



CAMDENCOUNTY
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PLANNING BOARD

March 21, 2018

7:00 PM

Regular Meeting

Historic Courtroom

Courthouse Complex

Agenda

**Camden County Planning Board
Regular Meeting
March 21, 2018, 7:00 PM
Historic Courtroom, Courthouse Complex**

- ITEM I. Call to Order & Welcome**
- ITEM II. Consideration of Agenda**
- ITEM III. Consideration of Minutes from February 21, 2018**
Minutes from February 21, 2018
- ITEM IV. Old Business**
- ITEM V. New Business**
UDO 2017-02-28 SUP Prelim Plat FOF the Fairfax
- ITEM VI. Information from Board and Staff**
- ITEM VII. Consider Date of Next Meeting - April 18, 2018**
- ITEM VIII. Adjourn**



**Camden County Planning Board
AGENDA ITEM SUMMARY SHEET**

Minutes

Item Number:

Meeting Date: March 21, 2018

Submitted By: Amy Barnett, Planning Clerk
Planning & Zoning
Prepared by: Amy Barnett

Item Title Minutes from February 21, 2018

Attachments: pbmins_02212018 (PDF)

Summary

Minutes from February 21, 2018 Planning Board Meeting.

Recommendation

For your review and possible approval.

CAMDEN COUNTY PLANNING BOARD

Regular Meeting – February 21, 2018

**Camden County Planning Board
Regular Meeting
February 21, 2018 7:00 PM
Historic Courtroom, Courthouse Complex
Camden, North Carolina**

MINUTES

The regular meeting of the Camden County Planning Board was held on February 21, 2018 in the Historic Courtroom, Camden, North Carolina. The following members were present:

CALL TO ORDER & WELCOME

Chairman Calvin Leary called the meeting to order at 7:00 PM. The following Planning Board Members were present:

Attendee Name	Title	Status	Arrived
Calvin Leary	Chairman	Present	6:50 PM
Fletcher Harris	Board Member	Present	6:50 PM
Patricia Delano	Vice Chairman	Present	6:50 PM
Rick McCall	Board Member	Present	6:50 PM
Ray Albertson	Board Member	Present	6:50 PM
Steven Bradshaw	Board Member	Absent	
Cathleen M. Saunders	Board Member	Present	6:50 PM

Planning Department Staff Present

Attendee Name	Title	Status	Arrived
Dan Porter	Planning Director	Present	6:50 PM
Dave Parks	Permit Officer	Present	6:40 PM
Amy Barnett	Planning Clerk	Present	6:30 PM

Others Present:

Name / Title	Title / Purpose of Attendance	Meeting Section
Joseph Howell, Community Plans & Liaison Officer, Naval Support Activity Hampton Rhoads	Present for purposes of presenting concerns regarding rezoning request.	New Business, #1

CONSIDERATION OF AGENDA

Motion to Approve the Agenda As Presented

RESULT:	PASSED [UNANIMOUS]
MOVER:	Fletcher Harris, Member
SECONDER:	Ray Albertson, Member
AYES:	Leary, Harris, Delano, McCall, Albertson, Saunders
ABSENT:	Bradshaw

CAMDEN COUNTY PLANNING BOARD

Regular Meeting – February 21, 2018

25 **CONSIDERATION OF MINUTES FROM 12-20-17**

26 *Motion to Approve Minutes from 12-20-17 As Written*

27	RESULT:	PASSED [UNANIMOUS]
28	MOVER:	Ray Albertson, Member
29	SECONDER:	Fletcher Harris, Member
30	AYES:	Leary, Harris, Delano, McCall, Albertson, Saunders
31	ABSENT:	Bradshaw

32 **OLD BUSINESS**

33 None.

34 **NEW BUSINESS**

35 *Item 1. UDO 2018-02-02 Rezoning Camden County Spray Field*

36 Dan Porter described this agenda item and went over the Staff Report as incorporated
37 herein below:

38 -----
39 **STAFF REPORT**
40 **UDO 2018-02-02**
41 **Zoning Map Amendment**

42 **PROJECT INFORMATION**

43
44
45
46 **File Reference:** UDO 2018-02-02
47 **Project Name:** N/A
48 **PIN:** 01-7071-00-67-6843-0000

49
50 **Applicant:** Camden County
51 **Address:** 117 NC Hwy 343 North
52 Camden, NC 27921
53 **Phone:** (252) 338-1919
54 **Email:**

55
56 **Agent for Applicant:**
57 **Address:**
58 **Phone:**
59 **Email:**

60
61 **Current Owner of Record:** Applicant

62
63 **Meeting Dates:** Planning Board, 02/21/2018

64
65 **Application Received:** 02/02/2018
66 **By:** David Parks, Permit Officer

67
68 **Application Fee Paid:** N/A

69
70 **Completeness of Application:** Application is generally complete

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Documents received upon filing of application or otherwise included:

- A. Rezoning Application
- B. GIS Aerial, existing zoning, Comprehensive Plan / CAMA Plan future land use maps, and CAMA Land Use Plan Suitability Maps
- C. Table of Permissible Use comparison
- D. Highway 17 Corridor Plan

REQUEST:

Rezone approximately 260 acres from General Use District (GUD) to Light Industrial (I-1) on property located at the intersections of US 17 and McPherson Road.

From: *General Use District (GUD)*

The GUD, general use, district is established to allow opportunities for very low density residential development and bona fide farms, along with agricultural and related agricultural uses (e.g. timber, horticulture, silviculture, and aquaculture).

To: *Light Industrial (I-1)*

The I-1, light industrial, district is designed to provide space for industries, wholesaling and warehouse facilities and some related service establishments which can be operated in a relatively clean and quiet manner and which will not be obnoxious to adjacent residential or commercial districts.

MAPS SHOW:

Vicinity Map: Located in South Mills Township, adjacent to US17 & McPherson Road intersection.

Zoning Map: General Use District (GUD), adjacent to Residential and Planned Unit Development with Highway Commercial and Light Industrial nearby

Comprehensive Plan Future Land Use Map: Mixed Use Employment, Rural Preservation & Village Mixed Use adjacent on same side of highway.

CAMA Future Land Use Map: Low Density Residential, other Low Density Residential and Conservation adjacent

CAMA Land Suitability Map: Very High

SITE DATA

Lot Size: Approximately 260 acres
Flood Zone: X
Zoning District(s): General Use District (GUD)
Existing Land Uses: Farmland / Sewer Plant Spray Field

Attachment: pbmins_02212018 (1974 : Minutes from February 21, 2018)

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Adjacent Zoning & Uses:

	North	South	East	West
Zoning	Planned Unit Development (PUD)	Basic Residential / Planned Unit Development (PUD)	Basic Residential (R-3-2)	General Use District (GUD)
Use & Size	Camden Commerce Park	Camden Plantation	Farmland	Dismal Swamp

Proposed Use(s): Commercial Uses

Description of property: Majority of property being farmed with the portion to the East being used as a Sewage Treatment Facility holding pond / spray field.

ENVIRONMENTAL ASSESSMENT

Streams, Creeks, Major Ditches: Property drains into the Dismal Swamp Canal.

Distance & description of nearest outfall: Less than 1 mile

INFRASTRUCTURE & COMMUNITY FACILITIES

Water: Water lines are located adjacent to property along US 17 and McPherson Road
Sewer: Sewer runs along US 17
Fire District: South Mills Fire District off Keeter Barn located approximately 3 miles from property
Schools: Proposed uses in requested will not impact schools
Traffic: Staffs opinion is traffic will not exceed road capacities

PLANS CONSISTENCY

CAMA Land Use Plan Policies & Objectives: *Inconsistent;* The proposed zoning change is inconsistent with the CAMA Land Use Plan as Future Land Use Maps has it designated as Low Density Residential. Plan will need to be amended.

2035 Comprehensive Plan: *Consistent;* Consistent with Comprehensive Plan (Adopted 2012) as Future Land Use Maps reflect land as Mixed Use Employment. To have Mixed Use Employment, water and sewer is preferred which both are adjacent to this parcel.

