

STAFF REPORT

UDO 2019-02-01 Preliminary Plan North River Crossing Phase II Major Subdivision

PROJECT INFORMATION

File Reference: UDO 2019-02-01
Project Name; North River Crossing
PIN: 03-8965-00-24-6702
Applicant: Seaboard

Development
Alliance LLC/EHP
Land Company, Inc
Address: 2875 Forge Road
Toano, VA 23168
Phone: (757) 869-0001
Email:

Agent for Applicant:

Address:
Phone:
Email:

Current Owner of Record: Seaboard
Development Alliance, LLC

Meeting Dates:

2/12/2019 Neighborhood Meeting
3/06/2019 Technical Review Meeting
2/20/2019 Planning Board

Application Received: 2/12/19
By: David Parks, Permit Officer

Application Fee paid: \$8,400 Check #003034

Completeness of Application: Application is generally complete

Documents received upon filing of application or otherwise included:

- A. Land Use Application
- B. Preliminary Plan
- C. Deed
- D. Perc Tests from Albemarle Regional Health Services on all lots
- E. Neighborhood meeting comments
- F. TRC Inputs

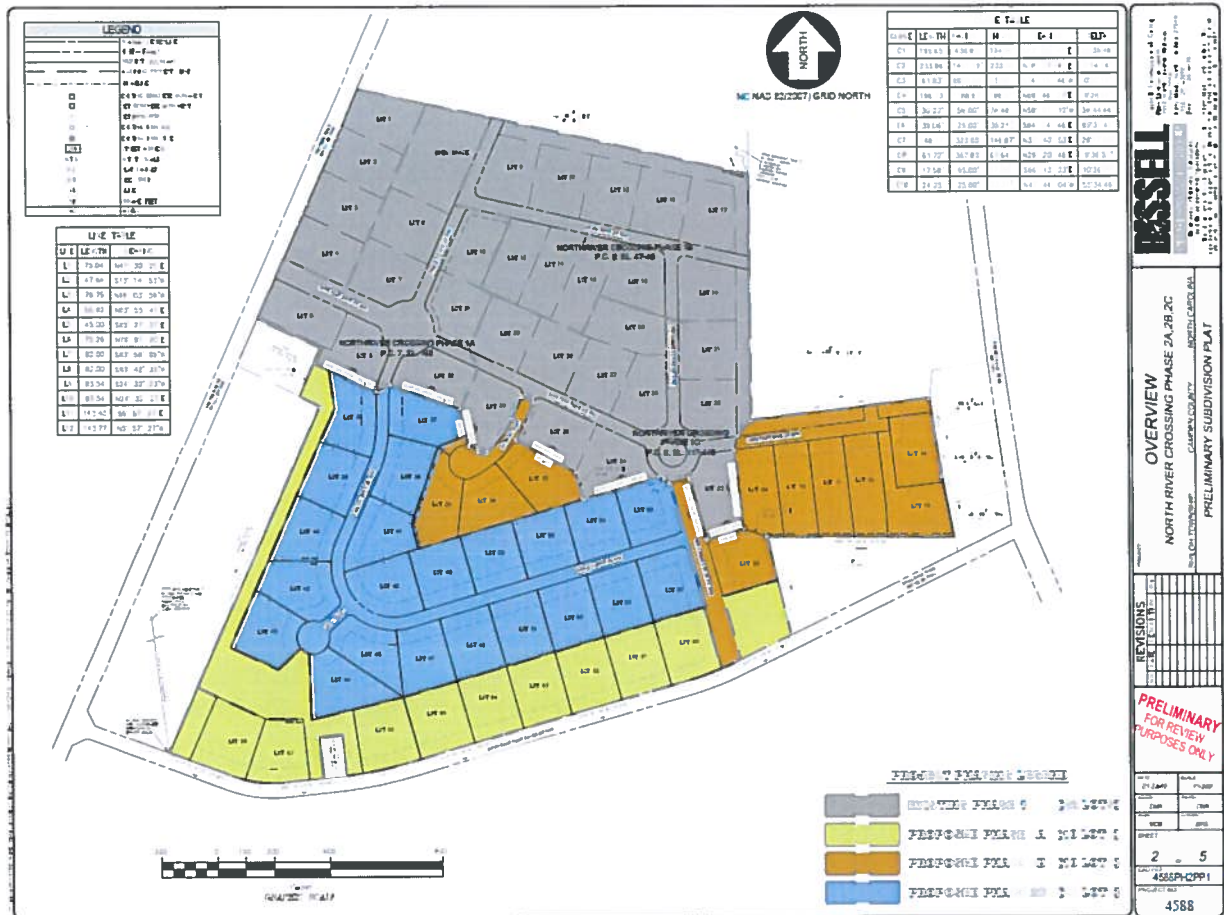
PROJECT LOCATION:

Street Address: Off Ditch Bank Road
Location Description: Shiloh Township

REQUEST: Preliminary Plan Phase II North River Crossing Major Subdivision – 42 lots - **Article 151.2.3.16 of the Unified Development Ordinance.** Phase II will be further phased as 2A, 2B, 2C.

Vicinity Map:





SITE DATA

Lot size:	Approximately 47 acres
Flood Zone:	Zone X
Zoning District(s):	Neighborhood Residential (NR)
Adjacent property uses:	Agriculture, Residential
Streets:	Shall be dedicated to public under control of NCDOT.

Street/Subdivision name:	Subdivision name: North River Crossing Street Names: Pamlico, Perquimans, Cape Fear Drives, Chowan and Deep Court's
Open Space:	Required: 47 acres X .05 = 2.35 acres (Article 151.3.5.5)
Landscaping:	Landscaping Plan required at Construction Drawings.
Farmland Compatibility Standards:	Per Article 151.5.5 , a 50' wide vegetative buffer required along all agricultural uses. Indicated on plan.
Recreational Land:	Per Article 151.6.1.13 – Developer is requesting to pay the fee in lieu of providing land. Formula: 1452 sf per lot X 42 (number of lots) = 60,984 sf or 1.4 acres.

ENVIRONMENTAL ASSESSMENT

Streams, Creeks, Major Ditches: Development will outfall into the North River.

Distance & description of nearest outfall: Distance to North River from Development is approximately 2000 feet. There is a maintenance easement along a ditch of the Roberts property to which the HOA is responsible to maintain in accordance with recorded covenants. Maintenance easement recorded in Camden County Registry of Deeds in BK 301, Pages 817-820.

TECHNICAL REVIEW STAFF (SKETCH PLAN) COMMENTS

1. **South Camden Water.** Approved.
2. **Albemarle Regional Health Department.** Approved. Received 42 perc tests.
3. **South Camden Fire Department.** Reviewed no comments.
4. **Pasquotank EMS (Central Communications).** Subdivision/road names approved.
5. **Sheriff's Office.** Reviewed no comments.
6. **Postmaster Elizabeth City.** No response. Did not attend meeting.
7. **School Superintendent:** No response. Did not attend meeting.
8. **Transportation Director of Schools.** Approved with request that all cul-de-sac's turning radius be a minimum of 43.5 feet.
9. **Camden Soil & Water Conservationist.** Approved.
10. **NCDOT.** No response.
11. **Mediacom.** No response.
12. **Century Link.** No response.

PLANS CONSISTENCY

CAMA Land Use Plan Policies & Objectives:

Consistent ☒

Inconsistent ☐

CAMA Land Suitability Maps has land designated as Moderate Suitability and Future Land Use Maps has land designated as Medium Density Residential.

2035 Comprehensive Plan

Consistent ☒

Inconsistent ☐

Property is consistent with 2035 Comprehensive Plan Future Land Use Maps which has area designated as Rural Residential.

Comprehensive Transportation Plan

Consistent ☒

Inconsistent ☐

Property abuts Ditch Bank and Trotman Roads and internal roads will be dedicated to public.

FINDINGS REGARDING ADDITIONAL REQUIREMENTS:

Yes ☐ No ☒

Endangering the public health and safety?

In staff's opinion, application does not appear to endanger public health and safety.

Yes ☐ No ☒

Injure the value of adjoining or abutting property.

In staff's opinion, application does not appear to injure the value of adjoining or abutting property as this is Phase II of existing subdivision.

