

Findings
UDO 2013-05-03
Revised Sketch Plan
Joyce Landing

1. **Name of Applicant:** Camden Square Associates of North Carolina, LLC
2. **Agent for Applicant:** Engineering Services Inc.
3. **Address of Agent:** 524 Winston Salem Ave
Virginia Beach, VA 23451
4. **PIN:** 01-7080-00-86-8982
5. **Name(s) of Current Owner(s) of Record:** Camden Square Associates
6. **Street Address of Property:** Not addressed
7. **Location of Property:** Keeter Barn Road and Sandy Lane in South Mills Township
8. **Flood Zone:** X/AE
9. **Zoning District(s):** Basic Residential (R3-2)
10. **Is a Zoning Change Required for the Proposed Use?** No.
11. **General Description of the Proposal:** Revised Sketch Plan Joyce Landing, a 18 lot Major Residential Subdivision
12. **Date Application Received by County:** May 1, 2013
13. **Did the Applicant participate in a pre-application Conference?** Yes
14. **Received by:** David Parks, Permit Officer
15. **Application fee paid:** \$2,700
16. **Completeness of Application:** Application is generally complete.
17. **Proposal to be completed in Phases:** No.
 - A. If yes, are phases shown on Sketch Plat? N/A.
18. **Was the Applicant given a list of agencies constituting the Technical Review Staff?** Yes
 - A. Technical Review Staff Comments (Sketch Plan Approval)
 - (a) South Mills Water District (attached)
 - (b) Albemarle Regional Health Department (attached)
 - (c) South Mills Fire Department (See attached)
 - (d) Sheriff's Office (approved)
 - (e) South Mills Post Office (info only)
 - (f) Camden Soil & Water Technician (See attached)
 - (g) Central Communications (911) (attached)
 - (h) Superintendent of Camden County Schools (See attached)
 - (i) Transportation Director of Camden County Schools (See attached)
 - (j) NCDOT – (Per Brent Bass NCDOT - Info only at this stage)
19. **Documents received upon filing application or otherwise included:**
 - A. Revised Land Use/Development Application
 - B. Deed
 - C. Agent Letter for Engineering Services Inc.
 - D. Tax Card
 - E. 10 Blue Line Copies of Sketch Plan
 - F. Perc Tests
 - G. Development Impact Statement

20. Soil Classifications:

Predominant: Tomotley (ToA)

Other: Altavista (AaA), Roanoke (RoA), Augusta (AtA), Munden (MuA)

21. Adjacent Property Uses:

A. Predominant: Agriculture

B. Other: Some Residential

22. Existing Land Uses: Cleared lands and farming

23. Lots:

A. Total Proposed: 18 lots

B. Average size: 2 acres

24. Streets:

A. Are all streets designed to be place under State system? N/A

B. Are proposed streets named? N/A

C. Street names: N/A

D. Are any street names already being used elsewhere in the County? N/A

25. Open Space:

A. Is open space proposed? Yes. $42 \times .05 = 2.1$ acres required. Proposed +/- 2.1 acres.

B. Recreational Land: N/A

C. Will property owner restrictive covenants be needed? Yes.

26. 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 water? N/A

F. Is the area within a five-year proposal for the provision of public sewage? No.

27. Landscaping:

A. Is any buffer required? Yes. In accordance with Article 151.232 (N).

B. Will trees be required along dedicated streets UDO Article 151.156? N/A

28. Findings Regarding Additional Requirements:

A. Endangering the public health and safety: The application doesn't appear to endanger the public health and safety. There is a 55 foot Army Corp of Engineers easement along the eastern and western side of Cypress Run ditch.

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: Yes as Camden Comprehensive Plan Future Land Use Map identifies this area as Rural Residential with density of up to 1 dwelling unit per acre. Zoned Basic Residential (R3-2).

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. 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: Access is off Keeter Barn Road

4. Other plans officially adopted by the Board of Commissioners:

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

- 1. Schools:** Development will create a total of approximately 8 students (.44 X 18)
 - 2. Fire and Rescue:** Approved.
 - 3. Law Enforcement:** Approved.
- Other County Facilities:** None.

