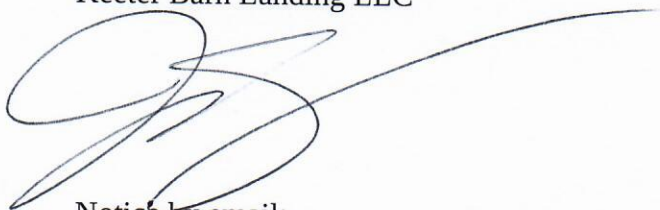
June 4, 2021

Please accept this letter as authorization for Jason Mizelle to act as an authorized representative concerning any action on planning for Keeter Barn Landing before the Camden County Planning Board, Camden County Planning Dept and The Camden County Board of Commissioners.

Thank you in advance for your attention to this matter.

Kind Regards,

Joseph Coppersmith
Managing Member
Keeter Barn Landing LLC

A handwritten signature in black ink, appearing to be 'JC', with a long horizontal flourish extending to the right.

Notice by email:
Jason Mizelle
Amber Curling



1805 West City Drive
Unit E
Elizabeth City, NC 27909

P 252.621.5030
F 252.562.6974
www.timmons.com

COMMUNITY MEETING REPORT FOR KEETER BARN LANDING

Project: Preliminary Plat - Keeter Barn Landing
Facilitator: Jason Mizelle – Timmons Group
Date & Time: August 18, 2021 @ 6:00 PM
Location: Historic Camden Court House

In preparation for the Community Meeting, sixteen notices were mailed out notifying the adjoining property owners & the County Staff about the meeting. Jason Mizelle and Kim Hamby of Timmons Group were there to present. Amber Curling of Camden County Planning was there as facilitator. One resident, Ms. Lynne Beedie of 155 Keeter Barn Road was in attendance.

Mr. Mizelle presented the layout to Ms. Beedie and explained the rezoning history of the property and the process thus far in developing the plan. Ms. Beedie expressed concern over the current drainage issues in the area. Mr. Mizelle explained the study done to date and the confirmation of the study with real storm events. He further went on to explain that for those specific drainage concerns, is why the project was taken back through the second rezoning and conservation subdivision with less density is now proposed and the thought process in how drainage will be handled going forward, to reduce the current runoff. It was relayed by Ms. Hamby the process through which the County uses in evaluating our design with a 3rd party review for compliance with the County's Drainage Manual.

We did receive two phone calls prior to the meeting. Ms. Kathleen Stafford of 126 Keeter Barn Road called and asked about the nature of the proposed development, so I explained the conservation development standards and what was proposed for number of lots and infrastructure. She asked about home values, and I relayed the market info that the developer has given us (in the Dev Impact Statement). And she asked about drainage, to which I let her know we were doing forestation of most of the conservation area and open ditch systems. She seemed to be positive about the project and the anticipated value it could bring to her own home.

Herb Mullen who owns the farm to the east called. I went over the same points with him we delivered him a copy of the preliminary plat for his review. No additional comments were received from Mr. Mullen.

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

Respectfully submitted,

Jason A. Mizelle, PLS
Timmons Group

Cc Camden County Planning



TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.

Timmons Group Sign-In Sheet

Camden County Community Meeting
Keeter Barn Landing Subdivision

August 18, 2021

6:00PM

Name (Printed)	Phone Number	Email	Address
Lynne Beedie	252-771-5048	miblake@hotmail.com	155 Keeter Barn Rd South Mills NC
Amber Curcio		acurling@comcast.net	Planning
Jason Mizelle	252-621-5028	jason.mizelle@timmons.com	TIMMONS GROUP
Kim Hamby	252-621-5029	kim.hamby@timmons.com	TIMMONS GROUP

Technical Review Committee Summary

Meeting September 7, 2021

Attendance:

Morgan Potts, Camden County Planning Director - mpotts@camdencountync.gov

Amber Curling, Camden County Planner - acurling@camdencountync.gov

Camden County Fire Chief- Tommy Banks – banks4@mediacom66.net

Camden County Sheriff Kevin Jones - kjones@camdencountync.gov

Camden County Soil and Water Conservation Brian Lannon – blannon@camdencountync.gov

School Superintendent Joe Ferrell – jferrell@camden.k12.nc.us

School System Larry Lawrence – larry@camden.k12.nc.us

Timmons Group Jason Mizell agent for Keeter Barn Landing LLC - jason.Mizelle@timmons.com

1. Camden County Fire Chief- Tommy Banks disapproved subdivision due to lack of resources and concerns about the helicopter landing pad. The volunteer staff have regular jobs resulting in limited staff during working hours.