EXCEED PUBLIC FACILITIES:

Yes ☒ No ☐

Schools: Proposed development will generate 28 students (.67 per household X 42 lots). High School over capacity: **2018/2019 capacity: 570 Enrollment: 607 - Capacity does not include modular units for Camden Early College**

Yes ☐ No ☒

Fire and rescue: Approved.

Yes ☐ No ☒

Law Enforcement: Approved.

Planning Staff recommends approval of Preliminary Plan for Phase II of North River Crossing Subdivision with the following comments.

1. Constructions drawings to reflect turning radius of cul-de-sacs be minimum 43.5' as requested by the Transportation Director of Camden County Schools.

BOARD OF COMMISSIONERS

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Chairman

CLAYTON D. RIGGS
Vice Chairman

GARRY W. MEIGGS
RANDY KRAINIAK
ROSS MUNRO



Camden County
NEW ENERGY. NEW VISION.

KENNETH ROWMAN
County Manager

KAREN DAVIS
Clerk to the Board

JOHN S. MORRISON
County Attorney

February 15, 2019

Superintendent
Camden County Schools
Attn: Dr. Joe Ferrell
174 North NC 343
Camden, NC 27921

RE: Student Generation

Mr. Ferrell,

The following student generation rates for the following proposed major subdivisions seeking approval utilizing the formula of .67 students per single family lot (Primary = .29; Intermediate = .18; Middle = .07; and High School = .13):

<u>Subdivision Name</u>	<u>Lots proposed</u>	<u>Primary</u>	<u>Intermediate</u>	<u>Middle</u>	<u>High School</u>
Sleepy Hollow Estates	10	2.9	1.8	.7	1.3
North River Crossing	42	12.1	7.5	2.9	5.4

If you have any questions, please contact me at (252) 338-1919 ext 232.

Sincerely,


David Parks, CFM
Permit Officer

cc: file

Section 2.11: Land Use / Development Application

Depending upon the type of proposal, a Zoning Permit or a Special Use Permit may be required. This form is the start of the application process.



Land Use / Development Application (Zoning / Special Use)

OFFICIAL USE ONLY:

UDO Number: <u>2019-02-01</u>	Zoning Dist.: <u>NR</u>
Date Filed: <u>2/12/2019</u>	Flood Zone: <u>X</u>
Amount Paid: <u>\$8400.00</u>	Watershed (Y/N): <u>N</u>
Received By: <u>DP</u>	Taxes Pd(Y/N): <u>Y</u>

Contact Information

APPLICANT	PROPERTY OWNER
Name: <u>Seaboard Development Alliance, LLC/EHP Land Company, Inc.</u>	Name: <u>Seaboard Development Alliance, LLC</u>
Address: <u>2875 Forge Road</u> <u>Toano, VA 23168</u>	Address: _____ _____
Telephone: <u>(757) 869-0001</u>	Telephone: _____
Email: <u>elwoodhperry@gmail.com</u>	Email: _____
LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: _____	

Property Information

Physical Street Address	<u>Not addressed</u>
Location:	<u>Property abuts Ditch Bank Road</u>
Parcel ID Number(s):	<u>03-8965-00-24-6702</u>
Total Parcel(s) Acreage	<u>Approximately 46 acres</u>
Existing Land Use of Property	<u>Prior farmland.</u>

Request

Project Name: Phase II North River Crossing Major Subdivision – 42 lots

Proposed Use of Property: Residential

Deed Book / Page Number and/or Plat Cabinet / Slide Number: _____

Total square footage of land disturbance activity: Approx. 2,003,760 sf

Total lot coverage: _____

Total vehicular use area: _____

Existing gross floor area: _____

Proposed gross floor area: _____

Community Meeting

Date Meeting Held: 2/12/2019

Meeting Location: Camden County Courthouse

Purpose of the Special Use Permit and Project Narrative (*attach separate sheet if needed*):

N/A

The applicant shall provide a response to each of the following (*attach separate sheet if needed*). Staff shall prepare specific findings of fact based on the evidence submitted. Said findings shall be submitted to Board of Commissioners for their consideration.