E. Other:

**Planning Staff recommends approval with the following
Comments/recommendations:**

1. Preliminary Plat to reflect Army Corp Drainage Easement of 110 feet 55 feet on either side of ditch) as measured from the center of Cypress Run Ditch Eastward.
2. Recommend 55 foot easement remain in open space. This will reduce any conflicts with property owners and access to Cypress Run ditch.
3. Wetland delineation will be required as part of preliminary plat process. See attached Map.



Land Use/Development Application
County of Camden, North Carolina

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

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

Please consult the Planning Office (1-252-338-1919) with any questions about your application.

Please Do Not Write in this Box	
PIN:	<u>01-7080-00-86-8982</u>
UDO#	<u>2013-05-03</u>
Date Received:	<u>5/1/2013</u>
	Revised <u>6/27/2013</u>
Received by:	<u>DP</u>
Zoning District:	<u>R3-2</u>
Fee Paid \$	<u>2700.00</u>

PLEASE PRINT OR TYPE

Applicant's Name: Camden Square Associates of North Carolina, LLC

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

Applicant's Mailing Address: 524 Winston Salem Ave.
Suite 300
Virginia Beach, VA 23451

Daytime Phone Number: (757) 485-0594

Street Address Location of Property: Ketter Barn Road West of Sandy Lane South Mills Township

General Description of Proposal: Revised Sketch Plan Joyce Landing – 18 lot Major Subdivision

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

Signed: See Previous Application

Dated: _____

** Information to be filled out by Planning Department*

***Is the Property in a Watershed Protection area?** No

***Flood Zone (from FIRM Map):** X/AE ***Taxes paid? Yes** X **No** _____

Land Use/Development Application
County of Camden, North Carolina

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

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

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

Office Use Only	
PIN:	<u>01-708-80-86-8982</u>
UDO#	<u>2013-05-03</u>
Date Received:	<u>5/1/13</u>
Received by:	<u>J.P.</u>
Zoning District:	<u>R3-2</u>
Fee Paid \$	<u>4950.00</u>
Please Do Not Write In This Box	

Check # 7190 - \$ 2850.00
Check # 7204 - \$ 2100.00

PLEASE PRINT OR TYPE

Applicant's Name: Camden Square Associates of North Carolina, LLC

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

Applicants Mailing Address: 524 Winston Salem Avenue Address Line 1
Suite 300 Address Line 2
Virginia Beach, VA, 23451 City, State, and Zip Code

Daytime Phone Number: 757-485-0594

Street Address Location of Property: Along Keeter Barn Road west of the intersection with Sandy Lane

General Description of Proposal: Major subdivision for 33 lots - Sketch Plan - Joyce ~~Land~~ Land Inc

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

Signed: [Signature]

Dated: 5-1-2013

Office Use Only, Please Do Not Write In This Box	
Is the Property in a Watershed Protection area?	<u>NO</u>
Flood Zone (from FIRM Map):	<u>X1AE</u>
Taxes Paid? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	

Issued Apr 08 2005
\$954.00
State of Camden
North Carolina County
Real Estate Excise Tax

NORTH CAROLINA EXCISE STAMPS
ATTACHED AND CANCELLED \$ 754.00

\$2.00 per 1,000 value

FILED in Camden County, NC
on Apr 08 2005 at 02:54:37 PM
by: Peggy C. Kight
Register of Deeds
BOOK 209 PAGE 351

NORTH CAROLINA GENERAL WARRANTY DEED
148-065BJ 4/6/05 476, 552.25 / 476.00 pd/ded
NORTH CAROLINA *same pd/ded*

CAMDEN COUNTY

PLEASE RETURN TO:
WILLIAM H. MORGAN, JR., ATTY.
P.O. BOX 160
ELIZABETH CITY, N.C. 27907-0160

Prepared by H. T. Mullen, Jr.
Post Office Box 365
Elizabeth City, NC 27907-0365
Parcel ID No.: 01-7080-00-86-8982

THIS DEED made this 22nd day of February, 2005, by and between MILDRED JOYCE COOKE and husband, DAVID H. COOKE, MELVA J. LOWRY and husband, GEORGE H. LOWRY, and CLARICE MARIE LARSEN and husband, DARRELL SHERMAN LARSEN, II, Parties of the First Part, and Camden Square Associates of North Carolina, LLC, of 872 North 343, Camden, NC 27921, Parties of the Second Part;

WITNESSETH:

THAT WHEREAS the said Parties of the First Part in consideration of Ten Dollars and other good and valuable considerations, paid by the Party of the Second Part, receipt of which is hereby acknowledged, have bargained and sold, and by this instrument do grant, bargain, sell and convey unto the said Parties of the Second Part, their heirs and assigns, all of their interest in the following described lot or parcel of land situated in South Mills Township, Camden County, North Carolina:

Beginning at a point, said point being located in the center line of Cypress Run Canal on the Northern right-of-way of Keeter Barn Road, thence North 78° 30' East 20.62 chains to a point, thence across Keeter Barn Road South 10° 15' East 12 chains to a point, said point being formerly designated by a gum in 1936, thence North 71° East 17.76 chains to a point, said point being presently designated by a pine tree, thence North 10° West 19.20 chains along the Western right-of-way of Sandy Road to a point, said point being presently designated by an I. Bar, thence South 77° 30' West 18.80 chains to a point, said point being presently designated by an axle, thence North 13° 30' West 3.40 chains to a point, thence South 80° West 21.80 chains to a point, said point being designated by a cypress in 1936, thence continuing along Cypress Run Canal South 27° East 7 chains to a point, thence South 14° East 6.17 chains to a point, being the said point and place of beginning.

The above described tract or parcel of land is more specifically shown

BOOK 209 PAGE 352

by that certain map or plat, same being entitled "C. R. Whitehurst", Camden County, NC, prepared by David Cox, Jr., Registered Surveyor, dated May 24, 1936. A copy of the aforesaid map or plat is by reference incorporated herein.

The Parties of the First Part herein do reserve unto themselves that certain family cemetery located at the corner of Keeter Barn Road and Sandy Road, that is presently used as a cemetery. ^{***SEE BELOW FOR DESCRIPTION OF CEMETERY EXCEPTED HEREFROM.}

The Parties of the First Part do further acknowledge to the Parties of the Second Part that the above described tract or parcel is subject to an easement granted to the Joyce Creek Drainage District, same being located along the West boundary of the above described tract.

The Parties of the First Part herein make no warranty or guarantee to any portion of the above described premises that are presently utilized and maintained by the North Carolina Department of Transportation, same being referencing specifically Keeter Barn Road and Sandy Road.

TO HAVE AND TO HOLD the aforementioned tract or parcel of land and all improvements, privileges and appurtenances thereunto belonging to them the said Parties of the Second Part, their heirs and assigns in fee simple.

The Parties of the First Part covenant with the Parties of the Second Part that they are seized of their interest of the premises in fee simple, have the right to convey the same in fee simple, that the title is marketable and free and clear of all encumbrances, and that the Parties of the First Part will warrant and defend the title against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Parties of the First Part have hereunto set their hands and seals, the day and year first above written.

***THERE IS EXCEPTED FROM THE TRACT OR PARCEL HERETOFORE DESCRIBED IN THIS DEED, A CERTAIN TRACT OR PARCEL OF LAND AS DESCRIBED HEREINBELOW, WHICH IS PRESENTLY USED AS A CEMETERY: Beginning at a point marking the intersection of the northern margin of Keeter Barn Road with the western margin of Sandy Road; thence in a generally westwardly direction along the northern margin of Keeter Barn Road 112 feet to a point; thence North 10 degrees West 187 feet to a point; thence in a generally eastwardly direction, parallel with Keeter Barn Road, 102 feet, more or less, to a point on the western margin of Sandy Road; thence South 10 degrees East along the western margin of Sandy Road a distance of 201 feet, more or less, to the point of beginning.

Mildred Joyce Cooke (SEAL)
MILDRED JOYCE COOKE

David H. Cooke (SEAL)
DAVID H. COOKE

Melva J. Lowry (SEAL)
MELVA J. LOWRY

George H. Lowry (SEAL)
GEORGE H. LOWRY

Clarice Marie Larsen (SEAL)
CLARICE MARIE LARSEN

Darrell Sherman Larsen, II (SEAL)
DARRELL SHERMAN LARSEN, II

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STATE OF TEXAS
COUNTY/CITY OF Harris

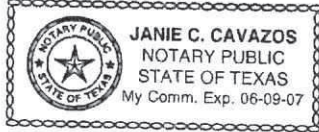
I, the undersigned Notary Public, do hereby certify that MILDRED JOYCE COOKE and husband, DAVID H. COOKE, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and notarial seal, this the 24th day of FEBRUARY, 2005.