There are concerns about Emergency Helicopter(s) and Coast Guard Helicopter(s) not using the landing pad due to the houses being close and possible civil suits from damages to neighbor's property when helicopter(s) using the pad landing. At the June 3rd, 2019 Board of Commissioners Meeting, a discussion to create an ordinance addressing the helicopter landing pad concerns.

Follow up Discussion with the Developer and Jason Mizelle about helipad.

2. Camden County Sheriff Kevin Jones disapproved the subdivision due to lack of resources. The Office is concerned about the public health and safety due to lack of funding to support additional call volume and traffic volume.
3. Camden County Soil and Water Conservation Brian Lannon approved subdivision. The discussion consisted of details with the managed timber in the open space.
4. The Superintendent for the Schools Joe Ferrell disapproved the subdivision due to overcapacity and lack of infrastructure for students currently enrolled.
5. The Transportation Director of schools Larry Lawrence disapproved the subdivision due to lack of resources.

BOARD OF COMMISSIONERS

G. TOM WHITE
Chairman

ROSS B. MUNRO
Vice Chairman

CLAYTON D. RIGGS
RANDY KRAINIAK
TIFFNEY WHITE



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KENNETH BOWMAN
County Manager

KAREN M. DAVIS
Clerk to the Board

JOHN S. MORRISON
County Attorney

August 13, 2021

From: Camden County Planning Department
To: Technical Review Staff South Mills Post Office

RE: Sketch Plan for Proposed 37 Lot Keeter Barn Landing Major Subdivision

Attached is a copy of the Preliminary Plat for Keeter Barn Landing Subdivision located on Keeter Barn Rd off Hwy 17 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 September 7, 2021 at 10:00 AM in the upstairs courtroom of the Historic Camden County Courthouse. If you are unable attend please fill out, sign and send to the Planning Department by 5:00 PM Monday September 6, 2021 by email (mpotts@camdencountync.gov).

Approved as is

Reviewed with no comments.

Approved with the following comments/recommendations:

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

Name: John deBoer Signature: [Handwritten Signature]

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

Sincerely,
[Handwritten Signature: Morgan Potts]
Morgan Potts
Camden County Planning Director

BOARD OF COMMISSIONERS

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KENNETH BOWMAN
County Manager

KAREN M. DAVIS
Clerk to the Board

JOHN S. MORRISON
County Attorney

August 13, 2021

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

RE: Sketch Plan for Proposed 37 Lot Keeter Barn Landing 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)
The owners of the project hasn't contacted the water ASSOC. to request service of the project.

Name: Wayne Hagen Signature: Wayne Hagen

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

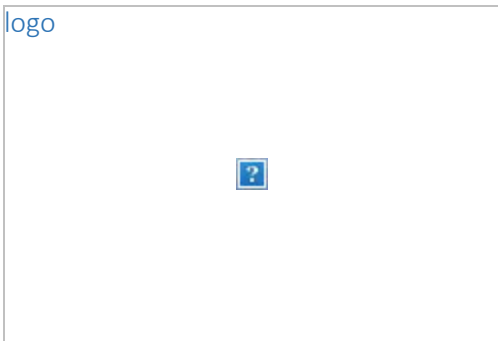
Sincerely,

Morgan Potts
Camden County Planning Director

From: [Morgan Potts](#)
To: [Amber](#)
Subject: FW: [External] RE: TRC Comments for Keeter Barn Landing Subdivision
Date: Friday, August 13, 2021 2:44:28 PM
Attachments: [image001.png](#)

Morgan J. Potts, AICP, CFM
Director, Planning & Community Development Dept.

(252) 338-1919 x.263
P.O. Box 74, 117 NC Hwy 343 North
Camden, NC 27921



From: Heath, Kevin <Kevin.Heath@aemc.coop>
Sent: Friday, August 13, 2021 11:50 AM
To: Morgan Potts <mpotts@camdencountync.gov>
Subject: [External] RE: TRC Comments for Keeter Barn Landing Subdivision

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

Morgan,

Albemarle EMC will not have any problems meeting the needs of this development as proposed and thus approves it as is with no comment.