Comprehensive Transportation Plan: *Consistent;* Property abuts US 17 and McPherson Road. Property also does not have direct access to US 17

Other Plans Officially adopted by the Board of Commissioners:
N/A

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FINDINGS REGARDING ADDITIONAL REQUIREMENTS:

175
176
177 **Will the proposed zoning change enhance the public health,**
178 **safety, or welfare?** Yes; Reasoning: The proposed zoning change
179 will enhance the public welfare as proposed zoning change will
180 encourage commercial development along a major corridor providing
181 a needed tax base and employment opportunities.
182

183 **Is the entire range of permitted uses in the requested**
184 **classification more appropriate than the range of uses in the**
185 **existing classification?** Yes; Reasoning: Requested uses are
186 more appropriate due to the location of the property and
187 infrastructure available (water & sewer). The eastern portion of
188 the property serves as the County's Sewage Treatment Plant Spray
189 Fields.
190

191 **For Proposals to re-zone to non-residential districts along major**
192 **arterial roads:**

193
194 Is this an expansion of an adjacent zoning district of the
195 same classification? Yes; Reasoning: The property abuts
196 county owned Commercial Park directly to the north.
197

198 What extraordinary showing of public need or demand is met
199 by this application? Yes; Reasoning: The need for
200 commercial development and employment opportunities.
201

202 **Will the request, as proposed, cause serious noise, odors, light,**
203 **activity, or unusual disturbances?** Yes; Reasoning: Some uses
204 could cause some serious noise, odors, light, activity, or
205 unusual disturbances. Buffering will be addressed at permit
206 issuance for the use which should mitigate some of the issues.
207

208 **Does the request impact any CAMA Areas of Environmental Concern?**
209 No; Reasoning: Property is outside any CAMA Areas of
210 Environmental Concern. Property located outside the 100 year
211 floodplain.
212

213 **Does the county need more land in the zoning class requested?**
214 Yes; Reasoning: In appropriate areas where location of property
215 and infrastructure (water & Sewer) is available. Property abuts
216 US 17 and there is water and sewer available to the site.
217

218 **Is there other land in the county that would be more appropriate**
219 **for the proposed uses?** No; Reasoning: The property along US 17
220 and future I-87 corridor is one of the most appropriate and
221 marketable properties in the County.
222

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

- 225 **Schools** - N/A
- 226 **Fire & Rescue** - Level of impact would be determined upon
- 227 the type and size of the business attracted to the site.
- 228 **Law Enforcement** - Minimal Impact
- 229 **Parks & Recreation** - No impact
- 230 **Traffic Circulation or Parking** - Depends on type and size
- 231 of business
- 232 **Other County Facilities** - No

233
234
235 **Is this a small scale "Spot" rezoning request requiring evaluation of**
236 **community benefits?** No

237
238 **If Yes (regarding small scale spot rezoning) - Applicant's Reasoning:**

	Personal Benefits / Impact	Community Benefits / Impact	

240			
241			
242 With	N/A	N/A	
243 Rezoning			
244			
245 Without	N/A	N/A	
246 Rezoning			
247			

248
249 **STAFF COMMENTARY / RECOMMENDATION:**

250
251 Staff recommends approval of the rezoning as the uses in the proposed
252 zoning classification are more appropriate than that of the existing
253 zoning classification.

254
255 The original intended use of this parcel was for utilization of the
256 County's Waste Water Treatment Facility to spray the affluent from the
257 plant on trees. Technology back then required 1 acre of land to every
258 100 gallons of affluent. New technology and possible partnership with
259 the development community has diminished the amount of land required
260 for handling affluent. Staff feels that the current highest and best
261 use of the property due to its location (abuts US 17 / future
262 Interstate 87) and infrastructure (water / sewer) available is
263 commercial.

264
265 -----

266
267 Dan Porter added the following:

- 268 • The property in question is the spray field for the Camden County Waste Water
- 269 Treatment Facility
- 270 • At present, only a portion of the property is being utilized as spray field
- 271 • New technologies in waste water treatment need less area to use as spray field
- 272 • Want to rezone property from General Use to Light Industrial to allow for
- 273 commercial / industrial uses

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- 275 • Plans
- 276 ○ Consistent with 2035 Comprehensive Plan, plan has area as Mixed Use
- 277 Employment. There is also water and sewer systems available to property.
- 278 ○ Not consistent with CAMA Future Land Use Plan as plan has property
- 279 designated as low density residential. Plan will have to be amended to
- 280 reflect use as commercial development property.
- 281 • Staff is recommending approval to rezone from GUD to I-1.
- 282

283 At this time, Mr. Porter introduced Mr. Joseph Howell, the Community Plans & Liaison
284 Officer, Naval Support Activity Hampton Rhoads, who was present for purposes of
285 presenting concerns regarding this rezoning request.

286
287 Joseph Howell, Community Plans & Liaison Officer, Naval Fleet Surveillance Support
288 Center, Hampton Rhoads, NW Annex, RothR

- 289 • Works with Captain Freeman at the NW Annex, ROTH (Relocatable Over the
- 290 Horizon Radar).
- 291 • NW Annex monitors changes in land activities in surrounding areas which might
- 292 affect the radar's performance
- 293 • NW Annex is part of the Naval Fleet Surveillance Support Center
- 294 • Part of the mission of the NW Annex is counter drug surveillance using the long
- 295 range radar
- 296 • The radar can "hear" all the way to South America
- 297 • Reiterated concerns expressed in earlier years regarding electro magnetic
- 298 interference which some kinds of commercial businesses can produce
- 299 • Requests that language be added to rezoning which stipulates that Naval Fleet
- 300 Surveillance Support Center / ROTH will be consulted prior to approval of any
- 301 businesses being located at the subject property due to the possibility of electro
- 302 magnetic interference.
- 303

304 Chairman Calvin Leary asked if Fleet Surveillance Support had been notified on other
305 projects. Dan Porter replied that they keep them notified of activities which may impact
306 them.

307
308 Dan Porter stated that the request to notify Fleet Surveillance Support Center can not be
309 placed in the ordinance, but that staff can be directed by the board to notify them.

310
311 Rick McCall asked what exactly were the concerns. Mr. Howell replied that it is the
312 noise footprints that some activities create. He added that some types of commercial
313 activities (manufacture, welding, other noisy activities) could impact the performance of
314 the radar and its ability to detect. He stated that the individual radar noise environment
315 would be adversely affected.

316

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317 Fletcher Harris asked for clarification sake if ROTH (Fleet Surveillance Support
318 Center) needs to be kept in the loop on all agenda items relating to land in an area near
319 their location. Mr. Howell replied stating that they would appreciate being apprised of
320 any and all activities that are within a 5-mile radius of their location. He further stated
321 that the Fleet Surveillance Support Center can and will work with staff regarding analysis
322 of any proposals so as to determine the affects it will have on the radar.

323
324 Vice Chairman Patricia Delano asked how large the ROTH property was and where
325 was it located. Mr. Howell stated that he did not know the exact acreage, but that the
326 ROTH facility was located in lower Chesapeake, Virginia, with some of it located
327 across the state line in North Carolina. Ms. Delano further asked if it was all on federal
328 land. Mr. Howell replied that it was on Navy owned land.

329
330 Rick McCall asked if the condition of notifying the ROTH (Fleet Surveillance Support
331 Center) could be put on the approval.

332
333 Dan Porter replied that the approval could not have conditions on it, but that the board
334 can direct staff to notify the Fleet Surveillance Support Center of any activities which fall
335 within the 5-mile radius of the ROTH which could potentially affect the radar. He
336 added that the Board of Commissioners also hears input from the FSSC ROTH
337 personnel when agenda items go before them for public hearings.

338
339 Dave Parks stated that any applications that come in for commercial businesses in that
340 area, that a copy of the commercial site plan could be provided to ROTH.

341
342 Dave Parks then described the Table of Permissible Uses Use Comparison.

