

## STAFF REPORT

### UDO 2013-05-03 Special Use Permit – Preliminary Plat Joyce Landing

#### **PROJECT INFORMATION**

**File Reference:** UDO 2013-5-03  
**Project Name:** Joyce Landing  
**PIN:** 01-7080-00-86-8982  
**Applicant:** Engineering Services  
Of Virginia, Inc.

**Address:** 3351 Stoneshore Rd  
Virginia Beach, VA  
23452

**Phone:**  
**Email:**

**Principal Agent:** Camden Square Associates  
**Address:** 524 Winston Salem Ave  
Virginia Beach, VA 23451

**Phone:**  
**Email:**

**Current Owner of Record:** Camden Square  
Associates

**Meeting Dates:** TRC – June 4, 2014

**Planning Board**  
**Board of Commissioners**

**Application Received:** 5/21/2014  
**By:** David Parks, Permit Officer

**Application Fee paid:** \$3,600 Check #7482

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

#### **Documents received upon filing of application or otherwise included:**

- A.** Applicant acting as agent letter
- B.** 10 copies Preliminary Plat Joyce Landing  
Major Subdivision – 18 lots
- C.** 1 copy of Construction Plans for Green  
Meadows Major Subdivision
- D.** DENR Erosion and Sedimentation Control  
Plan No. CAMDE-2014-004
- E.** DENR Stormwater Permit NO SWG060006
- F.** ARHS letter on Perc tests
- G.** Drainage approval letter – Greg Johnson
- H.** Signed 404 wetland map.

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#### **PROJECT LOCATION:**

**Street Address:** Intersection of Sandy Lane and Keeter Barn Road

**Location Description:** South Mills Township

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Vicinity Map:



**REQUEST:** Preliminary Plat approval Joyce Landing Major Residential Subdivision – 18 lots

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**SITE DATA**

**Lot size:** Approximately 43.7 acres.  
**Flood Zone:** X/AE  
**Zoning District(s):** Basic Residential (R3-2)  
**Existing Land Uses:** Farm Land

**Adjacent Zoning & Uses:**

	<b>North</b>	<b>South</b>	<b>East</b>	<b>West</b>
<b>Zoning</b>	Basic Residential (R3-2)	Basic Residential (R3-2)	Basic Residential (R3-2)	Basic Residential (R3-2)
<b>Use &amp; size</b>	House – 4 Acres	House – 4.3 acres	Farm land 45 acres House – 1.5 acres;	McPherson Estates 21 - .9 acres lots

**Proposed Use(s):** Single Family Dwellings

**Description of property:**

Property is located off Keeter Barn Road in South Mills Township. There are Army Corps 404 wetlands in the back portion of lots 1-9. Army Corps drainage ditch Cypress Run located west of lot 1. Sketch plan was approved on 9/16/2013. Drainage plan approved by Camden County third party Engineer.

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**ENVIRONMENTAL ASSESSMENT**

**Streams, Creeks, Major Ditches:**

Army Corps ditch Cypress Run located to the west of lot 1.

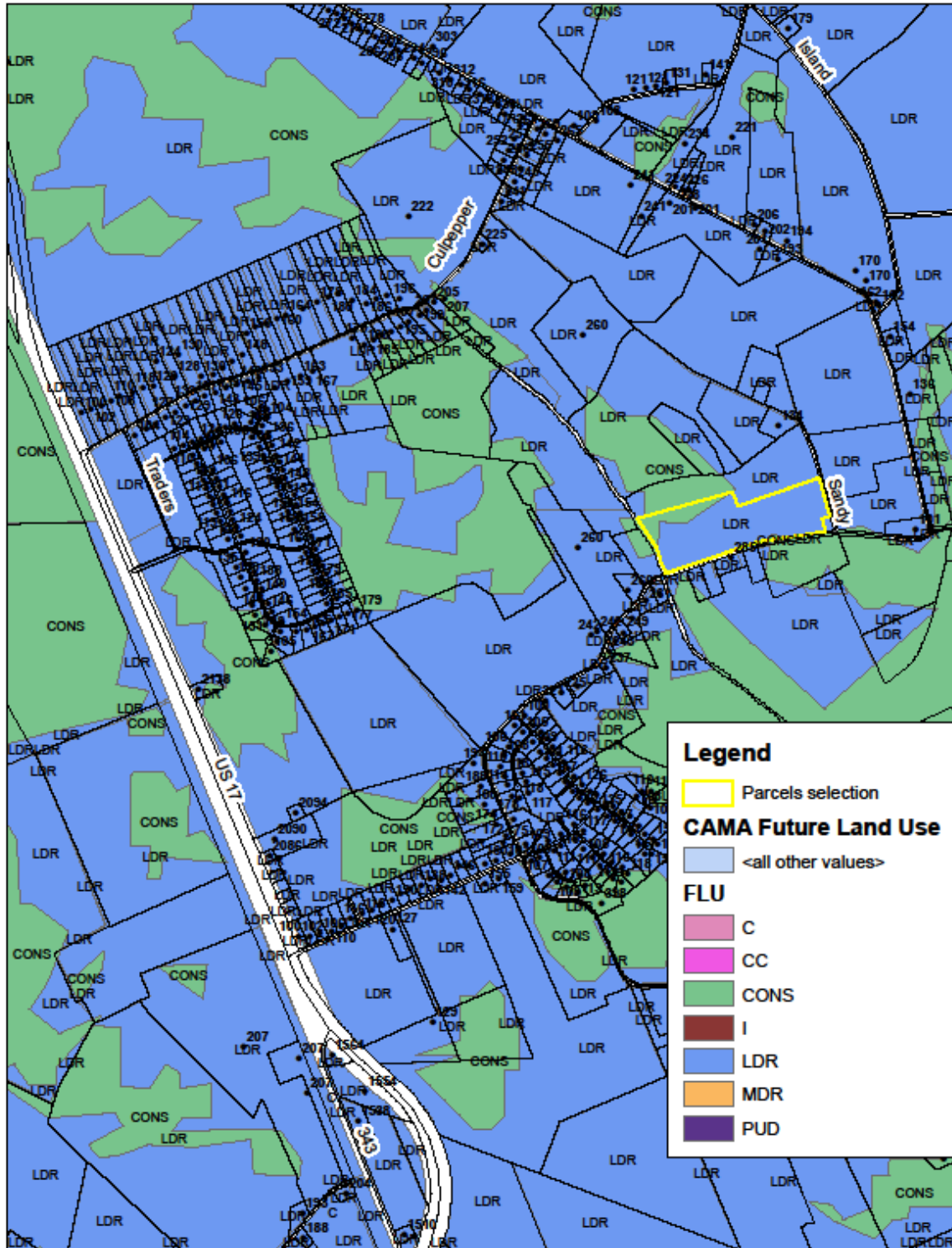
**Distance & description of nearest outfall:**