[Signature]
Notary Public

My Commission Expires: 06-09-07

STATE OF Georgia
COUNTY/CITY OF Walker



I, the undersigned Notary Public, do hereby certify that MELVA J. LOWRY and husband, GEORGE H. LOWRY, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and notarial seal, this the 28 day of February, 2005.

[Signature]
Notary Public

My Commission Expires: April 8, 2007



STATE OF VIRGINIA
COUNTY/CITY OF VIRGINIA BEACH

I, the undersigned Notary Public, do hereby certify that CLARICE MARIE LARSEN and husband, DARRELL SHERMAN LARSEN, II, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and notarial seal, this the 3rd day of MARCH, 2005.

[Signature]
Notary Public
AUDRA LEPPER

My Commission Expires: 03/07



BOOK 209 PAGE 354

North Carolina, Camden County

The foregoing certificates of Janie C. Cavazos, a Notary Public of the State of Texas, Miranda J. Skiles, a Notary Public of Catoosa County GA, and Audra Lepper a Notary Public of the Commonwealth of Virginia are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereon.

PEGGY C. KIGHT

Register of Deeds for Camden County

BY: *Ann R Sawyer* Assistant



Elaine F. Marshall
Secretary

North Carolina

DEPARTMENT OF THE
SECRETARY OF STATE

PO Box 23622 Raleigh NC 27626-0622 919/807-2000

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Date: 5/22/2013

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Corporation Names

Name	Name Type
NC CAMDEN SQUARE ASSOCIATES OF NORTH CAROLINA, LLC	LEGAL

Limited Liability Company Information

SOSID:	0459163
Status:	Current-Active
Effective Date:	5/12/1998
Citizenship:	DOMESTIC
State of Inc.:	NC
Duration:	DEC 2040
Annual Report Status:	CURRENT

Registered Agent

Agent Name:	SAWYER, WAVERLY M.
Office Address:	872 NORTH 343 CAMDEN NC 27921
Mailing Address:	872 NORTH 343 CAMDEN NC 27921

Principal Office

Office Address:	524 WINSTON SALEM AVENUE SUITE 300 VIRGINIA BEACH VA 23451
Mailing Address:	524 WINSTON SALEM AVENUE SUITE 300 VIRGINIA BEACH VA 23451

Officers

Title:	MANAGER
Name:	WAVERLY M. SAWYER
Business Address:	872 NORTH 343 CAMDEN NC 27921
Title:	MANAGER
Name:	E. LEE BOYCE III
Business Address:	3116 LITTLE HAVEN ROAD VIRGINIA BEACH VA 23452
Title:	MANAGER

Name:

ROBERT A. WIDENER

Business Address:

675 THALIA POINT ROAD
VIRGINIA BEACH VA 23452

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Camden Square Associates
Of North Carolina, LLC

March 19, 2013

Re: Keeter Barn Road Property

To Whom It May Concern:

This letter is to inform any interested party that Engineering Services Inc. represents Camden Square Associates of North Carolina, LLC in the re-subdivision of our property located on Keeter Barn Road in Camden, NC.

If you have any further questions regarding this re-subdivision, please contact me at 757-425-0594.

Sincerely,

Robert A. Widener
Managing Member

ALBEMARLE REGIONAL HEALTH SERVICES

46396

Applicant: ANLAUF ENGINEERING, PLLC
4721 W ECKNER ST
, NC 27949

Owner: CAMDEN SQUARE ASSOCIATES OF
NC,LLC
524 WINSTON SALEM AVE STE 300
VIRGINIA BEACH, VA 23451

Site Location: LOT 6 KEETER BARN SUBDIVISION

Texture: SiC	Mineralogy: EXP	GPD: 360	Overall
Structure: M	Wetness (In.): 18	LTAR: .24	Lot Class: US

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

- Fill Area 120ft. by 60ft. with 18in. of sand
- Sand Backfill Trenches to a depth of 5.5ft.

Fill Mound must be inspected before permit can be issued.

