

**Camden County Planning Board
Regular Meeting
March 16, 2022; 7:00 PM
Historic Courtroom
Camden, North Carolina**

MINUTES

The regular meeting of the Camden County Planning board was held on March 16, 2022 in the Historic Courtroom in Camden, North Carolina.

ITEM 1. CALL TO ORDER & WELCOME

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

ITEM II. CONSIDERATION OF THE MINUTES – October 20, 2021

Motion to approve the minutes.

RESULT:	PASSED [3-0]
MOVER:	Nathan Lilley
SECONDER:	Steven Bradshaw
AYES:	Nathan Lilley, Steven Bradshaw, Calvin Leary
ABSENT:	Ray Albertson

ITEM III. CONSIDERATION OF THE AGENDA

Motion to approve the agenda as presented.

RESULT:	PASSED [5-0]
MOVER:	Nathan Lilley
SECONDER:	Steven Bradshaw
AYES:	Nathan Lilley, Steven Bradshaw, Calvin Leary, Dave Parks, Lee Powell
ABSENT:	Ray Albertson

ITEM IV. OLD BUSINESS

None.

ITEM V. NEW BUSINESS

A. Preliminary Plat Request – Keeter Barn Landing, LLC

Planning Director Amber Curling presented the Staff Report (incorporated herein after as Attachment A), which included the following:

Jason Mizell with Timmons Group representing Keeter Barn Landing LLC, is requesting approval for a 37-lot preliminary plat application for the Keeter barn landing conservation

subdivision. The parcel is 41.75-acres located on the southeast corner of Keeter Barn Rd and US Hwy 17. The parcel is within the 1-mile buffer surrounding the South Mills Core Village. Application package, generally complete, includes the Preliminary Plat Application, Preliminary Plan, Deed, Neighborhood Meeting Results and Development Impact Analysis.

The Neighborhood Meeting was held on August 18, 2021. A few inquiries by phone occurred.

Jason Mizelle from Timmons discussed details with the neighbor, no apparent concerns.

The TRC Meeting was held on September 7 2021.

The zoning is Suburban Residential. The Surrounding zoning districts are Rural Residential, Highway Commercial and Working Lands.

Suitability - Very High in Suitability.

Not located in the Wetlands and not located in the Watershed. Located in Flood Zone X - No areas of environmental concern. It appears the property drains to Joyce Creek. Stormwater Management Plan will be submitted with Development Plans.

CAMA Future Land Use Map - The CAMA Future Land Use Maps has the property identified as Low Density Residential on 1 acre or more.

The County's Comprehensive Future Land Use Map, shows the property as One to Two Acres Rural Residential, which is intended to serve as a buffer between rural preservation areas and more intense development.

South Mills Water and Camden County Sewer borders the property.

The property is being used as farmland. The surrounding uses are Residential Lots, Woods, Farmland, Fire Station and Camden County Wastewater Treatment Plant.

The property is served by the South Mills Fire District. Fire Chief disapproved due to limited staff. Concerns about the helicopter landing pad were resolved.

Superintendent for Schools disapproved due to overcapacity. On September 16, 2019 a report by Kahn demonstrated schools were either over capacity or at capacity. Development has continued. The proposed development statistically will generate more students.

The Sheriff's Office is concerned about the public health and safety. In the Technical Review Comments the Sheriff's office disapproved the subdivision due to lack of funding to support additional call volume.

Conservation subdivision requires 50% of the development to be Passive Open Space.

In addition to Prior to Construction the recommendations will be met – there are 17 items located at the end of the staff report. Dedication or payment of Land For Public Parks Required Acreage is 1.23 acres.

Board Member Dave Parks questioned the enrollment numbers used for the school district.

Mrs. Curling explained that the numbers used were submitted by School Superintendent Dr. Joe Ferrell for this purpose.

Jason Mizelle with Timmons Group gave a brief history of the project.

- Conservation subdivision
- Lots sizes – ½ acre
- Helicopter pad issue resolved
- Water is a concern – no affirmation to date from South Mills Water Association, although the Board of Commissioners voted to provide water to SMWA for this purpose.

During a brief discussion concerning water, Lee Powell stated that at the recent annual meeting of South Mills Water Association, he was told that currently all of the water that is under contract from South Camden Water District is not being sent to South Mills Water Association.

Mr. Mizelle also gave information on the reforestation process that will be implemented to assist with drainage/absorption. He confirmed that the drainage requirements of the UDO will be met.

Board Member Nathan Lilley expressed concerns in regard to the development meeting the standards of a Conservation Subdivision as outlined in the Unified Development Ordinance.

Mr. Mizelle explained that by moving the subdivision farther back, the amount of infrastructure increases, the amount of roadway increases, as well as the addition of increased impervious surface. A tighter cluster results in a smaller footprint.