A. The use will not endanger the public health or safety. N/A

B. The use will not injure the value of adjoining or abutting lands and will be in harmony with the area in which it is located. N/A

C. The use will be in conformity with the Land Use Plan or other officially adopted plan(s).

N/A

D. The use will not exceed the county's ability to provide adequate public facilities, including, but not limited to: schools, fire and rescue, law enforcement, and other county facilities. Applicable state standards and guidelines shall be followed for determining when public facilities are adequate. N/A

I, the undersigned, do certify that all of the information presented in this application is accurate to the best of my knowledge, information, and belief. Further, I hereby authorize county officials to enter my property for purposes of determining zoning compliance. All information submitted and required as part of this application process shall become public record.

Property Owner(s)/Applicant*

Date

***Note:** Forms must be signed by the owner(s) of record, contract purchaser(s), or other person(s) having a recognized property interest. If there are multiple property owners/applicants, a signature is required for each.



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>03-8965-00-24-6702</u>
UDO#	<u>2019-02-01</u>
Date Received:	<u>2/1/19</u>
Received by:	<u>NP</u>
Zoning District:	<u>NR</u>
Fee Paid \$	<u>8400.00</u>
Please Do Not Write In This Box	

PLEASE PRINT OR TYPE

Applicant's Name: Seaboard Development Alliance, 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.

EHP Land Co., Inc. Managing Member, c/o Elwood H. Perry, President

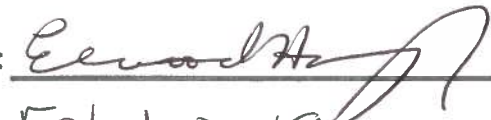
Applicant's Mailing Address: 2875 Forge Road
Toano, Va 23168

Daytime Phone Number 757-869-0001

Street Address Location of Property: Between Ditch Bank Road (SR1122) and Cape Fear Drive

General Description Of Proposal North River Crossing Phase 2 -
42 Additional Single Family Lots

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: 
Dated: Feb. 1, 2019

Flood Zone? ☒ X
☐ A
☐ AE
☐ AEFW

Located in Watershed ☐ Yes
Protection Area? ☐ No

Taxes Paid? ☐ Yes
☐ No

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Limited Liability Company

Legal Name

Seaboard Development Alliance, LLC

Information

SosId: 1159917

Status: Current-Active

Annual Report Status: Current

Citizenship: Domestic

Date Formed: 7/22/2010

Registered Agent: Greene, Wilson, III

Addresses

Reg Office	Reg Mailing	Mailing	Principal Office
205 E King Street	205 E King Street	2875 Forge Road	2875 Forge Road
Edenton, NC 27932	Edenton, NC 27932	Toano, VA 23168	Toano, VA 23168

Company Officials

All LLCs are managed by their managers pursuant to N.C.G.S. 57D-3-20.

Managing Member	Managing Member	Managing Member
E H P Land CO INC	WILSON GREENE	Timothy Hess
2875 Forge Rd	205 E King Street	829 Lake Forest Drive
Toano VA 23168	Edenton NC 27932	Raleigh NC 27615

Date: 3/5/19

From: Technical Review Staff Camden County School Transportation Dept.
(Organization)

To: Camden County Planning Department

RE: Phase II Preliminary Plat North River Crossing – 42 lots

The following are _____ input for the Phase II Preliminary Plat North River Crossing major residential subdivision:

_____ Approved as is.

_____ Reviewed with no comments.

✓ _____ Approved with the following comments/recommendations:

See Attached Request

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

Name: Britton Overton

Signature: 

Address
174 Hwy 343 North
Camden, N.C. 27921-7549
Telephone (252) 335-0831
Fax (252) 331-2300
ccsnc.org



Board Members
Christian A. Overton, *Chair*
Jason A. Banks, DDS, *Vice Chair*
Sissy Aydlett
Kevin P. Heath
Chris Purcell

CAMDEN COUNTY BOARD OF EDUCATION

Dr. Joe Ferrell, *Superintendent*

To: Dan Porter, Planning Director
From: Britton Overton, Director of Transportation *BTO*
Date: March 5, 2019
Re: School Bus Turning Radius in Subdivision Cul-de-sac
Technical Review Committee Meeting; North River Crossing
Phase II
CC: David Parks, Camden Planning Department