To obtain an Authorization to Construct:

- Submit a plat or scale drawing of the lot, showing location and dimensions of all property lines, proposed structures and driveways
- Pay Permit Fee of \$225.00
- Submit a copy of the deed or contract to purchase
- Sign legal documents agreeing to the inspection and maintenance requirements of the Albemarle Regional Health Services Management Entity

Comments: House pad to be filled higher than finished septic grade

EHS: 
Kevin Carver

Date: 04/11/2013

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

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

ALBEMARLE REGIONAL HEALTH SERVICES

46398

Applicant: ANLAUF ENGINEERING, PLLC
4721 W ECKNER ST
KITTY HAWK, NC 27949

Owner: CAMDEN SQUARE ASSOCIATES OF
NC, LLC
524 WINSTON SALEM AVE STE 300
VIRGINIA BEACH, VA 23451

Site Location: LOT 16 KEETER BARN SUBDIVISION

Texture: SCL	Mineralogy: SEXP	GPD: 360	Overall
Structure: SBK	Wetness (In.): 24	LTAR: .4	Lot Class: US

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

- Shallow Placement - Type II System

To obtain an Authorization to Construct:

- Submit a plat or scale drawing of the lot, showing location and dimensions of all property lines, proposed structures and driveways
- Pay Permit Fee of \$225.00

Comments: House pad to be filled higher than finished septic grade

EHS: _____
Kevin Carver

Date: 04/11/2013

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

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

ALBEMARLE REGIONAL HEALTH SERVICES

46397

Applicant: ANLAUF ENGINEERING, PLLC
4721 W ECKNER ST
KITTY HAWK, NC 27949

Owner: CAMDEN SQUARE ASSOCIATES OF
NC,LLC
524 WINSTON SALEM AVE STE 300
VIRGINIA BEACH, VA 23451

Site Location: LOT 11 KEETER BARN SUBDIVISION

Texture: SiC	Mineralogy: SEXP	GPD: 360	Overall
Structure: SBK	Wetness (In.): 20	LTAR: .24	Lot Class: US

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

- Fill Area 120ft. by 60ft. with 16in. of sand
- Sand Backfill Trenches to a depth of 4.5ft.

Fill Mound must be inspected before permit can be issued.

To obtain an Authorization to Construct:

- Submit a plat or scale drawing of the lot, showing location and dimensions of all property lines, proposed structures and driveways
- Pay Permit Fee of \$225.00
- Submit a copy of the deed or contract to purchase
- Sign legal documents agreeing to the inspection and maintenance requirements of the Albemarle Regional Health Services Management Entity

Comments: House pad to be filled higher than finished septic grade

EHS: _____
Kevin Carver

Date: 04/11/2013

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

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

ALBEMARLE REGIONAL HEALTH SERVICES

46395

Applicant: ANLAUF ENGINEERING, PLLC
4721 W ECKNER ST
KITTY HAWK, NC 27949

Owner: CAMDEN SQUARE ASSOCIATES OF
NC,LLC
524 WINSTON-SALEM AVE STE 300
, NC 23451

Site Location: LOT 1 KEETER BARN SUBDIVISION

Texture: SiC	Mineralogy: EXP	GPD: 360	Overall
Structure: SBK	Wetness (In.): 18	LTAR: .24	Lot Class: US

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

- Fill Area 120ft. by 60ft. with 18in. of sand
- Sand Backfill Trenches to a depth of 6ft.

Fill Mound must be inspected before permit can be issued.

To obtain an Authorization to Construct:

- Submit a plat or scale drawing of the lot, showing location and dimensions of all property lines, proposed structures and driveways
- Pay Permit Fee of \$225.00
- Submit a copy of the deed or contract to purchase
- Sign legal documents agreeing to the inspection and maintenance requirements of the Albemarle Regional Health Services Management Entity

Comments: House pad to be filled higher than finished septic area

EHS: 
Kevin Carver

Date: 04/11/2013

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

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

Joyce Creek Landing
Keeter Barn Road
Camden, North Carolina

Development Impact Statement

1) **Physical Analysis**

The proposed product for this community will consist of 3 different model types;

The first will be a 4 bedroom, 2 bath ranch home with 2,118 square of living area and a 2 car attached garage for a total of 2,558 square foot under roof. The base sales price of this home will be \$237,900.00.

The second will be a 4 bedroom, 2 ½ bath home with 2,376 square feet of living area and a 2 car attached garage for a total of 2,906 square feet under roof. The base sales price of this home will be \$237,900.00.