Nearest outfall is Cypress Run adjacent to lot 1.

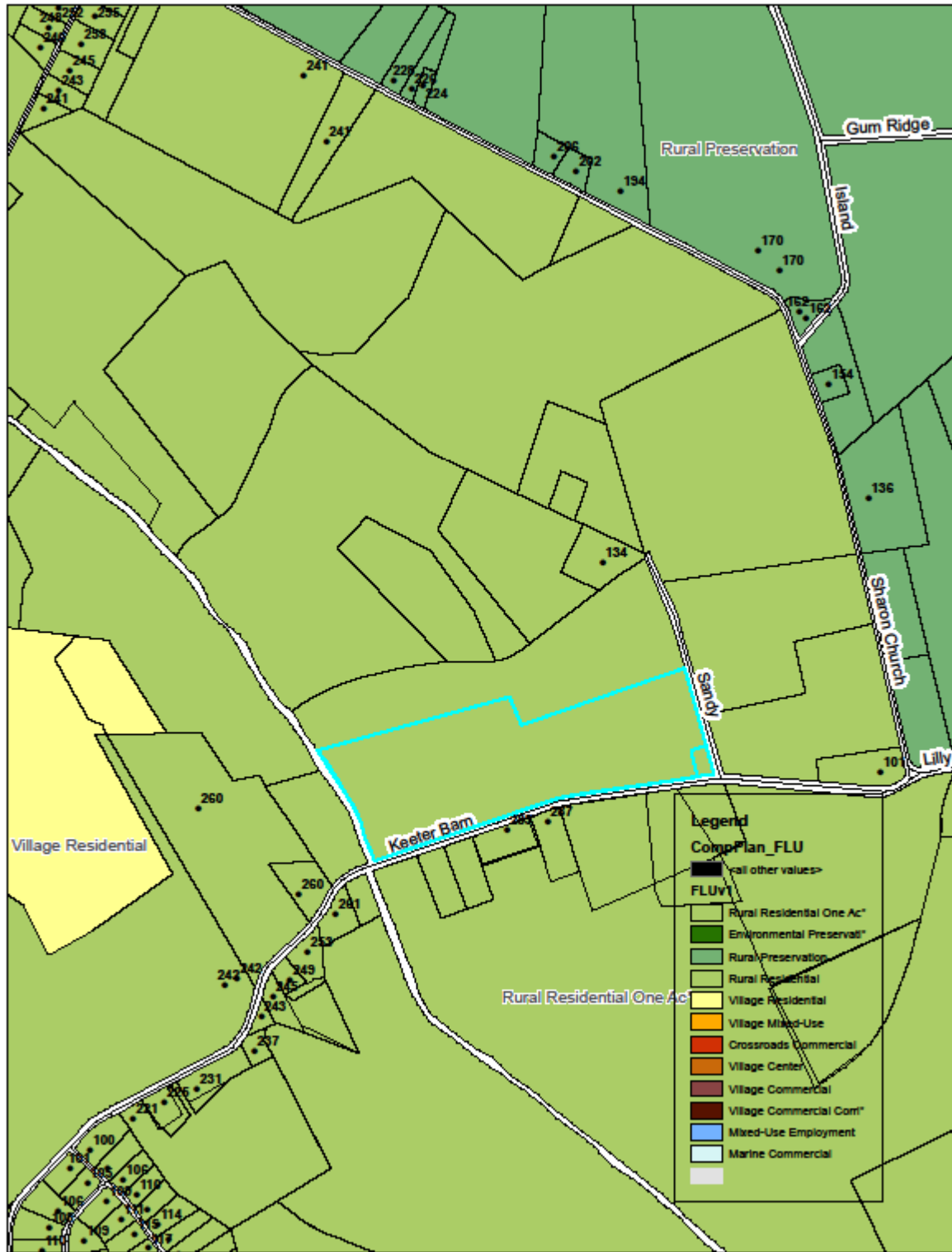
**Soils:**

**Predominant:** Tomotley (ToA) Severe: wetness, percs slowly  
**Other:** Roanoke (RoA), Munden (MuA), Altavista (AaA)

# CAMA LAND USE MAP



# Comprehensive Plan – Future Land Use Map



**INFRASTRUCTURE**

**Water:** South Mills Water

**Sewer:** Septic tank – perc tests attached

**Traffic:** All lots abut Keeter Barn (some will have shared driveways)

**Technical Review Staff at Preliminary Plat**

Approve	Approve With Comments	Dis-Approve	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	(a) South Mills Water District (See attached)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	(b) Albemarle Regional Health Department (See attached letter)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(c) South Mills Fire Department
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(d) Sheriff’s Office
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(e) South Mills Post Office
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(f) Camden Soil & Water Technician
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(g) Central Communications (911)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(h) Superintendent of Camden County Schools
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(i) Transportation Director of Camden County Schools
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(j) NCDOT - Info as lots abut Keeter Barn Road SR 1225
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(k) Albemarle EMC
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(l) Century Link - Info only
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(m) Pasquotank EMS – No response

- **Streets:**
  - A. **Are all streets designed to be place under State system?** N/A. All lots abut Keeter Barn Road SR 1225
- **Open Space:**
  - A. **Is open space proposed?** Yes.  $43.7 \times .05 = 2.19$  acres required. Proposed +/- 2.85
  - B. **Recreational Land:** N/A
  - C. **Will property owner restrictive covenants be needed?** Yes.
- **Utilities:**
  - A. **Does the application include a letter or certificate from the District Health Department regarding septic tanks?** Yes.
  - B. **Does the applicant propose the use of public sewage systems?** No. Septic
  - C. **Does the applicant propose the use of public water systems?** Yes, with South Mills Water Association.
  - D. **Distance from existing public water supply system:** Adjacent to property.
  - E. **Is the area within a five-year proposal for the provision of public sewage?** No.
- **Landscaping:**