- 343 • Blank indicates use is not allowed
- 344 • Z means the use is allowable with a zoning permit which requires simple
345 administrative approval by staff without need to come before board
- 346 • S means Special Use Permit is required, which means must come before the
347 Planning Board and then subsequently the Board of Commissioners for approval
348 of the specific use. Most Special Use Permit uses require additional
349 documentations such as commercial site plans, drainage plans, environmental /
350 erosion sedimentation control plans, and so on.
- 351

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CAMDEN COUNTY PLANNING BOARD

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352 At this time, Chairman Calvin Leary asked if there were any further comments or
353 questions. Hearing none, he called for the following motions.
354

355 *Motion to Amend CAMA Future Land Use Map to change this property from Low*
356 *Density Residential to Industrial.*

357	RESULT:	PASSED [UNANIMOUS]
358	MOVER:	Patricia Delano, Vice Chairman
359	SECONDER:	Rick McCall, Member
360	AYES:	Leary, Harris, Delano, McCall, Albertson, Saunders
361	ABSENT:	Bradshaw

362
363 *Motion to Approve Consistency Statement: "The Requested zoning amendment is*
364 *consistent with both the County's Comprehensive Plan and CAMA Land Use Plan*
365 *with the above amendment. With new technology in the treatment of wastewater*
366 *and possible partnership with the development community that the current and*
367 *highest use of the property is commercial which will bring in a much needed sales*
368 *tax base for the residents of the County."*

369	RESULT:	PASSED [UNANIMOUS]
370	MOVER:	Ray Albertson, Member
371	SECONDER:	Rick McCall, Member
372	AYES:	Leary, Harris, Delano, McCall, Albertson, Saunders
373	ABSENT:	Bradshaw

374
375 *Motion to Approve UDO 2018-02-02 Rezoning Camden County Spray Field*

376	RESULT:	PASSED [UNANIMOUS]
377	MOVER:	Patricia Delano, Vice Chairman
378	SECONDER:	Ray Albertson, Member
379	AYES:	Leary, Harris, Delano, McCall, Albertson, Saunders
380	ABSENT:	Bradshaw

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Attachment: pbmins_02212018 (1974 : Minutes from February 21, 2018)

383 **INFORMATION FROM BOARD AND STAFF**

Dan Porter gave the following information:

- A Dropbox link to Module 1 of the Draft UDO has been emailed to the board. Any who did not receive it or who have problems accessing the file can request a hard copy from staff
- The Review Team for the UDO Update is made up of 1 member of the Board of Commissioners, County Manager, 1 Planning Board Member, 1 Member of the Development Community, and 1 Member of South Mills Water Association
- The purpose of the UDO Update is to make the UDO usable, flexible, readable, etc.
- Fletcher Harris has agreed to serve on the Review Team. If any other members of the Planning Board would like to serve, they are welcome.
- The Review Team will do a lot of work which includes a lot of reading, highlighting, commenting, and so forth
- There will be several work sessions
- Module 1 contains introductory language and actual procedures to follow, as well as the Table of Permissible Uses.
- Module 2 contains language which gets into the standards that are associated with the zoning districts (setbacks, lighting standards, signing standards, environmental standards, etc.)
- Review Team will meet to review Module 1 in March and Module 2 in April, and then bring to Planning Board in May, then it will go to the Board of Commissioners in June or July for setting Public Hearing, and hopefully hold public hearing and obtain approval in August.

Vice Chairman Patricia Delano asked if the module documents could be put "in the cloud" so that all board members could have easy access to them.

Dan Porter replied that he would look into it.

384 **CONSIDER DATE OF NEXT MEETING - MARCH 21, 2018**

385

386

CAMDEN COUNTY PLANNING BOARD

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387 **ADJOURN**

388 *Motion to Adjourn*

389	RESULT:	PASSED [UNANIMOUS]
390	MOVER:	Ray Albertson, Member
391	SECONDER:	Fletcher Harris, Member
392	AYES:	Leary, Harris, Delano, McCall, Albertson, Saunders
393	ABSENT:	Bradshaw

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395 The meeting adjourned at 7:35 PM

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Chairman Calvin Leary

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Camden County Planning Board

401

402 *ATTEST:*

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404

405

406 *Amy Barnett*
407 *Planning Clerk*

Attachment: pbmins_02212018 (1974 : Minutes from February 21, 2018)



**Camden County Planning Board
AGENDA ITEM SUMMARY SHEET**

New Business

Item Number:

Meeting Date: March 21, 2018

Submitted By: Dave Parks, Permit Officer
Planning & Zoning
Prepared by: Amy Barnett

Item Title UDO 2017-02-28 SUP Preliminary Plat Findings of Facts: the
Fairfax Major Subdivision

Attachments: UDO 2017-02-28 SUP Prelim Plat FOF The Fairfax (PDF)

Summary

A & B Building, Inc., Adam Maurice, has applied for a Special Use Permit for Preliminary Plat for The Fairfax, a 16 lot Major Subdivision located along NC Hwy 343 between Seymour and Stevens Roads.

Recommendation

Consider Application.

**SPECIAL USE PERMIT
UDO 2017-02-28
FINDINGS OF FACTS**

PROJECT INFORMATION

File Reference: UDO 2017-02-28
Project Name; The Fairfax
PIN: 02-8934-0-57-3312

Applicant: A&B Building, Inc
Adam Maurice
Address: 141 Travis Blvd.
Moyock, NC 27958
Phone: (757) 619-0746
Email: aandbbuildinc@gmail.com

Agent for Applicant: Eastern Carolina
Engineering
Address: P.O. Box 128
Camden, NC 27921
Phone: (252) 335-1888
Email:
Current Owner of Record: Same as applicant

Meeting Dates:

Technical Review: March 6, 2018
Planning Board:

Application Received: 2/6/2018
By: David Parks, Permit Officer
Application Fee paid: \$3,200 Check #2879
Stormwater Review Fee: \$6,000 Check 2880
Completeness of Application: Application is generally complete
Documents received upon filing of application or otherwise included:
A. Land Use Application
B. Preliminary Plat (7 Copies)
C. Construction Drawings (2 Copies)
D. Perc Tests (16) from Albemarle Regional Health Services
E. DENR Stormwater Permit (Pending)
F. DENR E&S Control Plan No. Camde-2018-007
G. Approval letter for Drainage Plan
H. Technical Review Committee inputs.

REQUEST: Special Use Permit Preliminary Plat – The Fairfax – 16 lot Major Subdivision - **Article 151.230 of the Code of Ordinances.**

Vicinity Map:



PROJECT LOCATION:

Street Address: Property located adjacent to 173 & 191 South Highway 343
Location Description: Courthouse Township

SITE DATA

Lot size: Approximately 23 acres total.

Flood Zone: Zone X/AE

Zoning District(s): Base Zoning; Mixed Single Family Residential (R2)

Adjacent property uses: Agriculture with residential on either side.

Streets: Shall be dedicated to public under control of NCDOT.

Street name: Isaac Court.

Open Space: Required: 23.10 Acres X .05 = 1.16; Provided: 3.28 acres

Landscaping: Landscaping Plan provided

Buffering: Per Article 151.232 (N), a 50' landscaped vegetative buffer required along all property lines that abut non-residential uses.

Recreational Land: N/A – Less than 30 lots.

ENVIRONMENTAL ASSESSMENT

Streams, Creeks, Major Ditches:

Distance & description of nearest outfall: Pasquotank River is less than a mile from the site.

TECHNICAL REVIEW STAFF (SKETCH PLAN) COMMENTS

1. **South Camden Water.** Approved.
2. **Albemarle Regional Health Department.** Approved.
3. **South Camden Fire Department.** Approved.
4. **Postmaster Elizabeth City.** No response. Did not attend TRC meeting.
5. **Army Corps of Engineer.** No response.

- 6. **Superintendent Camden County Schools.** No response.
- 7. **Superintendent/Transportation Director of Schools.** Approved at Sketch. Did not attend TRC meeting for Preliminary.
- 8. **Sheriff's Office.** Approved at Sketch. Did not attend TRC meeting.
- 9. **Camden Soil & Water Conservationist.** Approved.
- 10. **NCDOT.** No response. Did not attend TRC meeting.
- 11. **Parks & Recreation.** N/A.
- 12. **Mediacom.** No response. Did not attend TRC meeting.
- 13. **Albemarle EMC.** Need new street name for consideration.
- 14. **Century Link.** No response. Did not attend TRC meeting.
- 15. **Pasquotank EMS.** Approved.