The third will be a 4 bedroom, 2 ½ bath 2 story with 2351 square feet of living area and a 2 car attached garage for a total of \$2,785 square foot under roof. The base sales price of this home will be \$242,900.00.

Due to the additional cost that would be incurred by trying to phase this small of a development, this project with be developed at one time with the 33 lots coming on line at the same time. The land plan is designed that 32 of the 33 homes would face interial artery streets thus cutting down on the number of access points directly onto Keeter Barn Road.

2) **Housing Market Analysis**

The expected market area for these homes is mainly military coming from the Elizabeth City, NC and Norfolk, VA, Homes sales in the nearby Wharf's Landing community totaled 12 sales for 2012. The sales of these ~~33~~¹⁸ lots with homes constructed on them are expected to occur over a ~~33~~¹⁸ month period or 1 sale per month.

3) **Environmental Impact**

The proposed development will consist of ~~33~~¹⁸ single family lots. The average daily water consumption for a single family dwelling assuming four residents is 310 gallons per day. The overall anticipated water consumption for the development is ~~10,230~~^{5,580} gallons per day. There is a 6-inch water main within Keeter Barn Road that will be tapped to supply the development with the required domestic and fire demands.

Sewer generated by this development will be disposed by using conventional septic sewer systems. Each lot will have its own septic sewer system and associated repair area. The soils for this development have already been tested by Albemarle Regional Health Services and have been found suitable for development.

4) Fiscal Analysis

The estimated fiscal impact of this community would be broken down into the 3 following areas;

Land Transfer Tax in the amount of \$80,817.00 based on 12 homes at an average sales price of \$239,900.00 for the first year, 12 homes at an average sales price of \$244,900.00 for the second year and 12 homes at an average sales price of \$249,900.00 the third year. This tax would repeat itself every time the home was resold, assuming that each home was resold every seven years this would generate and additional annual income in the amount of \$11,545.00.

Annual Real Property Tax in the amount of \$50,107.00 based on 12 homes at an average sales price of \$239,900.00 for the first year, 12 homes at an average sales price of \$244,900.00 for the second year and 12 homes at an average sales price of \$249,900.00 the third year at a tax rate of \$0.62 per \$100 in value.

Annual Personal Property Tax in the amount of \$10,230.00 based on 33 homes assuming 2 ½ vehicles per home with an estimated value of \$20,000.00 per vehicle at a tax rate of \$0.62 per \$100 in value.

5) Traffic Analysis

Single-family detached units, such as the proposed development, have the highest trip generation rate per dwelling unit of all residential uses. The reason for this is because they are the largest units in size, have more residents, and more vehicles per unit than any other residential land uses (apartment building, townhouse, condos). According to the Institute of Transportation Engineers, Trip Generation manual, the average daily trips per single family dwelling unit approximately 10 trips. The total increase in traffic that this development is expected to generate is approximately 330 additional vehicles on Keeter Barn Road. A majority of the additional traffic will travel west to access Route 17. Much of the surrounding area is undeveloped farm land and the increase in traffic should have little impact on the local roads and will be barely noticeable on the major collectors such as Route 17.



Neighborhood meeting

Comment Sheet

Sketch Plan - Joyce Creek Landing

Developer: Camden Square Associates

Property size: 42 acres

Location: Intersection of Ketter Barn Road and Sandy Lane

Number of lots proposed:

Option A (Current Zoning of two acres) = 18 lots

Option B (Proposed rezoning – R2 (40,000 sf) = 33 lots

Name/address: Phyllis R. Cartwright

Comments: 869 Halls Creek Rd.
Elizabeth City N.C. 27909

Option B – opposed

Neighborhood Meeting

Comment Sheet

Sketch Plan - Joyce Creek Landing

Developer: Camden Square Associates

Property size: 42 acres

Location: Intersection of Ketter Barn Road and Sandy Lane

Number of lots proposed:

Option A (Current Zoning of two acres) = 18 lots

Option B (Proposed rezoning – R2 (40,000 sf) = 33 lots

Name/address: Donnie Raper 1306 Campground Rd
Comments: Donnie Raper Elizabeth City NC 27909

PLEASE 10000 LOTS
CONCERN FOR DRAINAGE / BUFFER ON
WOODS
CONCERN FOR FLOODING SANDY LANE

Date: 6-4-13

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

RE: Sketch Plan - Joyce Creek Landing Major Residential Subdivision

The following are CAMDEN Schools input for the Sketch Plan Joyce Creek Landing Major Residential Subdivision:

Approved as is.

