



**EDENTON-CHOWAN
PLANNING AND INSPECTIONS DEPARTMENT**

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Chowan County Planning Board

February 21, 2006

Chowan County Courthouse

(Broad Street)

6:00 pm

MINUTES

Ms. Bryant called the meeting to order. She then called the roll, Jack Held, Lia McDaniel, Fred Smith, Jim Leggett, Roger Spivey, Fred Smith and Kathy Williams were all present. Craig Blanchard was absent.

Mr. Spivey noted that the next item **Review of Sketch Plan for 233 Lot Subdivision at Drummonds Point Road**. He stated the order of business.

Ms. Bryant introduced the developer Larry Bragg. She said the Board is only reviewing a sketch plan. She said this Board will not take action on the plan, only to hear from the developer, the Board and the Public and to have questions answered and make comments prior to a formal application.

Mr. Bragg gave an overview of his intentions. He said his group purchased 963 acres from International Paper Company. He said that he feels the land is laid pretty for a residential development. He said his group does not build the homes, only roads and utilities and set up the lots. He said the individual customers will build their homes as they purchase lots. He said there are covenants set up for size and style but allow some freedom for residents. He said that Phase I is about 400 acres, 235 lots. He said some lots will fall out due to the wetlands. He said the lots vary in size and gave examples and said most of the lots are $\frac{3}{4}$ to 1 acre lots. He said the soils are poor so he has decided to put a centralized sewer. He said in order to absorb the cost of the sewer; he had to increase the number of lots. He said he hopes to get federal, state and local approval and begin selling lots in the summer.

Ms. Bryant shared that there are comments from the County Technical Review Committee (TRC) meeting and said that she is able to provide a copy of comments from that meeting.

Mr. Leggett asked if there is a single entrance.

Mr. Bragg said there are two entrances. He said there is one main entrance. He shared there are two cul-de-sacs that are 600 feet that are unavoidable due to the wetlands and configurations. He said everything adheres to the subdivision regulations. He said one entrance is paved to the state regulations. He said the second entrance will be maintained but not paved. He said that road is a year around logging road.

Ms. Bryant said there is one primary entrance and one emergency access entrance.

Ms. Williams asked if the 2nd access road be paved.

Mr. Bragg said that road could be paved, he said it would be costly. He said it would be ½ mile paved with no lots.

Ms. McDaniel stated concern about the road being unpaved.

Mr. Bragg asked why there was concern.

Ms. Bryant said that the part of the secondary access road that touches Drummonds Point is not on property owned by this company.

Chairman Spivey asked if there is a picture of the secondary road when he applies for the preliminary plat.

Ms. Williams stated concern about the size of lots and the amount of wetlands on lots.

Mr. Bragg said he said there is not one lot that could not have a 3,000 or larger square foot house. He said he took into account the County set back requirements

Mr. Held commented on the curve of Drummonds Point Road and asked if it was near that intersection. He asked for clarification on the location of the development.

Ms. Bryant said that DOT did not have any concerns with the location of the entrance at Drummonds Point Road.

Mr. Leggett asked if the primary access is skewed.

Mr. Bragg said no, it is functional. He said he needs to secure DOT driveway access permit. He said that is when DOT considers the line of sight and angle of entry.

Ms. Williams asked about the roads inside the development will be less than DOT standards.

Mr. Bragg said no, the roads are built to State DOT specifications.

Ms. Williams asked about the storm water drainage plan.

Mr. Bragg said the engineers at the TRC meeting are designing and securing storm water permits from the state.

Ms. Bryant said the Ordinance now requires that storm water plans be reviewed by the local soil and water conservation staff to check against county drainage and soil maps and have their input on the application.

Mr. Smith asked if Mr. Bragg has an NPDS permit.

Mr. Bragg said not for sewer discharge that will not be necessary, but he is trying to get a permit for storm water control.

Mr. Held asked if the water will drain to the River.

Mr. Bragg said that CAMA will not allow that, drainage will stay on site and be filtered.

Ms. Williams asked for clarification on sewage treatment and spray field.

Mr. Bragg said Engineers are collecting data to determine what type of sewage system they will use. He said a spray field is necessary. He said it can be put in the Yeopim River and that is one option he does not want to pursue. He said that regulations allow to spray on a surface crop or subsurface. He said the sprayfield they are looking at, is off site, across the road.

Ms. Williams asked if he owns the land for the sprayfield.

Mr. Bragg said no.

Chairman Spivey asked about the length of a lease or contract for the sprayfield.

Mr. Bragg said he could not secure a permit without a long term agreement.

Mr. Held asked if the water will be from Chowan County.

Mr. Bragg said yes but the current main is not large enough and engineers are looking at that now.

Ms. Bryant said that there are many lines in the ground but the water department has acknowledged that a larger line is needed.

Ms. Williams asked who will pay for the installation of a larger line.

Ms. Bryant said the developer will pay for that.

Mr. Leggett asked if the sewage treatment plant will be near the secondary entrance.

Mr. Bragg said yes, it will be on that road, but the exact location has not been pinpointed yet.