In regard to wastewater, the developer plans to use on-site septic systems. There was brief discussion in regard to the cost to developers to hook up to the county sewer system.

In regard to density, the development will consist of 37 lots on 41 acres.

There was discussion on the impact to schools as a result of approved subdivisions that have yet to be completed.

Motion to deny approval based on school system, fire department and Sheriff's office recommendations as well as the issue of the conservation area not as required in the UDO.

RESULT:	PASSED [3-2]
MOVER:	Nathan Lilley
SECONDER:	Lee Powell
AYES:	Nathan Lilley, Dave Parks, Lee Powell
NOES:	Calvin Leary, Steven Bradshaw
ABSENT:	Ray Albertson

ITEM VI. INFORMATION FROM BOARD AND STAFF

None.

ITEM VII. CONSIDER DATE OF NEXT MEETING

Next meeting to be held April 20, 2022.

ITEM VIII. ADJOURN

Motion to adjourn.

RESULT:	PASSED [5-0]
MOVER:	Dave Parks
SECONDER:	Nathan Lilley
AYES:	Nathan Lilley, Steven Bradshaw, Calvin Leary, Dave Parks, Lee Powell
ABSENT:	Ray Albertson

There being no further matters for discussion Chairman Leary adjourned the meeting at 7:50 PM.

ATTEST:

Calvin Leary, Chairman
Camden County Planning Board

Karen M. Davis
Clerk to the Board of Commissioners

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

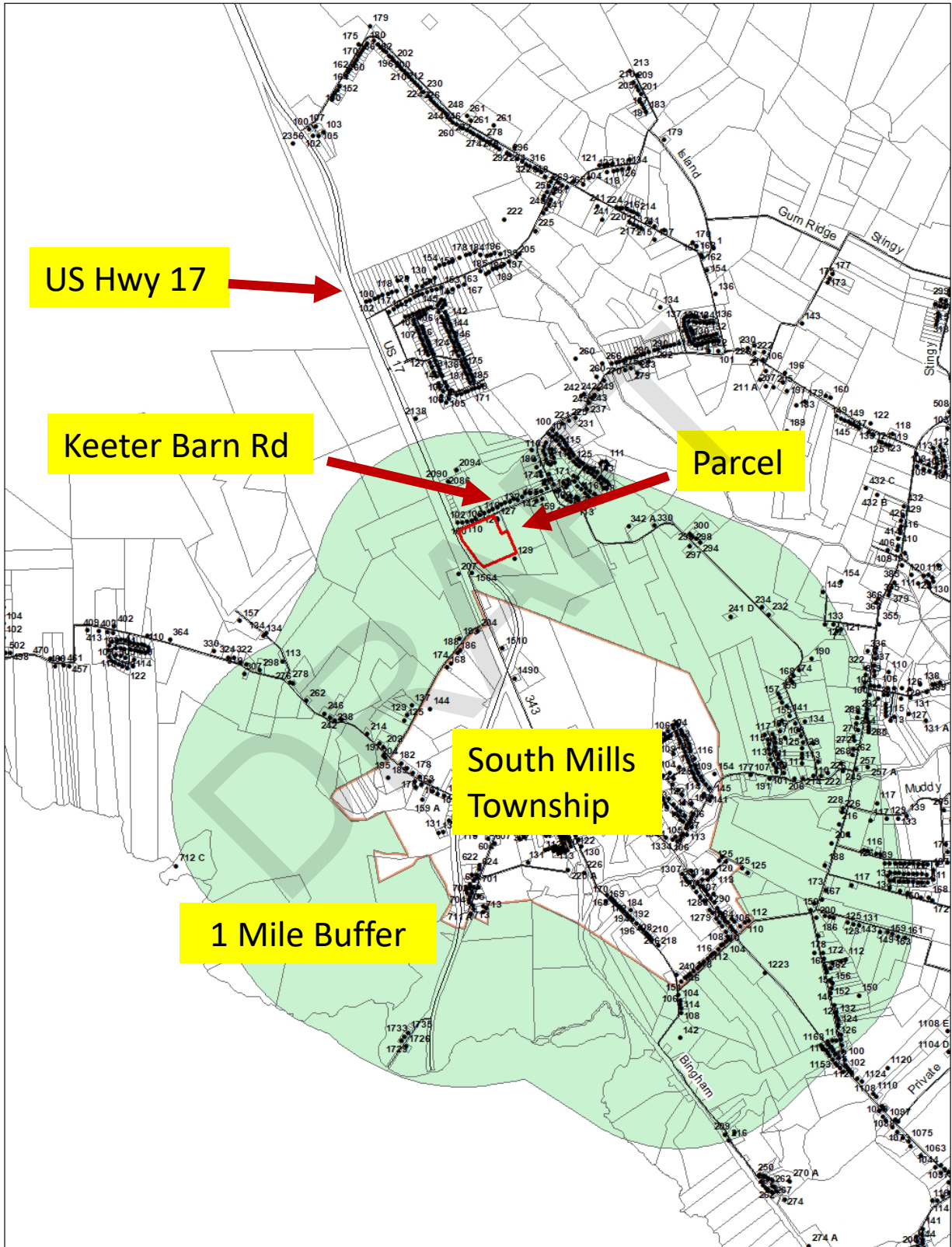
Completeness of Application: Application is generally complete