Reviewed with no comments.

Approved with the following comments/recommendations:

- ① MAY REQUIRE US TO INCREASE OUR BUS FLEET.
- ② STATE APPROVED CUL-DE-SAC - ADEQUATE TURNING RADIUS
- ③ BUS STOP SIGNS AS NEEDED.

Disapproved with the following comments:

Name: LARRY LAWRENCE Signature: Larry Lawrence

Date:

From: Technical Review Staff Tommy Banks
To: Camden County Planning Department

RE: Sketch Plan – Joyce Creek Landing Major Residential Subdivision

The following are South Mills Vol Fire Dept input for the Sketch Plan Joyce Creek Landing Major Residential Subdivision:

Approved as is.

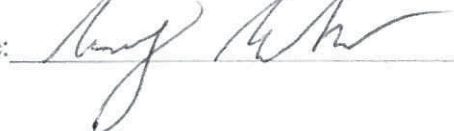
Reviewed with no comments.

Approved with the following comments/recommendations:

We would Recommend Putting In fire Hydrants Every 1000 FT. If this is Not Possible, then Please Have A Hard Surface

Disapproved with the following comments:

Access for Fire Truck that is within 30 FT of the Large Water Pond near Lot Number 4.

Name: Tommy Banks Signature: 

Date: 6/3/13

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

RE: Sketch Plan – Joyce Creek Landing Major Residential Subdivision

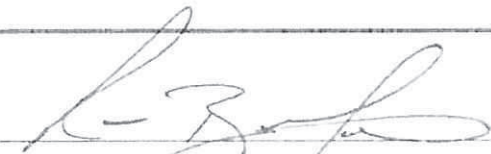
The following are 911's input for the Sketch Plan Joyce Creek Landing Major Residential Subdivision:

____ Approved as is.

____ Reviewed with no comments.

Approved with the following comments/recommendations:

____ Disapproved with the following comments:

Name: RONNIE BAXTER Signature: 

CONCERN "SUBDIVISION NAME" "JOYCE CREEK" "JOY'S CREEK RD"

BOTH BEING IN SOUTH MILLS. CONCERN PEOPLE CALLING 911 NOT FAMILIAR WITH AREA COULD MISTAKE SUBDIVISION AND ROAD NAME

Dave Parks

From: Kevin Carver <kcarver@arhs-nc.org>
Sent: Monday, June 03, 2013 4:32 PM
To: Dave Parks
Subject: RE: Technical Review Committee Meeting

David,

Regarding Joyce Creek Landing, the initial site evaluations were performed close to the road based on the conceptual plan of long narrow lots. I would recommend a few more site evaluations to verify that soils can sustain septic systems in the rear of the property where new lots are proposed.

Kevin Carver
Environmental Health

From: Dave Parks [<mailto:dparks@camdencountync.gov>]
Sent: Monday, June 03, 2013 11:22 AM
To: banks4@centurylink.net; larry@camden.k12.nc.us; blannon@camdencountync.gov; Kevin Carver; bwbass@ncdot.gov
Subject: Technical Review Committee Meeting

Gentlemen,

Need a head count on who is planning to attend the TRC meeting on Wednesday, June 5, 2013 at 10:00 AM in the upstairs courtroom of the Camden County Courthouse on Sketch Plan Joyce Creek Landing. If you are not going to attend please fill out your input in the form provided. If we do not have enough attendees, will cancel the meeting, but inputs will still be required.

Sincerely,

David Parks
Permit Officer
Camden County
338-1919 ext 232

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Our Mission:

The Public Health professionals and programs of Albemarle Regional Health Services are dedicated to disease prevention and the promotion of a healthy environment to reduce morbidity, mortality and disability, through quality service, education, and advocacy.

Date:

From: Technical Review Staff Wayne Raper South Mills Water Association
To: Camden County Planning Department

RE: Sketch Plan – Joyce Creek Landing Major Residential Subdivision

The following are South Mills Water input for the Sketch Plan Joyce Creek Landing Major Residential Subdivision:

Approved as is.