**A. Is any buffer required?** Yes as indicated on plat.

**B. Will trees be required along dedicated streets UDO Article 151.156?** N/A Trees will be planted in the buffer area.

- **Findings Regarding Additional Requirements:**

**A. Endangering the public health and safety:** The application doesn't appear to endanger the public health and safety.

**B. Injure the value of adjoining or abutting property:** The application does not appear to injure the value of adjoining or abutting property.

**C. Harmony with the area in which it is located:** Proposed use is in Harmony with the area that it is located as there are Single Family Dwellings located adjacent to/near the property.

**D. Conformity with the Plans:**

**1. Comprehensive Plan**

- Future Land Use Maps has land identified as Rural Residential with densities up to 1 dwelling unit per acre.

**2. CAMA Land Use Plan:**

- Property located outside Core Village of South Mills.
- Policy 9 states the county supports greater residential densities in areas that are accessible to water and/or sewer services. Water lines exist adjacent to property.

**3. Thoroughfare Plan:** Lots front Keeter Barn Road

**4. Other plans officially adopted by the Board of Commissioners:** N/A

**E. Will not exceed the county's ability to provide public facilities:**

**1. Schools:** Approved. Development will create approximately 8 students (.44 X 18)

**2. Fire and Rescue:** Approved.

**3. Law Enforcement:** Approved.

**STAFF COMMENTARY/RECOMMENDATIONS:**

**Staff recommends approval of the Special Use Permit for Preliminary Plat Joyce Landing Major Subdivision with the following conditions and modifications:**

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/Construction drawings and specifications submitted to the Planning Office of Camden County, North Carolina, and contained in the file titled (UDO 2013-05-03).
3. As requested by South Mills Water Association, developer shall install three hydrants as determined by Water Association, along Keeter Barn Road. Modify Construction Drawings to reflect location of hydrants.
4. Indicate on Construction Drawings location of driveways that have shared access.
5. All lots shall be crowned to where the dwelling is located to an elevation at or above the 100 year flood. Those elevations shall be indicated on each lot on the final plat for each phase. No

building permit shall be issued until such elevations are verified by a Surveyor or Engineer licensed to do business in North Carolina.

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 Joyce Landing 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 No. SW7131108.
  - b. The re-certification to the County of the approved drainage plan every five years by a licensed N.C. Engineer.
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.