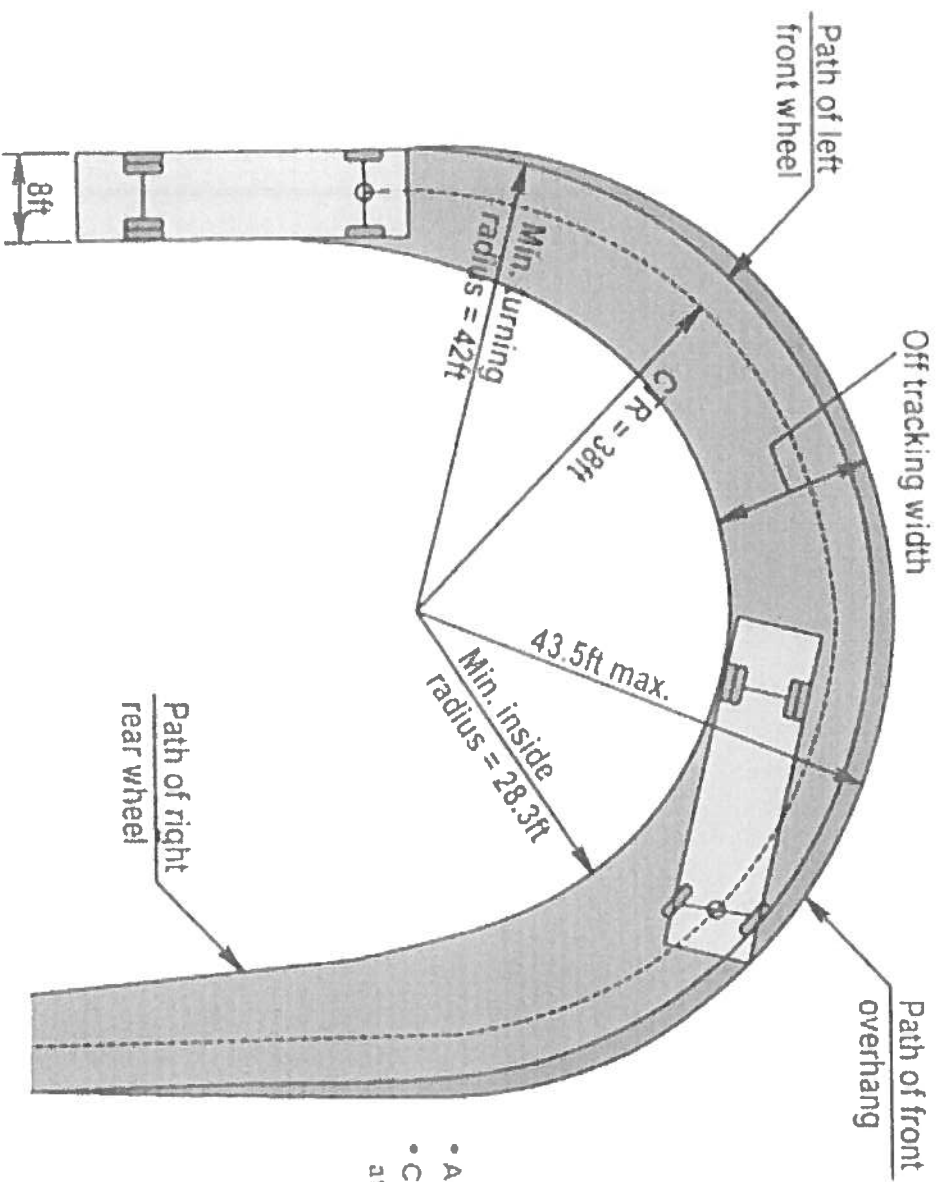
Camden County School Transportation Department requests that any subdivision created in Camden county have a minimum of 43.5' cul-de-sac radius.

The NC Department of Transportation requires a minimum cul-de-sac radius for non-curb and gutter pavement sections of 35' as per the *2010 Subdivision Roads Minimum Construction Standards*. AASHTO turning templates (attached) recommend a minimum turning radius of 42' plus an additional 1.5' to keep the rear overhand from wiping out a mailbox.