Reviewed with no comments.

Approved with the following comments/recommendations:

They will have to come before Board to
asked to be served with water. They will probably be
asked to loop the line from Cul de Sac to the line on the
looped Rd. so there will be need of a utility easement down Lot 26
Disapproved with the following comments: AND Lot 22. Also upon approval
the tap fees need to be paid
before installation.

Name: Wayne Raper Signature: Wayne Raper

Date:

From: Technical Review Staff Sheriff Tony Perry
To: Camden County Planning Department

RE: Sketch Plan – Joyce Creek Landing Major Residential Subdivision

The following are Sheriff Tony Perry input for the Sketch Plan Joyce Creek Landing Major Residential Subdivision:

Approved as is.

Reviewed with no comments.

Approved with the following comments/recommendations:

Disapproved with the following comments:

Name: TONY Perry Signature: Sheriff Tony Perry

Date: 6/4/2013

From: Technical Review Staff Brian Lannon
To: Camden County Planning Department

RE: Sketch Plan – Joyce Creek Landing Major Residential Subdivision

The following are Soil & Water Cons. input for the Sketch Plan Joyce Creek Landing Major Residential Subdivision:

Approved as is.

Reviewed with no comments.

Approved with the following comments/recommendations:

Disapproved with the following comments:

Blocking the existing ditch thru proposed lots 18-20 could cause substantial damage to the Raper Property farmland. The Joyce Creek watershed is already plagued

Name: Brian R. Lannon Signature: BR Lannon

with flooding issues. The additional 40% run-off coming from the 10-20% Impervious surface of the development would add an additional 1.2 acre-ft. of run-off to Joyce Creek from a 10year storm. (NRCS EFT₂)^F Would not recommend development unless Low Impact Development Best Management practices that would store stormwater coming off of impervious surfaces are used.

Plants for Wet Soils and High Water Table Soils in Carteret

Many of the soils in Carteret County, especially down east, have high water tables. This means that those soils may stay saturated or soggy for awhile after periods of rain. In other places in the county, landowners find that they have low areas which stay wet after rains. Very few plants can tolerate wet feet, so it is difficult to find landscape materials that will thrive in these locations. To make matters even worse, during our regular dry periods some of these same soils may stay very dry for days or weeks at a time. This combination of saturated soil to dry soil is an especially challenging environment for plants.

There are, however, some plants that can tolerate both wet feet and occasional periods of drought. These plants are highly recommended to homeowners who are trying to landscape difficult areas where both occasional dry conditions and regular soggy soils are a problem. There are divided here into two categories: plants for areas where the soil regularly stays saturated for only 1 or 2 days at a time, and plants for areas where the soil regularly stays saturated for longer periods.

Plants to try where soils regularly stay saturated for short periods (1 or 2 days at a time), but also may become very dry at times.

Willow Oak, *Quercus phellos* (large tree)
Nuttall Oak, *Quercus nuttallii*, (large tree)
Southern Magnolia, *Magnolia grandiflora* (large evergreen tree)
Redbud, *Cercis canadensis* (small tree)
Dahoon Holly, *Ilex cassine* (small evergreen tree)
American Holly, *Ilex opaca* (small evergreen tree)
Red Cedar, *Juniperus virginiana* (small evergreen tree)
Devilwood, *Osmanthus americanus* (small evergreen tree)
Red Bay, *Persea borbonia* (small evergreen tree)
Yaupon, *Ilex vomitoria* (evergreen shrub or small tree)
Anise Shrub, *Illicium parviflorum* (evergreen shrub or small tree)
Wax Myrtle, *Myrica cerifera* (evergreen shrub or small tree)
False Indigo, *Baptisia species* (perennial)
Tickseed, *Coreopsis lanceolata* (perennial)
Moss Pinks, *Phlox subulata* (perennial)
Rudbeckia, *Rudbeckia fulgida* (perennial)
Verbena, *Verbena canadensis* (perennial)
Muhly Grass, *Muhlenbergia capillaris* (ornamental grass)
Indiangrass, *Sorghastrum nutans* (ornamental grass)
Liriope, *L. muscarii* and *L. spicata* (non-native ornamental grass)
Daylily, *Hemerocallis* hybrids (non-native perennial)
Maiden Grass, *Miscanthus* cultivars (non-native ornamental grass)