



STAFF REPORT – SUBDIVISION (SKETCH PLAN)
PREPARED BY: Shawn Putnam
DATE: March 14,2024

General Information

Property Owner: Carlyle Development, LLC

Applicant (if other than owner):

Project Name: The Paddocks at Camden

Requested Action: Major subdivision

Reason for Request: Residential development consisting of single-family houses

Location: 1128 Chesnut Street, 1130 Chesnut Street

Existing Zoning: R-6 in county

Size: All parcels combined = 250.61 acres

Existing Land Use: Equestrian training facility

Surrounding Land Uses: North: Undeveloped
 South: Residential, recreation
 East: Residential, golf course
 West: Residential, Park

Water Service Available: Yes

Sewer Service Available: Yes

Flood zone designation: X (unshaded)

Description of Project: Construct a development that contains a total of 352 single-family houses.



Analysis

Compliance with Design Standards and Required Improvements

156.41	General Site Design Standards	OK
156.42	Streets	OK
156.43	Curb and Gutter	OK
156.44	Signage and Names	N/A
156.45	Easements	OK
156.46	Blocks	OK
156.47	Lots	OK
156.48	Sidewalks	OK
156.52	Sanitary Sewer and Water Supply Systems	OK
156.53	Fire Hydrants & Fire Department Access	OK
156.54	Surveys and Markings	OK

Review Committee Comments

Fire: OK
 Historic Landmarks Commission: N/A
 Planning: OK
 Planning Commission: OK
 Public Works: OK

Facts & Findings

The proposed development is comprised of two parcels: 1128 Chesnut Street and 1130 Chesnut Street. These parcels combined are approximately 250.61 acres. The developer requested to convert the property into a residential development using the Master Planned District (MPD) zoning classification. The conceptual plan shows that development is currently only proposed for approximately 152 acres of the property. The remainder of the site will remain undeveloped until an amendment to the MPD is approved by City Council. The MPD designation provides flexibility in the development of land through an approved site plan.

Overview

The proposal calls for a total of 352 single-family homes on approximately 152 acres. Based on the total acreage of the site, this will result in a density of 2.31 units/acre. This density is comparable to the 2.5 units/acre maximum density in an R-15 zoning district. This is also a



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lower density than other developments recently approved, such as Meadow Springs (4.01 units/acre), Carriagebrook (2.87 units/acre), and Oldfield Plantation (4.52 units/acre). The developer expects a 7-10 year period for total build out of the project. Lots for the single-family homes will range from approximately 7,000 square feet to 14,000 square feet.

The proposed minimum setbacks for the single-family homes are 15 feet (front), 5 feet (side) and 20 feet (rear). The MPD zoning requires a minimum 20 foot natural buffer around the perimeter of the entire project site. The site plan complies with that requirement, and the buffer exceeds 20 feet in several areas.

Open Space

The development includes approximately 45.74 acres of open space. This is approximately 32% of the total area of the site. Section 157.140(A)(1) requires developments with more than 20 single-family dwellings to have a minimum of 10% of the total area as open space. None of the development encroaches into the wetlands area. The open space also include approximately 0.55 miles of trails, and this will include a connection to the trail in Scott Park. The development will also include a clubhouse, pool and pickleball courts. All amenities and open space will be maintained by an established homeowners association.

Traffic Impacts

A traffic impact analysis was conducted for the development by a professional engineering firm. Traffic to and from the site will use a proposed extension of Chesnut Street (S-76); a proposed access (Access 1) on Battleship Road (S-194) approximately 2900 feet south of Carter Street (S-393) aligned with Five Bridge Road (S-198); a proposed access (Access 2) on Carter Street (S-393) about 2650 feet north of Chesnut Street (S-76); and a proposed access (Access 3) on Carter Street (S-393) approximately 2650 feet north of Chesnut Street (S-76) aligned with Access 2. The analysis determined that a right-turn lane would be required on Battleship Road at Access 1, a dedicated left turn signal would be required at the intersection of Battleship Road and Dekalb Street, and an additional right only turn lane would be required on the southbound side of Battleship Road at the intersection with Dekalb Street. The right turn lane on Battleship Road at Access 1 will be constructed. The other improvements will be required before any building permits can be issued after the 350th building permit.

Utilities

The City will be the provider for electric, water and sewer utilities. Access to water and sewer lines is currently available at the project site. Electric lines will need to be upgraded from single



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phase to three phase service to provide looped service to the site, which will provide enough power for the site and increase reliability for the site and the surrounding areas. Nearly all of the utilities installed for the project site will be located underground. The City has sufficient capacity to provide adequate water and sewer service. The developer is responsible for the costs of installing all water, sewer, stormwater and streets improvements within the development site. The City would assume maintenance responsibility for streets and water, sewer, electric, and stormwater infrastructure within the street ROW after full build out of the development.