PLANS CONSISTENCY

CAMA Land Use Plan Policies & Objectives:

Consistent Inconsistent

CAMA Plan has land identified as Medium Density Residential.

2035 Comprehensive Plan

Consistent Inconsistent

Comprehensive Plan as area designated as Rural Residential One Acre.

PLANS CONSISTENCY – cont.

Comprehensive Transportation Plan

Consistent Inconsistent

Access to property will be a proposed Public Road that runs off South Highway 343.

FINDINGS REGARDING ADDITIONAL REQUIREMENTS:

Yes No

Endangering the public health and safety?

Staffs opinion is that application does not appear to endanger the public health and safety.

Yes No

Injure the value of adjoining or abutting property.

Without any evidence to the contrary - staffs opinion is that application does not appear to injure the value of adjoining or abutting property.

Yes No

Harmony with the area in which it is located.

2035 Comprehensive Plan has land designated as Rural Residential and CAMA Future Land Use Maps land designated as Medium Density Residential. Property located within the Core Village of Courthouse Township.

EXCEED PUBLIC FACILITIES:

Yes No

Schools: Proposed development will generate 7 students (.44 per household X 16 households). High School over capacity: **2016/2017 capacity: 570 Enrollment: 607**

Yes No

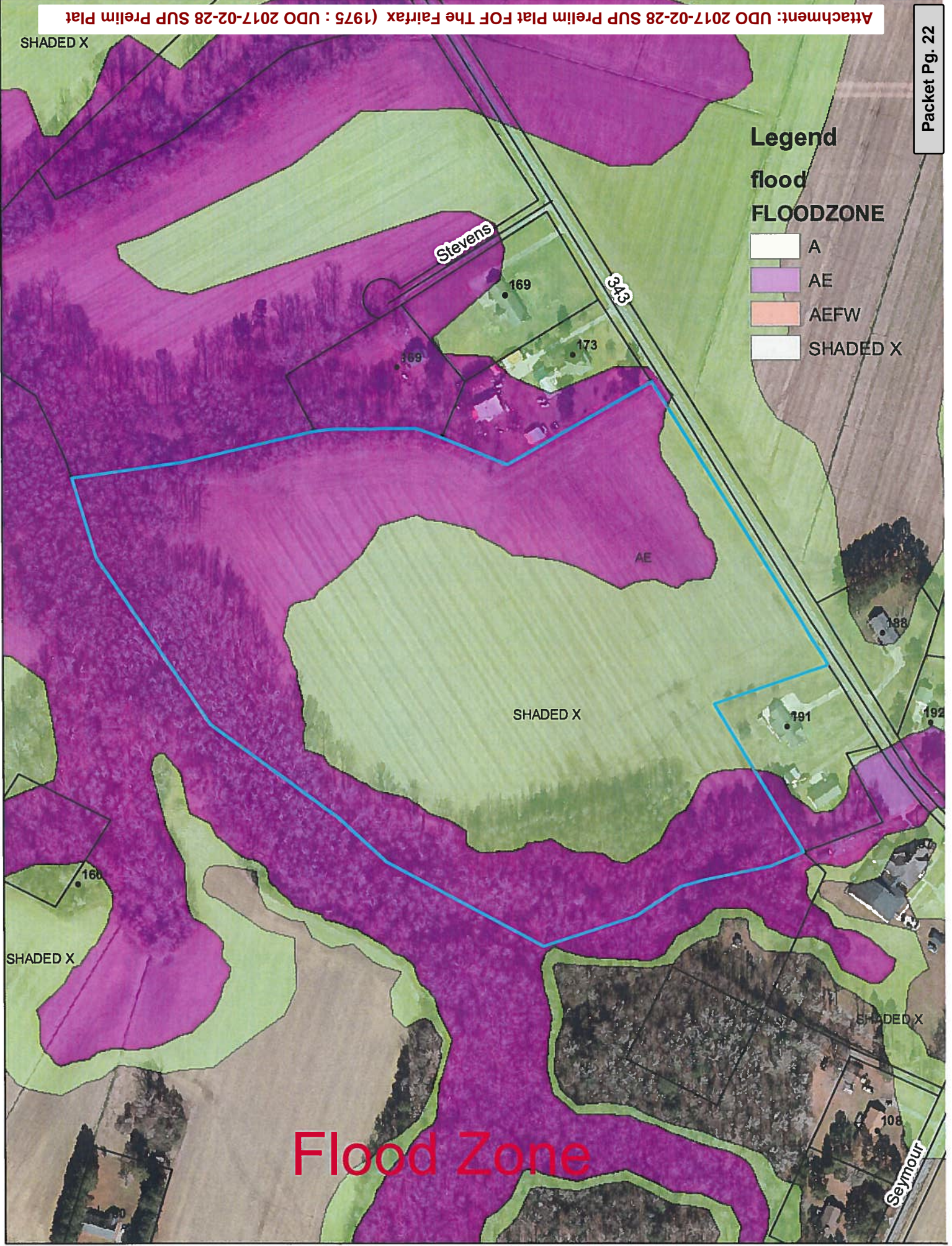
Fire and rescue: Approved.

Yes No

Law Enforcement: Approved.

PLANNING STAFF RECOMMENDATION:**Planning Staff recommends approval of this Special Use Permit for Preliminary Plat for The Fairfax Major Subdivision with the following conditions:**

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 and specifications submitted to the Planning Office of Camden County, North Carolina, and contained in the file titled (UDO 2017-02-28).
3. Amend Preliminary Plat as follows:
 - Under Title change township to Courthouse vice Shiloh.
 - Add new street name when approved.
 - Under Note 5; add in designations X/AE after the word Zones.
 - Add additional note: USE OF LAND WITHING A FLOODPLAIN IS SUBSTANTIALLY RESTRICTED BY THE CAMDEN COUNTY CODE.
 - Place addresses on each lot as provided.
4. Prior to approval of Final Plat property indicated on Preliminary Plat that is to be conveyed to Harrison shall be recorded along with deed with the Camden County Registry of Deeds.
5. All lots shall be crowned to where the dwelling is located to an elevation at or above the 100 year flood as indicated in the Construction drawings. These elevations shall be verified by a Surveyor or Engineer licensed to do business in North Carolina prior to final inspection for the dwelling.
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 The Farifax 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. _____ dated _____.
 - b. The re-certification to the County of the approved drainage plan every five years.
 - c. Maintenance of all open space and improvements throughout the subdivision.
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.