Mr. Leggett said that there is a lot of land east of the entrance. He asked if that is wet land.

Mr. Bragg said no, but the Army Corps of Engineers is looking at that now.

Mr. Leggett said he has a concern about a single entrance with the density of homes in the proposed subdivision.

Mr. Held asked if land is set aside for recreation.

Mr. Bragg said there is some green space and the Corps will find more wetland to incorporate into the green areas for trails etc.

There was some discussion about the possibility of a Phase II and how it will connect with Phase I.

Ms. Williams asked if the recreational space will be open to the public.

Mr. Bragg said no the plan is to gate and maintain a private community.

Mr. Held asked if there are any requirements for bulk heading.

Mr. Bragg said no but that will be recommended to the customers.

Mr. Leggett commented that the cul-de-sacs are lengthy.

Mr. Bragg said it is 1100 feet.

Ms. Williams asked what flood zone the area is in.

Mr. Bragg said some areas are in the 500 year flood zone.

Mr. Leggett asked about the open space and commented he sees 30 acres in Phase I and more in Phase II.

Mr. Bragg pointed it out on the sketch.

Mr. Held asked what the market is for homeowners.

Mr. Bragg said he anticipates many retirees.

Mr. Held asked what the requirement for square footage of the homes.

Mr. Bragg said the minimum will be 1400 to 1600 square feet.

Ms. Williams asked about fire protection and the ability to service the area.

Mr. Bragg said that Chief Westbrook was comfortable with the plan, just in making sure that the cul-de-sacs were large enough to turn vehicles around.

Ms. Bryant said the County is obligated to service an area.

Mr. Leggett re-stated his comment about concern with the entrance and gates being too close to the road.

Mr. Bragg said he has a lot of experience and the gate will be out of the right of way.

Mr. Leggett asked about the timeline for buildout.

Mr. Bragg said his experience has been about 10 years.

Ms. Williams asked how long after build out, will the subdivision be turned over to the property owners association.

Mr. Bragg said probably 2007, but not until there are several residents living in the subdivision.

Chairman Spivey then opened the floor to public comment.

Ben Wood asked about the drainfield for 240 houses and what is the longevity of one and could they overspray. He also asked if there is an auxiliary field. He suggested that the development have enough land to cover the sewage treatment.

Mr. Bragg said there is the control of treatment and the sprayfields is the permit. He said the state will not issue a permit unless there is a guarantee that the sewage treatment can last the life of the development.

Mr. Wood suggested that there he needs an agreement for the second access road from the land owners so that it can be paved if necessary.

Mr. Bragg said that agreement should be easy to get.

Dallas Jethro stated his concern about the second access road and the right of way across from the property, not owned by the development.

Mr. Bragg said he has a recorded right of way.

Mr. Jethro said he is concerned about a sprayfield.

Ms. Williams asked what the sprayfield will cover.

Mr. Bragg said it has to be an agricultural crop.

Mr. Spivey asked about the acreage of the sprayfield.

Mr. Bragg said approximately 81 acres.

Arch Edwards commented on the long narrow width of the lots.

Mr. Bragg said that there is a 100 foot minimum.

There was discussion about materials for the homes.

Mr. Edwards asked about restrictions on building height.

Mr. Bragg said that Chowan County has a restriction of 35 feet.

Ms. Bryant said some areas allow for variations in the height. Single family residential homes are allowed to be 35 feet.

Mike Skinner commented on the development and asked if the gates are installed to keep Chowan citizens out. He commented on road quality, wildlife, and no community access to boat ramp and service from the electric company.

Mr. Bragg said that homeowners are not allowed to cut down trees only to build the home, he said that gates are installed to protect residents and roads are installed around the topography.

Virginia Wood asked about enforcement of covenants and turning over to a homeowners association. She asked about the number of people proposed to live there. She stated concern about the secondary road.

Ms. Williams re stated her concern with maintenance of the secondary road.

Mr. Skinner asked if there will be streetlights.

Mr. Bragg said no.

Brian Hamby with the Waterfront Group also spoke.

Arch Edwards asked about the cost of the homes.

Mr. Bragg said the cost of the lots will be \$40,000 to \$250,000.

There was more discussion about the home owner's responsibilities.

Ms. Bryant read into the record questions and comments from Les Kersey.

(See meeting file CCPB February 21, 2006)

Ms. Bryant noted that many of the comments and questions have been addressed in previous conversation.

Mr. Bragg said he is very experienced with handing homeowners associations over. He said he can provide examples of good experiences with other associations and townships.

Ms. Bryant said it is well know that Mr. Braggs company is loosely affiliated with Timberline and that is what Mr. Bragg needs to address.

Mr. Bragg said 10 years ago the owners of this company were in partnership with Timberline land companies. He said that owner had different philosophies and they separated from the owner of Timberline land company. He said that his company has a commitment to the customers and they will not “leave anyone hanging”.

There was more discussion about the sewage treatment plan.

Chairman Spivey asked if there were any further questions or comments.

There being no further discussion the meeting was adjourned.