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

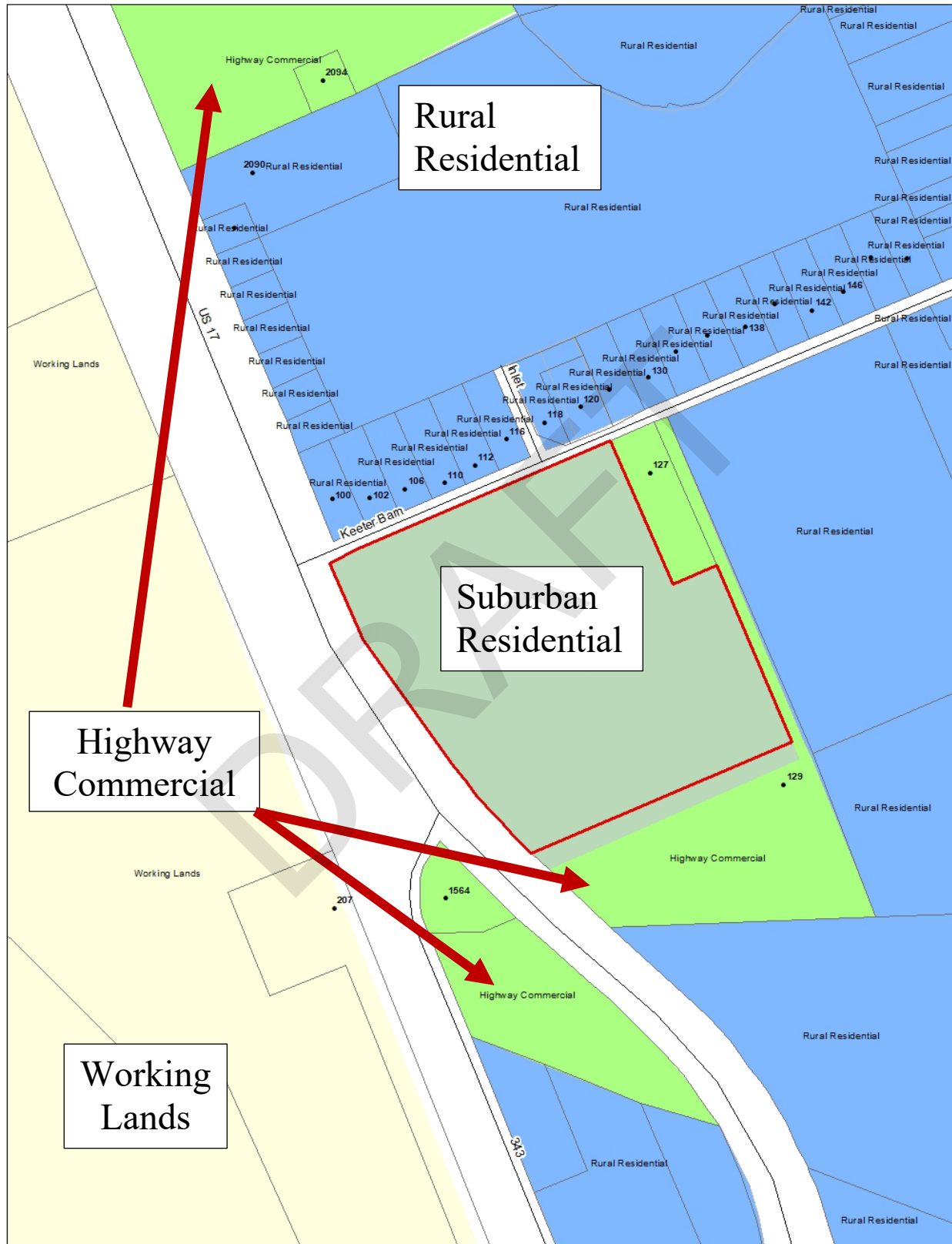
- A.** Land Use Application
- B.** Preliminary Site Plan
- C.** Deed
- D.** Consent Affidavit
- E.** Neighborhood Meeting Results
- F.** TRC Inputs
- G.** Development Impact Analysis

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.