Legend

flood FLOODZONE

- A
- AE
- AEFW
- SHADED X

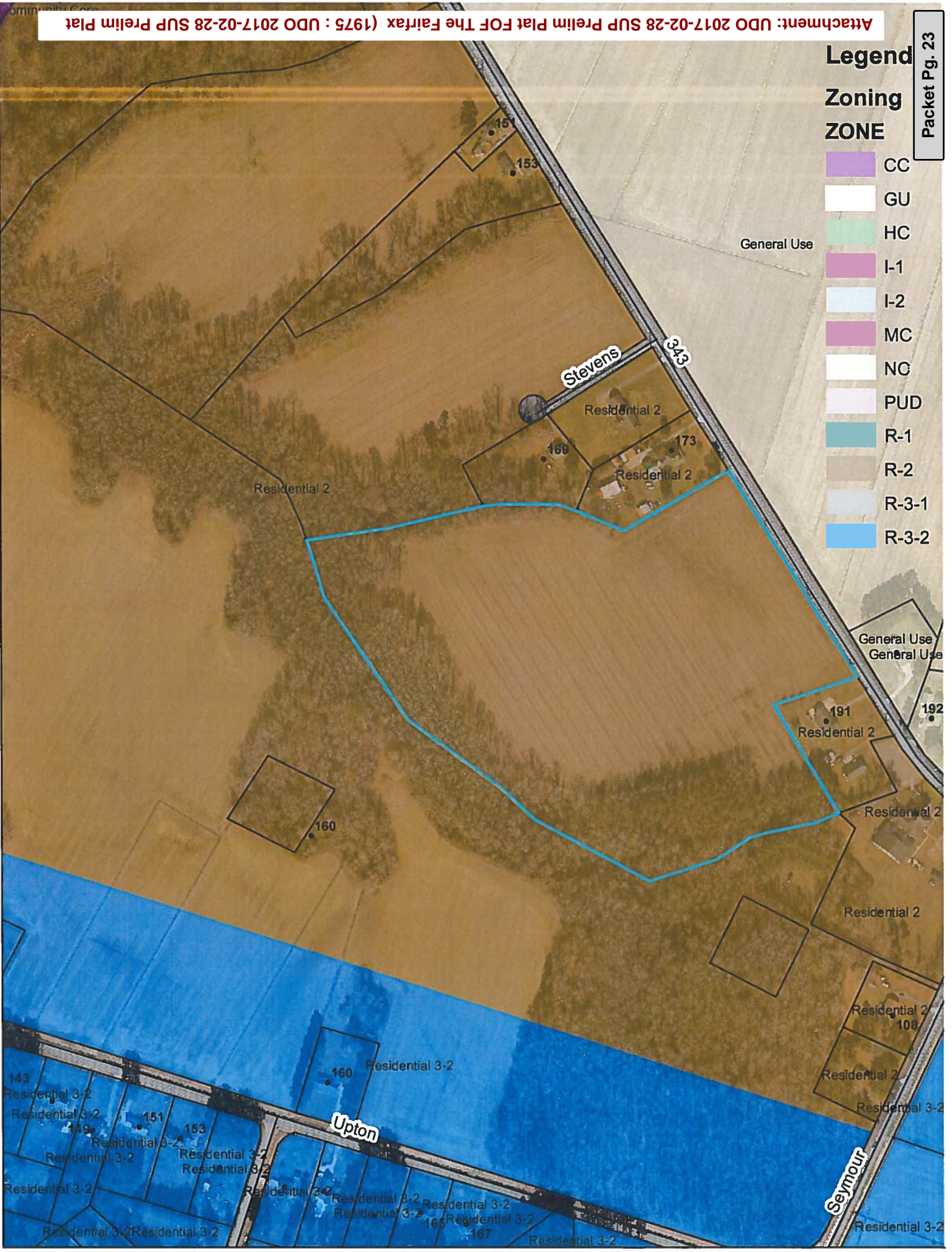
Flood Zone

Legend

Zoning

ZONE

- CC
- GU
- HC
- I-1
- I-2
- MC
- NG
- PUD
- R-1
- R-2
- R-3-1
- R-3-2





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>02-8934-02-57-3712</u>
UDO#	<u>2617-02-28</u>
Date Received:	<u>2/6/18</u>
Received by:	<u>AK</u>
Zoning District:	<u>R2</u>
Fee Paid \$	<u>3,200</u>
Please Do Not Write In This Box	

PD CLK #
2879
Escrow check for drainage
86,000 #2880

PLEASE PRINT OR TYPE

Applicant's Name: A & B Building, Inc.

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.

Adam Maurice

Applicant's Mailing Address: 141 Travis Boulevard

Moyock NC 27958

Daytime Phone Number 757-619-0746

Street Address Location of Property: 23.1 Acres on NC 343 Hwy S, 0.77 miles south of US Hwy 158 intersection.

General Description Of Proposal Preliminary Plat for a 16-lot Major Subdivision The Fairfax

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: 2/2/18

Flood Zone? X
 A
 AE
 AEFW

Located in Watershed Protection Area? Yes
 No

Taxes Paid? Yes
 No

ALBEMARLE REGIONAL HEALTH SERVICES

233159

Applicant:

MAURICE, ADAM
141 TRAVIS BLVD
MOYOCK, NC 27958

Owner:

STEVENS FAMILY TRUST
21145 CARDINAL POND RD
ASHBURN, VA 20147

Site Location:

NC 343 South (Lot 1)
CAMDEN, NC 27921

GPD: 360 LTAR: 0.300 Classification: PS w/Fill

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

- * Fill Area 120 ft. by 50 ft. with 18 in. of Sand

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

Comments:

Lot will require open ditching to promote surface water runoff

EHS: 
Carver, Kevin

Date: 03/02/2017

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

247381

Applicant:

EASTERN CAROLINA ENGINEERING
P.O. BOX 128
CAMDEN, NC 27921

Owner:

A & B BUILDING, INC.
144 TRAVIS BLVD
MOYOCK, NC 27958

Site Location:

SOUTH NC HWY 343
CAMDEN, NC 27921

GPD: 360 LTAR: 0.300 Classification: PS w/Fill

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

- * Fill Area 105 ft. by 42 ft. with 18 in. of Sand

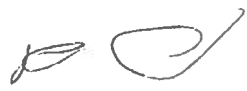
To obtain an Authorization to Construct:

- * 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

Comments:

Fill house pad higher than finished septic tank grade. Septic is to be designed as close to the left property line or as close to the front as possible. Fine sandy loam @ 3'. Fill area is based off of bed system design in frontyard (7 lines, 85' long, 3' on-center)

EHS:



Carver, Kevin

Date: 02/15/2018

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

247384

Applicant:

EASTERN CAROLINA ENGINEERING
P.O. BOX 128
CAMDEN, NC 27921

Owner:

A & B BUILDING, INC.
144 TRAVIS BLVD
MOYOCK,

Site Location:

SOUTH NC HWY 343 Lot 3
CAMDEN, NC 27921

GPD: 360 LTAR: 0.300 Classification: PS w/Fill

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

- * Fill Area 100 ft. by 60 ft. with 18 in. of Sand

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

Comments:

System to be designed in the left front of property, Fine sandy loam @ 3'

EHS: 
Carver, Kevin

Date: 02/07/2018

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

247385

Applicant:

EASTERN CAROLINA ENGINEERING
P.O. BOX 128
CAMDEN, NC 27921

Owner:

A & B BUILDING, INC.
144 TRAVIS BLVD
MOYOCK, NC 27958

Site Location:

SOUTH NC HWY 343 Lot 4
CAMDEN, NC 27921

GPD: 360 LTAR: 0.400 Classification: PS w/Fill

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

- * Fill Area 95 ft. by 50 ft. with 18 in. of Sand

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

Comments:

Septic system to be designed in the frontyard, fine sandy loam @ 3'

EHS: 
Carver, Kevin

Date: 02/07/2018

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

247388

Applicant:

EASTERN CAROLINA ENGINEERING
P.O. BOX 128
CAMDEN, NC 27921

Owner:

A & B BUILDING, INC.
144 TRAVIS BLVD
MOYOCK, MT 27958

Site Location:

SOUTH NC HWY 343 Lot 6
CAMDEN, NC 27921

GPD: 360 LTAR: 0.400 Classification: PS Shallow Placement

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

- * 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

Comments:

System to be designed in the frontyard, fine sandy loam @ 3'

EHS: 
Carver, Kevin

Date: 02/07/2018

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

247391

Applicant:

EASTERN CAROLINA ENGINEERING
P.O. BOX 128
CAMDEN, NC 27921

Owner:

A & B BUILDING, INC.
144 TRAVIS BLVD
MOYOCK, NC 27958

Site Location:

SOUTH NC HWY 343 Lot 8
CAMDEN, NC 27921

GPD: 360 LTAR: 0.400 Classification: PS Shallow Placement

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

- * 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

Comments:

System to be designed in the frontyard and/or 50'+ from surface water, fine sandy loam @ 3'

EHS: 
Carver, Kevin

Date: 02/07/2018

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

235109

Applicant:

EASTERN CAROLINA ENGINEERING C/O JASON MIZEL
PO BOX 128
CAMDEN, NC 27921

Owner:

A & B BUILDING, INC
144 TRAVIS BLVD
MOYOCK, NC 27958

Site Location:

HWY 343 S (Lot 9)
CAMDEN, NC 27921

GPD: 360 LTAR: 0.400 Classification: PS Shallow Placement

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

- * 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

Comments:

Lot is subject to wetland delineation and available space

EHS: 
Carver, Kevin

Date: 03/03/2017

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

247398

Applicant:

EASTERN CAROLINA ENGINEERING
P.O. BOX 128
CAMDEN, NC 27921

Owner:

A & B BUILDING, INC.
144 TRAVIS BLVD
MOYOCK, NC 27921

Site Location:

SOUTH NC HWY 343 Lot 11
CAMDEN, NC 27921

GPD: 360 LTAR: 0.400 Classification: PS Shallow Placement

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

- * 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

Comments:

System to be designed in the frontyard, fine sandy loam @ 3'

EHS: 
Carver, Kevin

Date: 02/07/2018

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

247399

Applicant:

EASTERN CAROLINA ENGINEERING
P.O. BOX 128
CAMDEN, NC 27921

Owner:

A & B BUILDING, INC.
144 TRAVIS BLVD
MOYOCK, NC 27958

Site Location:

SOUTH NC HWY 343 Lot 12
CAMDEN, NC 27921

GPD: 360 LTAR: 0.400 Classification: PS w/Fill

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


- * Fill Area 95 ft. by 50 ft. with 6 in. of Sand

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

Comments:

System to be designed in the frontyard, fine sandy loam @ 3'

EHS: 
Carver, Kevin

Date: 02/07/2018

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

247400

Applicant:

EASTERN CAROLINA ENGINEERING
P.O. BOX 128
CAMDEN, NC 27921

Owner:

A & B BUILDING, INC.
144 TRAVIS BLVD
MOYOCK, NC 27958

Site Location:

SOUTH NC HWY 343 Lot 13
CAMDEN, NC 27921

GPD: 360 LTAR: 0.300 Classification: PS w/Fill

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

- * Fill Area 120 ft. by 50 ft. with 18 in. of Sand

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

Comments:

System to be designed in the frontyard, fine sandy loam @ 3'

EHS: 
Carver, Kevin

Date: 02/07/2018

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

247405

Applicant:

EASTERN CAROLINA ENGINEERING
P.O. BOX 128
CAMDEN, NC 27921

Owner:

A & B BUILDING, INC.
144 TRAVIS BLVD
MOYOCK, NC 27958

Site Location:

SOUTH NC HWY 343 Lot 16
CAMDEN, NC 27921

GPD: 360 LTAR: 0.300 Classification: PS w/Fill

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

- * Fill Area 120 ft. by 50 ft. with 18 in. of Sand

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

Comments:

System to be designed in the frontyard, fine sandy loam @ 3', adjacent neighbors well must be located in order to maintain required setbacks

EHS: 
Carver, Kevin

Date: 02/07/2018

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



Energy, Mineral
and Land Resources
ENVIRONMENTAL QUALITY

ROY COOPER
Governor

MICHAEL S. REGAN
Secretary

WILLIAM E. (TOBY) VINSON, JR.
Interim Director

February 28, 2018

**LETTER OF APPROVAL
WITH MODIFICATIONS AND PERFORMANCE RESERVATIONS**

A and B Building, Inc.
Attn: Mr. Adam B. Maurice, President
141 Travis Boulevard
Moyock, North Carolina 27958

RE: Erosion and Sedimentation Control Plan No. Camde-2018-007
Project Name: The Fairfax
Location: NC 343 County: Camden
River Basin: Pasquotank
Date Received by LQS: February 7, 2018
Acres Approved: 17.6 Project Type: New
Project Description: Grading associated with the development of a 16 lot residential subdivision, as shown on the plan received by this office on February 7, 2018.

Dear Sir:

This office has reviewed the subject erosion and sedimentation control plan. We find the plan to be acceptable and hereby issue this Letter of Approval. (NOTE: Attached is a list of modifications and performance reservations for conducting this land disturbing activity) This plan approval shall expire three (3) years following the date of approval, if no land-disturbing activity has been undertaken, as required by 15A NCAC 4B.0129, unless modified by other legislation.

Please be advised that 15A NCAC 4B.0118(a) requires that a copy of the approved erosion and sedimentation control plan be on file at the job site. Also, you should consider this letter as giving the Notice required by G.S. 113A-61.1(a) of our right of periodic inspection to ensure compliance with the approved plan.

North Carolina's Sedimentation Pollution Control Program is performance oriented, requiring protection of existing natural resources and adjoining properties through the use of reasonable and appropriate Best Management Practices throughout the course of the project. If, following the commencement of this project, it is determined that the erosion and sedimentation control plan is inadequate to meet the requirements of the Sedimentation Pollution Control Act of 1973 (G.S. 113A-51 through 66), this office may require revisions to the plan and implementation of the revisions to ensure compliance with the Act.

A and B Building, Inc.
Attn: Mr. Adam B. Maurice, President
February 28, 2018
Page 2

Acceptance and approval of this plan is conditioned upon your compliance with Federal and State water quality laws, regulations and rules. In addition, local city or county ordinances or rules may also apply to this land-disturbing activity. This approval does not supersede any other permit or approval.

Please note that this approval is based in part on the accuracy of the information provided in the Financial Responsibility/Ownership Form, which you have submitted. You are required to file an amended form if there is any change in the information included on the form. NOTE: Neither this approval nor the financial responsibility/liability cited in it automatically transfer with a change in project ownership. In addition, 15A NCAC 4B.0127(c) requires that you notify this office of the proposed starting date for this project (using the enclosed Project Information Sheet). Please notify us if you plan to have a preconstruction conference.

Please be aware that your project will be covered by the enclosed NPDES General Stormwater Permit NCG010000 (Construction Activities). You should first become familiar with all of the requirements for compliance with the enclosed permit.

Sincerely,



Richard Peed, CPESC
Regional Engineering Associate

Enclosures

cc w/o enc: ✓ Kimberly Hamby, PE, Eastern Carolina Engineering, P.C.
WaRO Surface Water Operation Section Supervisor, Division of Water Resources

Erosion and Sedimentation Control Plan No. Camde-2018-007

Project Name: The Fairfax

February 28, 2018

Modifications and Performance Reservations

Page 1

1. The developer is responsible for the control of sediment on-site. If the approved erosion and sedimentation control measures prove insufficient, the developer must take those additional steps necessary to stop sediment from leaving this site (NCGS 113A-57(3)). Each sediment storage device must be inspected after each storm event (NCGS 113A-54.1(e)). Maintenance and/or clean out is necessary anytime the device is at 50% capacity. All sediment storage measures will remain on site and functional until all grading and final landscaping of the project is complete (15A NCAC 04B .0113).
2. All existing ditches on this project site are assumed to be left undisturbed by the proposed development unless otherwise noted. The removal of vegetation within any existing ditch or channel is prohibited unless the ditch or channel is to be regarded with side slopes of 2 horizontal to 1 vertical or less steep (15A NCAC 04B .0124 (d)). Bank slopes may be mowed, but stripping of vegetation is considered new earth work and is subject to the same erosion control requirements as new ditches (NCGS 113A-52(6)).
3. The developer is responsible for obtaining any and all permits and approvals necessary for the development of this project prior to the commencement of this land disturbing activity. This could include our agency's Stormwater regulations and the Division of Water Resources' enforcement requirements within Section 401 of the Clean Water Act, the U.S. Army Corps of Engineers' jurisdiction of Section 404 of the Clean Water Act, the Division of Coastal Management's CAMA requirements, the Division of Solid Waste Management's landfill regulations, the Environmental Protection Agency and/or The U.S. Army Corps of Engineers jurisdiction of the Clean Water Act, local County or Municipalities' ordinances, or others that may be required. This approval cannot supersede any other permit or approval.
4. Adequate and appropriate measures must be properly installed downstream, within the limits of disturbance, of any land disturbing activity to prevent sediment from leaving the limits of disturbance, entering existing drainage systems, impacting an on-site natural watercourse or adjoining property. (NCGS 113A-57)

PROJECT INFORMATION SHEET

APPROVAL DATE: February 28, 2018

RESPONSIBLE PARTY: A and B Building, Inc.