Compliance with Comprehensive Plan

The proposed development is consistent with several goals, objectives and strategies in the Comprehensive Plan. These goals and objectives are listed below.

Goal 3.1. Encourage a broad range of housing opportunities and a balance of housing types to meet the current and future needs of Camden residents.

Objective 3.1.1. Promote the development of a diverse housing stock to meet the needs of residents and accommodate a variety of economic levels, occupations, age groups, and lifestyle preferences.

Strategy 3.1.1.1. Promote housing choice throughout the City to include single-family homes, town homes, patio homes, and multi-family developments in appropriate areas.

Goal 10.2. Enable and promote land use development that meets the current and future needs of Camden residents and businesses.

Objective 10.2.1. Remove barriers and promote development of a broad range of housing choices to meet the needs of residents and accommodate a variety of economic levels, age groups, and preferences.

Strategy 10.2.1.2. Encourage new and innovative approaches to residential development that will expand housing options.

The development meets these goals, objectives and strategies by using the flexibility provided by the Master Planned District (MPD) zoning classification to provide single-family detached homes of varying sizes as well as townhomes. The development will include housing units that range in size from 1,500 – 4,500 square feet in size. This will provide a wide variety of housing types within the same development, which will allow for families of differing income levels to have access to housing options.

Goal 10.1. Protect and preserve the rich history and unique character of the City while encouraging complimentary and appropriate growth.



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Objective 10.1.2. Preserve and build upon Camden’s established and successful development patterns.

Strategy 10.1.2.1. Promote sustainability by encouraging or requiring new development to utilize existing infrastructure and providing pedestrian and vehicular connectivity to existing residential developments and commercial and recreational uses where possible.

Strategy 10.1.2.4. Promote and facilitate compatible infill development where appropriate.

Promoting development in areas where infrastructure already exists is the most responsible way for a city to grow. This development is in an area where the city already has water, sewer and electric infrastructure in place. The only utility need will be to upgrade the electric infrastructure from single phase to three phase service. This will provide enough electricity to the development while providing additional redundancy in the electric grid for the surrounding area. The city has sufficient capacity to provide water and sewer service for the development. The site is surrounded by existing roads, so the only new roads needed are those internal to the development.

Goal 5.2. Protect and preserve the land resources of the City.

Objective 5.2.4. Establish, protect and expand natural area and open spaces of the City.

Strategy 5.2.4.5. Continue to require open space in larger multi-family residential developments, manufactured home parks, and single-family residential developments, while exploring expanded requirements to apply to additional types of new developments and uses.

Goal 5.3. Preserve and protect the water resources of the City of Camden.

Objective 5.3.4. Protect the existing wetland resources of the City.

Goal 10.4. Expand and promote opportunities for recreation.

Objective 10.4.1. Expand public access to parks, trails, and greenways.

The development proposal includes approximately 45.74 acres of open space. The open space areas will include a clubhouse, pool, pickleball courts, and approximately 0.55 miles of trails. The trails will include a connection to the trail around the perimeter of Scott Park. This will allow residents to go from the development to Scott Park, then to Woodward Park via the Sweet Gum Trail. From Woodward Park residents can access the sidewalk along Dekalb Street. The project is designed to not allow any encroachment into the wetland areas.



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Annexation

Both parcels included in this development, 1128 and 1130 Chesnut Street would need to be annexed into the city limits to be included in the project. These parcels are part of an area not in the city but surrounded by property that is in the city limits. This is commonly referred to as a “donut hole.” Annexation of these parcels would reduce the size of this donut hole by 67%. It is in the best interest of the city to reduce donut holes in order to provide services in the most efficient manner possible.

The property is currently zoned R-6 in the county. The R-6 zone allows for single-family detached homes, duplexes, triplexes, quadplexes, townhomes, apartments, and manufactured homes. The maximum density allowed in this zoning district is 4.35 units/acre for single-family homes and 6.71 units/acre for multi-family developments. The City has a policy to not extend new sewer service to properties outside the city limits, but given that the city already provides water, sewer, and electric to the property, the city is likely to provide additional sewer to limit the environmental impact of septic systems.

Fiscal Analysis

City staff conducted a fiscal analysis of this development. The findings are as follows:

Estimated capacity fees at buildout

Water capacity fees: \$739,200
Sewer capacity fees: \$1,386,000

Estimated Development Impact Fees at buildout

Parks and Recreation: \$1,212,992
Fire Protection: \$432,960
Municipal Facilities: \$140,096

Estimated utility revenue at buildout

Water: \$183,104
Sewer: \$218,676
Electric: \$982,122

Estimated city property tax revenue: \$132,915



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Staff Recommendation

Based on the information above staff recommends the following:

- Staff recommends that City Council annex the property with a zoning of Master Planned District and approve the Development Agreement as presented.