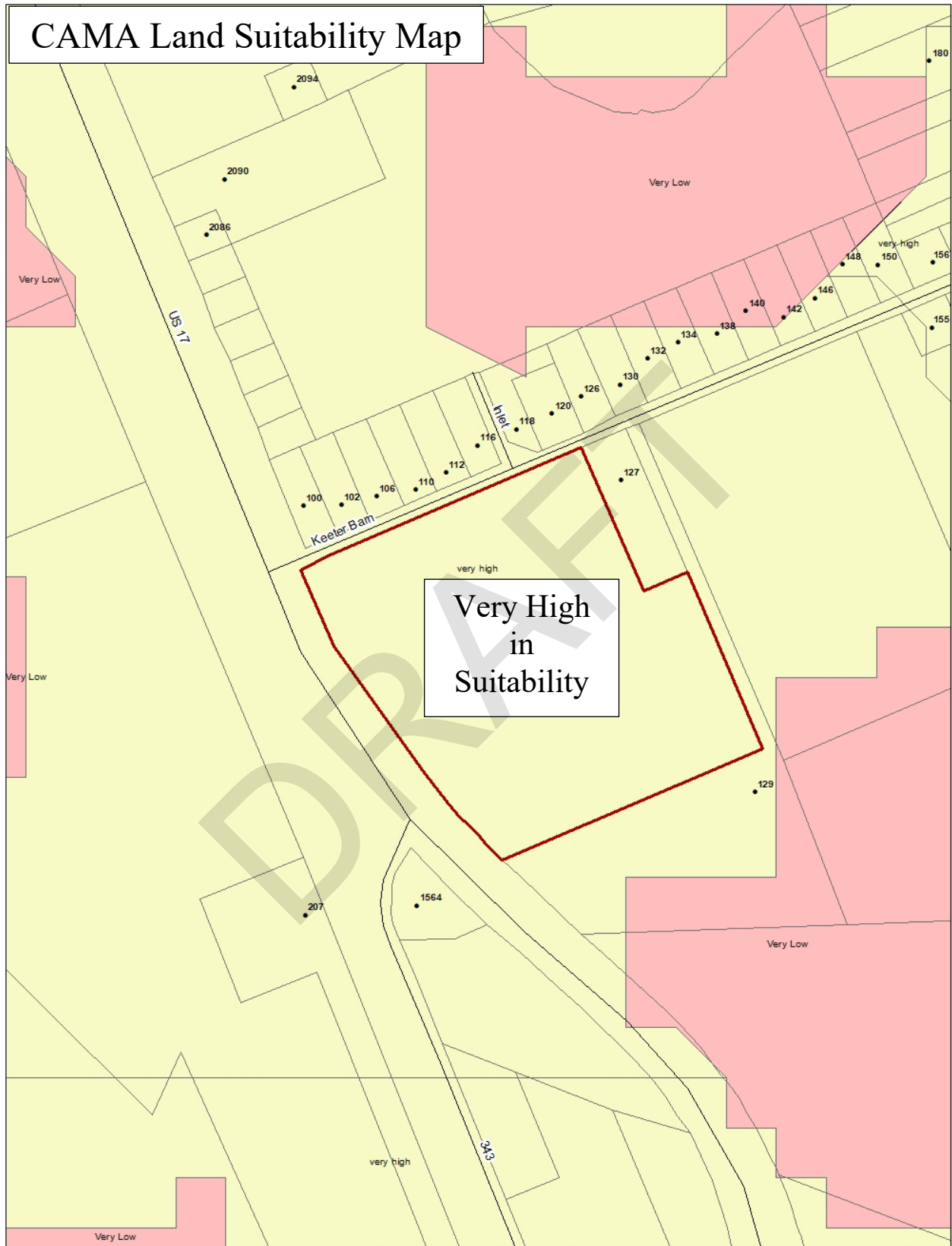
Vicinity Map:



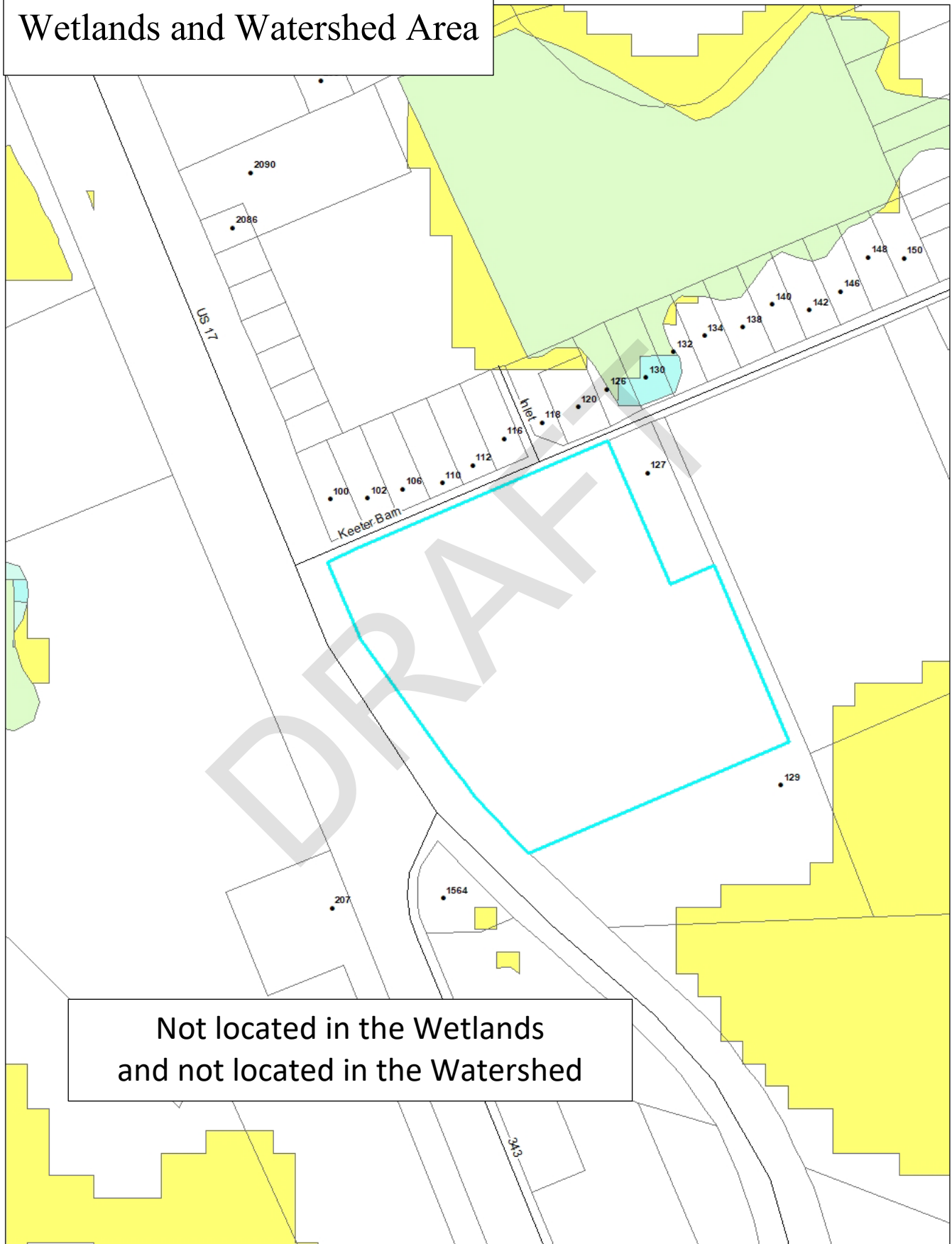
Zoning Map:



CAMA Land Suitability Map



Wetlands and Watershed Area



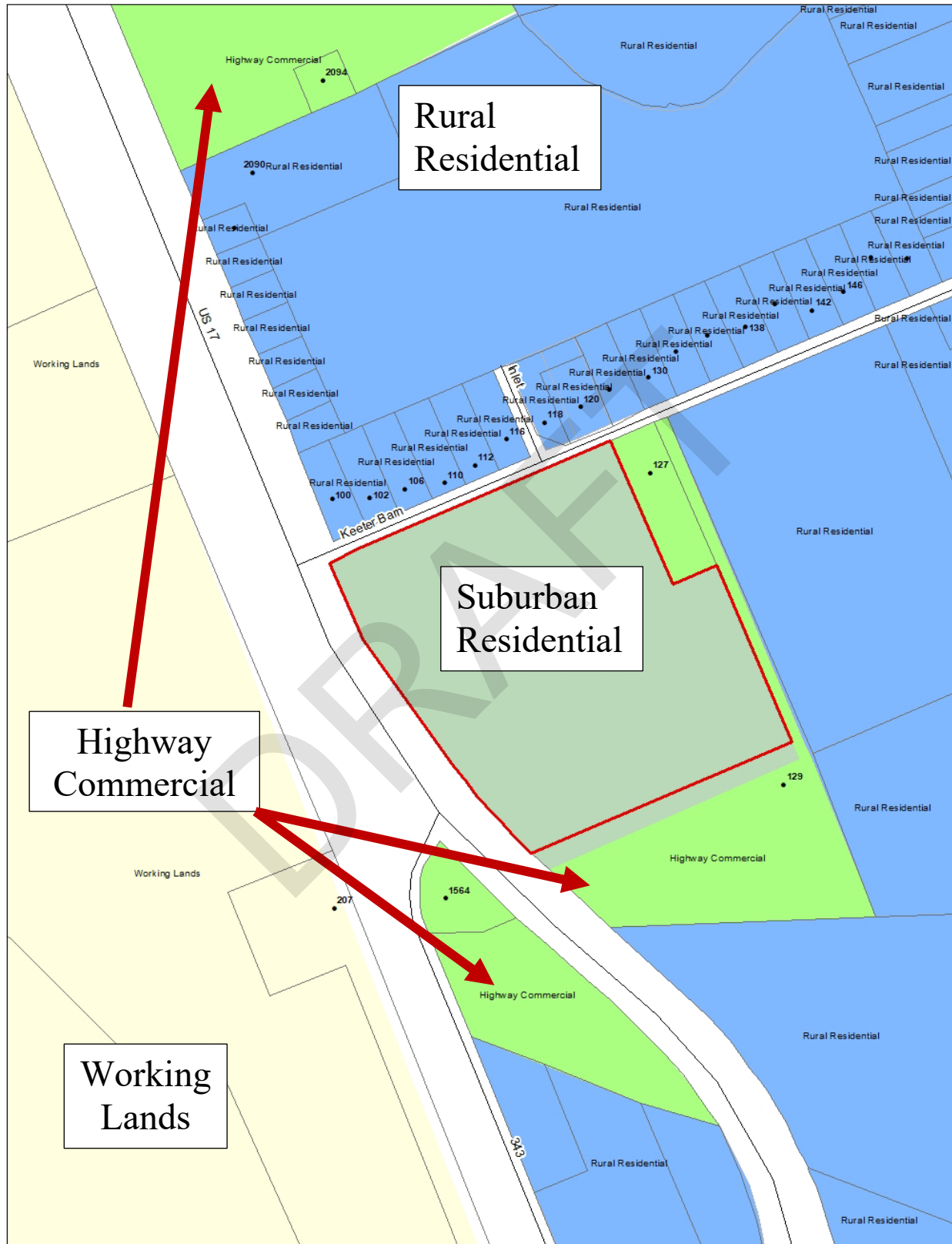
Flood Zones

Located in Flood Zone X

The map displays a residential area with various flood zones. A specific property is highlighted in yellow and labeled "Located in Flood Zone X". The map includes