PROJECT NAME: The Fairfax

COUNTY: Camden NO.: Camde-2018-007

OFF-SITE BORROW AND/OR DISPOSAL SITE: _____ NO.: _____

START-UP DATE: _____

CONTRACTOR: _____

ON-SITE CONTACT: _____

ON-SITE PHONE NO.: _____

OFFICE PHONE NO.: _____

**COMPLETE & RETURN THIS FORM
PRIOR TO THE START OF CONSTRUCTION TO:**

**N.C.D.E.N.R.
LAND QUALITY SECTION
ATTN: *James Edwards*
943 WASHINGTON SQUARE MALL
WASHINGTON, NORTH CAROLINA 27889**

CERTIFICATE OF PLAN APPROVAL



The posting of this certificate certifies that an erosion and sedimentation control plan has been approved for this project by the North Carolina Department of Environmental Quality in accordance with North Carolina General Statute 113A - 57 (4) and 113A - 54 (d) (4) and North Carolina Administrative Code, Title 15A, Chapter 4B.0107 (c). This certificate must be posted at the primary entrance of the job site before construction begins and until establishment of permanent groundcover as required by North Carolina Administrative Code, Title 15A, Chapter 4B.0127 (b).

THE FAIRFAX, NC 343

CAMDEN COUNTY

Project Name and Location

2/28/2018

Date of Plan Approval



STARR OWEN, P.E.

Regional Engineer

AMS-2018-007

Memorandum

To: Dan Porter, Planning Director
From: Greg Johnson, Drainage Engineer
Date: February 25, 2018
Re: Fairfax
Plan and Calculations Review



Good morning Dan

I reviewed the submittal dated February 18, 2018 consisting of a set of calculations and drainage map. I recommend that the plans dated February 2, 2018 be accepted. Please note that there is a revised sheet C300. The approved version has a culvert table in the lower left corner.

If you have any questions concerning these comments, please call me.

Respectively submitted

A handwritten signature in cursive script that reads "C. Gregory Johnson".

C. Gregory Johnson, P.E.
(757) 353-8695
3536 W. Coral Key
Virginia Beach, VA 23452-4404

Date: 3-2-2017

From: Technical Review Staff Camden Co Sheriff ofc
(Organization)

To: Camden County Planning Department

RE: Sketch Plan "The Fairfax" - 16 lots

The following is Sheriff Perry input for the Sketch Plan "The Fairfax" 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:

From: Technical Review Staff CAMDEN CO. SCHOOLS
(Organization)

To: Camden County Planning Department

RE: Sketch Plan "The Fairfax" - 16 lots

The following is CAMDEN CO. SCHOOLS input for the Sketch Plan "The Fairfax" major residential subdivision:

Approved as is.

Reviewed with no comments.

Approved with the following comments/recommendations:

- 1- ROADS ARE CONSTRUCTED TO STATE DOT SPECIFICATIONS
 - 2- CURB DE-SAC IS OF SUFFICIENT DIAMETER FOR BUS TO TURN AROUND SAFELY -
 - 3- LETTER FROM DEVELOPER GIVING CAMDEN CO. SCHOOLS PERMISSION TO UTILIZE ROADS FOR STUDENT TRANSPORT
- Disapproved with the following comments:

Name: ROGER MORGAN Signature: 

Dave Parks

From: Chris Carver <ccarver@cityofec.com>
Sent: Monday, March 05, 2018 2:08 PM
To: Dave Parks
Subject: Re: TRC Meeting

Dave,

I will be unable to attend the TRC meeting tomorrow. I do not see any issues with this as long as there is enough water for the hydrants.

*Chris Carver
Deputy Chief of Administration/Fire Marshal
Elizabeth City Fire Department
PO Box 347
Elizabeth City, NC 27907
252-338-3913 Office
252-340-0343 Cell*

On Thu, Feb 8, 2018 at 10:20 AM, Dave Parks <dparks@camdencountync.gov> wrote:

There will be a Technical Review Committee meeting on Tuesday, March 6, 2018 at 10:00 AM in the upstairs Courtroom of the Camden County Courthouse on attached Preliminary Plat for "The Fairfax" major subdivision. See attached letter, subdivision plat, and construction drawings.

Sincerely,

David Parks
Permit Officer
Camden County

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GARRY W. MEIGGS
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ROSS MUNRO



KENNETH BOWMAN
County Manager

KAREN DAVIS
Clerk to the Board

JOHN S. MORRISON
County Attorney

February 8, 2018

From: Camden County Planning Department
To: Technical Review Staff South Camden W+S District
Organization

RE: Preliminary Plat "The Fairfax" – 16 lot Major Subdivision

Attached is a copy of the Preliminary Plat for The Fairfax for your review and comments.

After you have reviewed the plans, please complete the section below and provide this memo with your comments at the Technical Review Committee meeting on Tuesday, March 6, 2018 at 10:00 AM in the upstairs courtroom of the Historic Camden County Courthouse. If you are unable to attend, please fill out, sign and fax to the Planning Office at (252) 333-1603 prior to the meeting.

Approved as is.
 Reviewed with no comments.
 Approved with the following comments/recommendations:

Disapproved with the following comments: (Provide factual evidence for denial)

Name: David Credle Signature: David Credle

Thank you for your prompt attention to this matter. If you have any questions, please call me at (252) 338-1919 ext 263.

Sincerely,

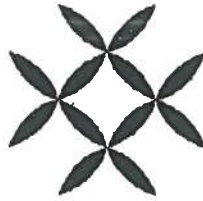
Dan Porter
Planning Director
Camden County

BOARD OF COMMISSIONERS

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TOM WHITE
Vice Chairman

GARRY W. MEIGGS
RANDY KRAINIAK
ROSS MUNRO



Camden County
NEW ENERGY. NEW VISION.

KENNETH BOWMAN
County Manager

KAREN DAVIS
Clerk to the Board

JOHN S. MORRISON
County Attorney

February 8, 2018

From: Camden County Planning Department
To: Technical Review Staff Env. Health
Organization

RE: Preliminary Plat "The Fairfax" - 16 lot Major Subdivision

Attached is a copy of the Preliminary Plat for The Fairfax for your review and comments.

After you have reviewed the plans, please complete the section below and provide this memo with your comments at the Technical Review Committee meeting on Tuesday, March 6, 2018 at 10:00 AM in the upstairs courtroom of the Historic Camden County Courthouse. If you are unable to attend, please fill out, sign and fax to the Planning Office at (252) 333-1603 prior to the meeting.

- Approved as is.
- Reviewed with no comments.
- Approved with the following comments/recommendations:
Finished septic tank grade should be considered
when determining house pad elevations
- Disapproved with the following comments: (Provide factual evidence for denial)

Name: Kevin Carver Signature: KC

Thank you for your prompt attention to this matter. If you have any questions, please call me at (252) 338-1919 ext 263.

Sincerely,

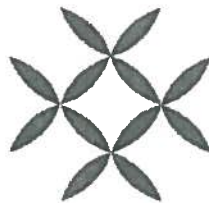
Dan Porter
Planning Director
Camden County

BOARD OF COMMISSIONERS

CLAYTON D. RIGGS
Chairman

TOM WHITE
Vice Chairman

GARRY W. MEIGGS
RANDY KRAINIAK
ROSS MUNRO



Camden County
NEW ENERGY. NEW VISION.

KENNETH BOWMAN
County Manager

KAREN DAVIS
Clerk to the Board

JOHN S. MORRISON
County Attorney

February 8, 2018

From: Camden County Planning Department
To: Technical Review Staff Camden Soil & Water
Organization

RE: Preliminary Plat "The Fairfax" – 16 lot Major Subdivision

Attached is a copy of the Preliminary Plat for The Fairfax for your review and comments.

After you have reviewed the plans, please complete the section below and provide this memo with your comments at the Technical Review Committee meeting on Tuesday, March 6, 2018 at 10:00 AM in the upstairs courtroom of the Historic Camden County Courthouse. If you are unable to attend, please fill out, sign and fax to the Planning Office at (252) 333-1603 prior to the meeting.

- Approved as is.
- Reviewed with no comments.
- Approved with the following comments/recommendations:

- Disapproved with the following comments: (Provide factual evidence for denial)

Name: Brian R Lannon Signature: BL Lannon

Thank you for your prompt attention to this matter. If you have any questions, please call me at (252) 338-1919 ext 263.

Sincerely,

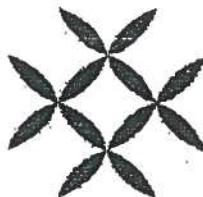
Dan Porter
Planning Director
Camden County

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Camden County
NEW ENERGY. NEW VISION.