Thanks,

Kevin Heath
Manager of Engineering
Albemarle EMC
Office: (252) 426-5735
Cell: (252) 312-4825

From: Morgan Potts <mpotts@camdencountync.gov>

Sent: Friday, August 13, 2021 10:36 AM

To: Heath, Kevin <Kevin.Heath@aemc.coop>; kcarver@arhs-nc.org; joseph.howell1@navy.mil; blannon@camdencountync.gov

Cc: Amber <acurling@camdencountync.gov>

Subject: TRC Comments for Keeter Barn Landing Subdivision

Importance: High

Good morning,

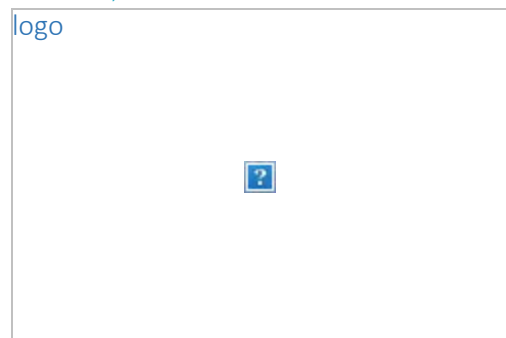
Attached, please find and review the Preliminary Plat for Keeter Barn Landing Subdivision for our upcoming meeting on **Tuesday, Sept. 7TH at 10:00**. The meeting will be held in the upstairs Historic Camden County Courtroom. If you will not be attending the meeting, please provide written comments by 5:00 Monday, Sept. 6th via email.

Thank you in advance!

Regards,

Morgan J. Potts, AICP, CFM
Director, Planning & Community Development Dept.

(252) 338-1919 x.263
P.O. Box 74, 117 NC Hwy 343 North
Camden, NC 27921



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BOARD OF COMMISSIONERS

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KENNETH BOWMAN
County Manager

KAREN M. DAVIS
Clerk to the Board

JOHN S. MORRISON
County Attorney

August 13, 2021

From: Camden County Planning Department
To: Technical Review Staff Pasquotank EMS (Central Communications)

RE: Sketch Plan for Proposed 37 Lot Keeter Barn Landing 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 September 7, 2021 at 10:00 AM in the upstairs courtroom of the Historic Camden County Courthouse. If you are unable attend please fill out, sign and send to the Planning Department by 5:00 PM Monday September 6, 2021 by email (mpotts@camdencountync.gov).

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

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

Name: Kylie Felton Signature:

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

Sincerely,

Morgan Potts
Camden County Planning Director

KEETER BARN LANDING DEVELOPMENT IMPACT STATEMENT

PHYSICAL ANALYSIS

This project is a 37-lot conservation subdivision on 41.75 acres of land zoned Suburban Residential. The lots are all size at one half acre. The conservation area will occupy 20.89 acres, or 50% of the subdivision area. Conservation areas not containing stormwater drainage improvements will be forested (roughly 18 acres). The property is not located within a Flood Zone with a base flood elevation. The developer plans on building all the homes in the subdivision. It is expected that the 3-4 bedroom homes will be between 1,800 to 2,500 square feet in size. The post construction home/lot values at today's cost will be from the \$350,000 to \$450,000.

HOUSING MARKET & FISCAL ANALYSIS

The target market for the subdivision will be a combination of commuters from the Hampton Roads area, and Camden County residents who prefer living in a small community with easy access to the Outer Banks and the proximity to Elizabeth City and the metro Tidewater Virginia area. The site is located north of South Mills off Keeter Barn Road and adjacent to U.S. Highway 17 on the east side of the highway. The property is surrounded by Residential Homes on the North (opposite side of Keeter Barn) and County owned property on the east (Fire Station) and south (Wastewater Treatment Plant). The developer plans on building all the homes in the subdivision. It is expected that the homes will be between 1,800 to 2,500 square feet in size. The post construction home/lot values at today's cost will be from the \$350,000 to \$450,000.

WATER & SEWER IMPACT

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

Currently, South Mills Water Association provides the utility connection for potable water. The proposed development is roughly 0.35 miles from the existing water tower and recent fire flow data indicates that the required fire flows can be achieved at this site. Waterlines & fire hydrants are proposed as required by Camden County and South Mills Water Association.

TRAFFIC ANALYSIS

According to the most recent available data (2019) as provided by NCDOT, the Annual Average Daily Traffic (AADT) is 2,300 trips per day on Keeter Barn Road at the intersection of U.S. Highway 17. According to the Institute of Transportation Engineers (ITE), 37 lots is assumed to generate around 123 trips per day. It is anticipated that the additional traffic volume can be accommodated by the exiting two-lane Keeter Barn Road and that with the two access points, no turn lane will be required.