numerous numbered points (e.g., 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 8

Located in Flood Zone X

Zoning Map:



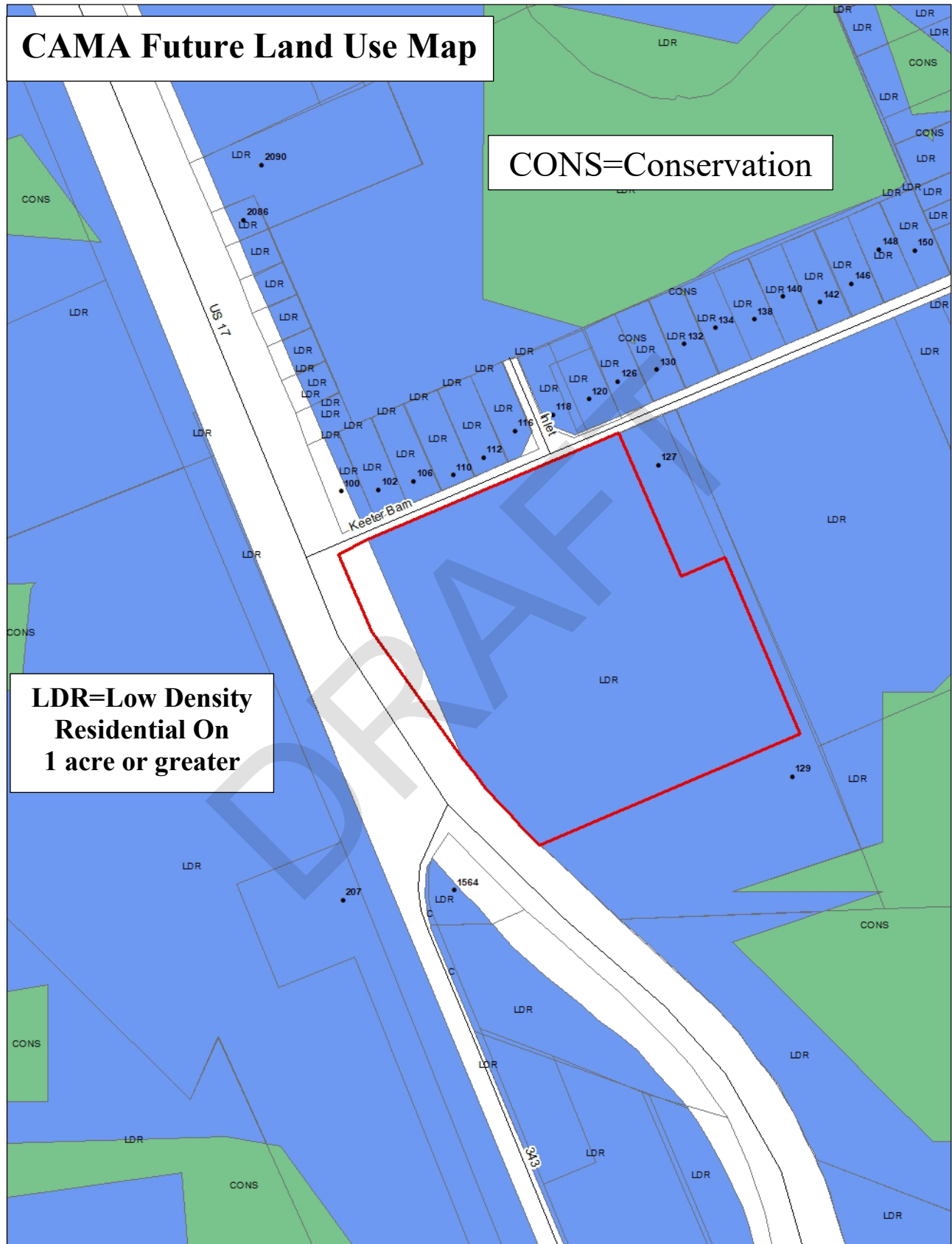
Drainage It appears the property drains to Joyce Creek. Stormwater Management Plan will be submitted with Development Plans