KENNETH BOWMAN
County Manager

KAREN DAVIS
Clerk to the Board

JOHN S. MORRISON
County Attorney

February 8, 2018

From: Camden County Planning Department
To: Technical Review Staff South Camden Fire Dept.
Organization

RE: Preliminary Plat "The Fairfax" - 16 lot Major Subdivision

Attached is a copy of the Preliminary Plat for The Fairfax for your review and comments.

After you have reviewed the plans, please complete the section below and provide this memo with your comments at the Technical Review Committee meeting on Tuesday, March 6, 2018 at 10:00 AM in the upstairs courtroom of the Historic Camden County Courthouse. If you are unable to attend, please fill out, sign and fax to the Planning Office at (252) 333-1603 prior to the meeting.

Approved as is.
 Reviewed with no comments.
 Approved with the following comments/recommendations:

Disapproved with the following comments: (Provide factual evidence for denial)

Name: Kirk Jennings Signature: Kirk Jennings

Thank you for your prompt attention to this matter. If you have any questions, please call me at (252) 338-1919 ext 263.

Sincerely,

Dan Porter
Planning Director
Camden County

Dave Parks

From: Felton, Kylie <feltonk@co.pasquotank.nc.us>
Sent: Monday, March 12, 2018 11:05 AM
To: Dave Parks
Subject: RE: The Fairfax Major Subdivision

Mr. Parks,

Isaac Court works.

Thank you

Kylie Felton
Interim Director, Pasquotank-Camden 911
200 E Colonial Ave
Elizabeth City, NC
(252)338-3772 office
(252)339-7848 cell
(252)331-7444 fax

From: Dave Parks [<mailto:dparks@camdencountync.gov>]
Sent: Monday, March 12, 2018 10:48 AM
To: Felton, Kylie
Cc: sean@easterncarolinainc.com; aandbbuildinc@gmail.com
Subject: The Fairfax Major Subdivision

Kylie,

The new proposed street name is "Isaac Court". Let me know if this is good.

Sincerely,

David Parks, CFM
Permit Officer
Camden County



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

JAMES H. TROGDON, III
SECRETARY

February 19, 2018

A&B Building
141 Travis Boulevard
Moyock, NC 27958

County: Camden County

Subject: Encroachment to allow you to install a bored waterline extension under NC HWY 343 for The Fairfax Sudvision.

Dear Applicant,

Attached for your records is a copy of the approved encroachment package to allow you to install a bored waterline extension under NC HWY 343 for The Fairfax Subdivision. **Any and all damages done to State Routes must be properly repaired.** This approval will expire on February 19, 2019 unless construction has started or been completed prior to that date.

Please feel free to contact Randy W. Midgett at (252) 331-4737 if you have any questions.

Sincerely yours,

DocuSigned by:

8DCA9B170D0E4F2...

Randy W. Midgett, PE
District Engineer

Attachments

Cc: Division Engineer (W/Attachments)
County Maintenance Engineer (W/Attachments)



RECEIVED
3/6/18

STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

JAMES H. TROGDON, III
SECRETARY

February 26, 2018

Permit # 2727

Subject: Driveway Permit-A & B Building Incorporated
County: Camden

A & B Building Incorporated, Adam Maurice
141 Travis Boulevard
Moyock, NC 27958

Dear Applicant,

Attached for your files is a copy of a Commercial / Residential Driveway Permit, which has been properly executed. Please note any comments, which may appear on the reverse side of the permit form.

Sincerely,

Randy Midgett, P.E.
District I Engineer

Attachments

Cc: Division Engineer (W/Attachments)
County Maintenance Engineer (W/Attachments)

Policy On Street And Driveway Access to North Carolina Highways

APPLICATION IDENTIFICATION		N.C. DEPARTMENT OF TRANSPORTATION STREET AND DRIVEWAY ACCESS PERMIT APPLICATION
Driveway Permit No. 2727	Date of Application 3-2-18	
Development Name: A & B Building Incorporated		

LOCATION OF PROPERTY:

Exact Distance **0.77** Miles Feet N S E W

From the Intersection of Route No. **US HWY 158** and Route No. **NC HWY 343** Toward **Shiloh**

Property Will Be Used For: Residential /Subdivision Commercial Educational Facilities TND Emergency Services Other

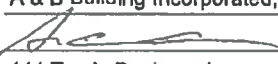
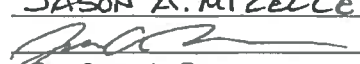
Property: is is not within City Zoning Area.

AGREEMENT

- I, the undersigned property owner, request access and permission to construct driveway(s) or street(s) on public right-of-way at the above location.
- I agree to construct and maintain driveway(s) or street entrance(s) in absolute conformance with the current "Policy on Street and Driveway Access to North Carolina Highways" as adopted by the North Carolina Department of Transportation.
- I agree that no signs or objects will be placed on or over the public right-of-way other than those approved by NCDOT.
- I agree that the driveway(s) or street(s) will be constructed as shown on the attached plans.
- I agree that that driveway(s) or street(s) as used in this agreement include any approach tapers, storage lanes or speed change lanes as deemed necessary.
- I agree that if any future improvements to the roadway become necessary, the portion of driveway(s) or street(s) located on public right-of-way will be considered the property of the North Carolina Department of Transportation, and I will not be entitled to reimbursement or have any claim for present expenditures for driveway or street construction.
- I agree that this permit becomes void if construction of driveway(s) or street(s) is not completed within the time specified by the "Policy on Street and Driveway Access to North Carolina Highways".
- I agree to pay a \$50 construction inspection fee. Make checks payable to NCDOT. This fee will be reimbursed if application is denied.
- I agree to construct and maintain the driveway(s) or street(s) in a safe manner so as not to interfere with or endanger the public travel.
- I agree to provide during construction proper signs, signal lights, flaggers and other warning devices for the protection of traffic in conformance with the current "Manual on Uniform Traffic Control Devices for Streets and Highways" and Amendments or Supplements thereto. Information as to the above rules and regulations may be obtained from the District Engineer.
- I agree to indemnify and save harmless the North Carolina Department of Transportation from all damages and claims for damage that may arise by reason of this construction.
- I agree that the North Carolina Department of Transportation will assume no responsibility for any damages that may be caused to such facilities, within the highway right-of-way limits, in carrying out its construction.
- I agree to provide a Performance and Indemnity Bond in the amount specified by the Division of Highways for any construction proposed on the State Highway system.
- The granting of this permit is subject to the regulatory powers of the NC Department of Transportation as provided by law and as set forth in the N.C. Policy on Driveways and shall not be construed as a contract access point.
- **I AGREE TO NOTIFY THE DISTRICT ENGINEER WHEN THE PROPOSED WORK BEGINS AND WHEN IT IS COMPLETED.**

Policy On Street And Driveway Access to North Carolina Highways

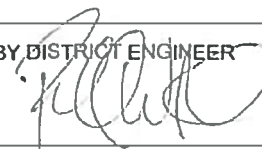
SIGNATURES OF APPLICANT

	PROPERTY OWNER (APPLICANT)		WITNESS
COMPANY	A & B Building Incorporated, Adam Maurice	NAME	JASON A. MIZELLE
SIGNATURE		SIGNATURE	
ADDRESS	141 Travis Boulevard Moyock, NC 27958 Phone No. 757-619-0746	ADDRESS	PO Box 128 CAMDEN, NC 27921

	AUTHORIZED AGENT		WITNESS
COMPANY	_____	NAME	_____
SIGNATURE	_____	SIGNATURE	_____
ADDRESS	_____	ADDRESS	_____
	Phone No. _____		_____

APPROVALS

APPLICATION RECEIVED BY DISTRICT ENGINEER

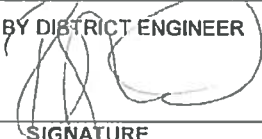
 _____

SIGNATURE DATE 3-2-18

APPLICATION APPROVED BY LOCAL GOVERNMENTAL AUTHORITY (when required)

SIGNATURE TITLE DATE

APPLICATION APPROVED BY DISTRICT ENGINEER

 _____

SIGNATURE DATE 3-2-18

INSPECTION BY NCDOT

SIGNATURE TITLE DATE

COMMENTS:

Use Additional Pages as necessary.