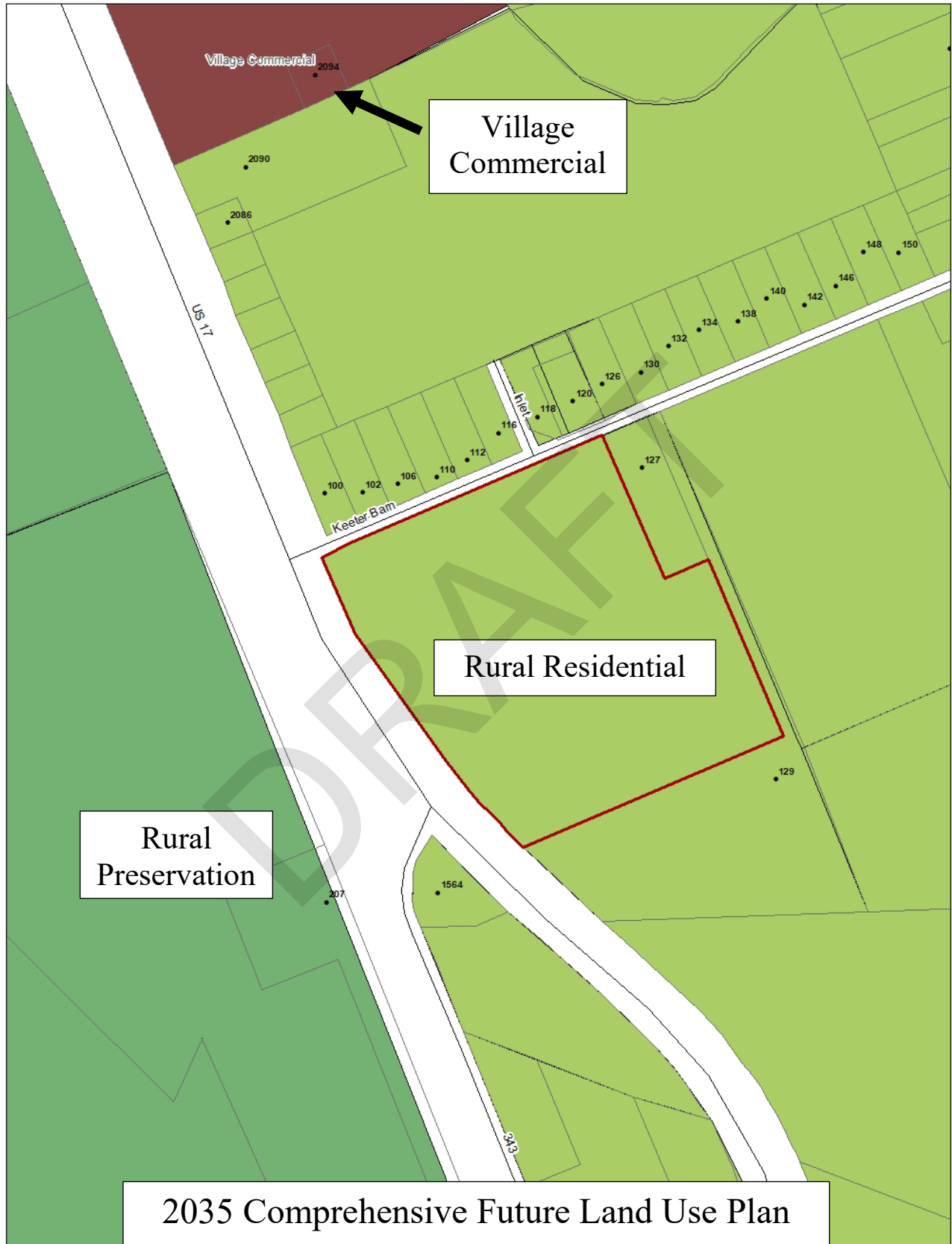


CAMA Future Land Use Map

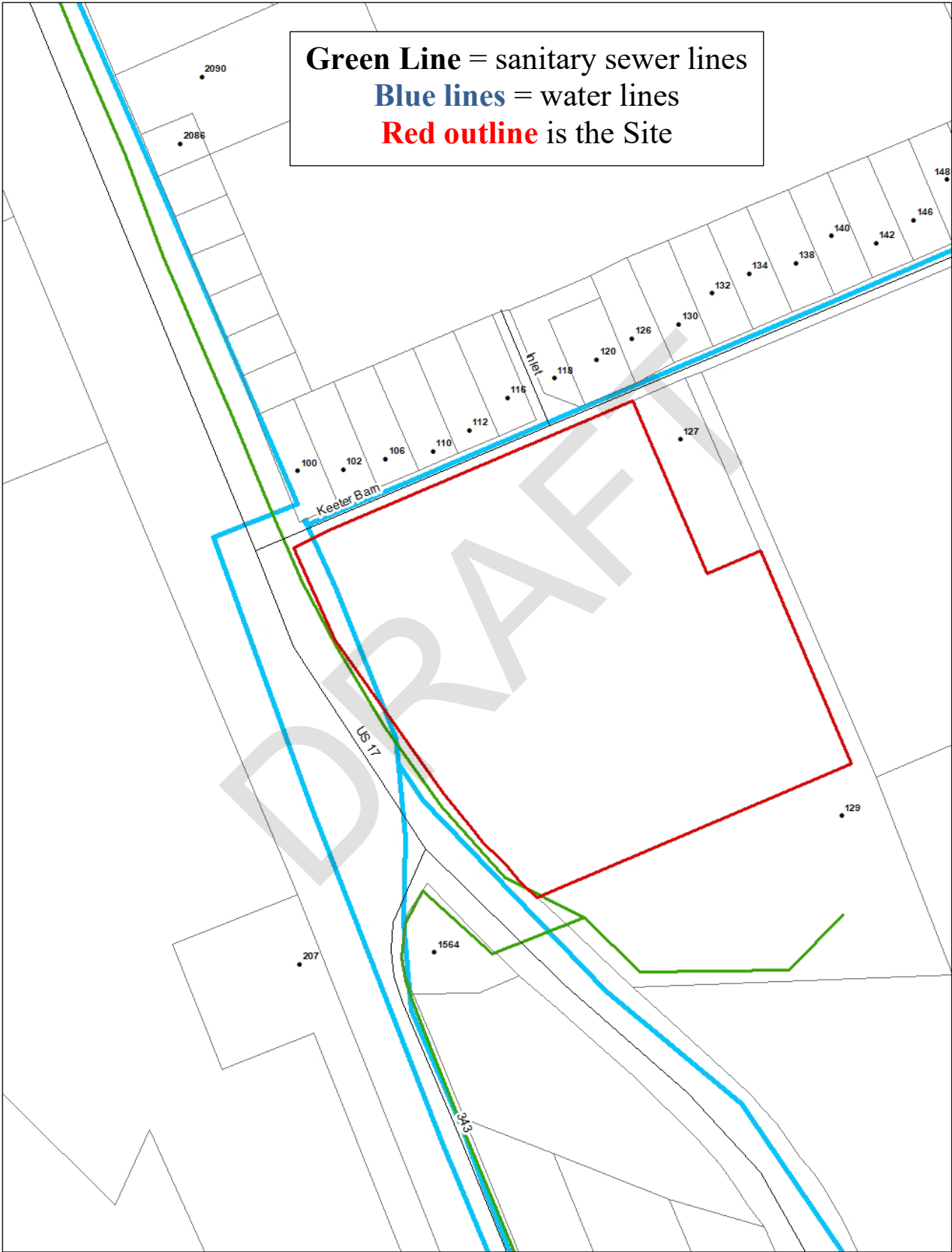
CONS=Conservation

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