This information and support have been provided by our local state department in reference to the requested 43.5' radius.

MISSION STATEMENT

The Camden County Public Schools, in partnership with home and community, will educate all to be productive citizens in an ever-changing global society.



- Assumed steering angle is 31.7°
- CTR = Center line turning radius at front axle

Date: 2-15-19

From: Technical Review Staff Central Communications
(Organization)

To: Camden County Planning Department

RE: Phase II Preliminary Plat North River Crossing – 42 lots

The following are _____ input for the Phase II Preliminary Plat North River Crossing major residential subdivision:

_____ Approved as is.

☒ Reviewed with no comments.

_____ Approved with the following comments/recommendations:

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

Name: Kylie Felton Signature: Kylie Felton

Date: 3/4/19

From: Technical Review Staff Pasquotank EMS
(Organization)

To: Camden County Planning Department

RE: Phase II Preliminary Plat North River Crossing - 42 lots

The following are Pasquotank-Camden EMS input for the Phase II Preliminary Plat North River Crossing major residential subdivision:

☐ Approved as is.

☐ Reviewed with no comments.

☒ Approved with the following comments/recommendations:

EMS and 911 serve both counties, therefore I would
recommend changing the street name of "Perquimans Dale"
to something else, as we already have a "Perquimans Ave" in Pasquotank.

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

Name: Jerry Newell Signature: [Signature]

Note: EMS Command Staff will be at the Annual EMS Administrators Conference in Wilmington on this meeting date. Sorry that we will not be able to attend in person.

[Signature]

Date: 3/5/19

From: Technical Review Staff Sheriff's Office
(Organization)

To: Camden County Planning Department

RE: Phase II Preliminary Plat North River Crossing – 42 lots

The following are _____ input for the Phase II Preliminary Plat North River Crossing major residential subdivision:

_____ Approved as is.

☒ Reviewed with no comments.

_____ Approved with the following comments/recommendations:

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

Name: Rodney Meade

Signature: [Signature]

Date: 3/6/19

From: Technical Review Staff Soil & Water
(Organization)

To: Camden County Planning Department

RE: Phase II Preliminary Plat North River Crossing – 42 lots

The following are Soil & Water input for the Phase II Preliminary Plat North River Crossing major residential subdivision:

☒ 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: BR Lannon

Date: 3/6/19

From: Technical Review Staff SCW+SD
(Organization)

To: Camden County Planning Department

RE: Phase II Preliminary Plat North River Crossing – 42 lots

The following are SCW+SD input for the Phase II Preliminary Plat North River Crossing major residential subdivision:

☒ 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 Creadle Signature: David Creadle

Date: 3/4/19

From: Technical Review Staff South Camden Fire Dept.
(Organization)

To: Camden County Planning Department

RE: Phase II Preliminary Plat North River Crossing – 42 lots

The following are SCFD input for the Phase II Preliminary Plat North River Crossing major residential subdivision:

☐ 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

SeaBoard Development Alliance, LLC

2875 Forge Road
Toano, VA 23168

January 30, 2019

RE: Phase II North River Crossing; Neighborhood meeting

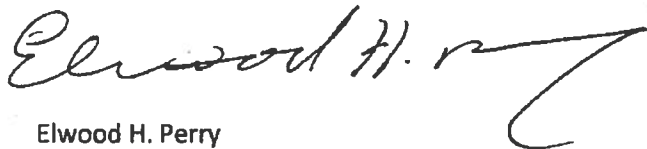
Dear Neighbors,

We are nearing completion of Phase I of North River Crossing major subdivision consisting of 32 lots. With that said we are applying to Camden County to seek preliminary plat approval for Phase II which will consist of a total of 42 lots to be completed in 3 phases (A, B, and C).

We are scheduling a neighborhood meeting for us to present the Preliminary Plat of Phase II and to give adjacent property owners an opportunity to provide comments at the meeting. The meeting will be held on Tuesday, February 12, 2019 at 6:00 PM in the upstairs Courtroom of the Historic Camden County Courthouse.

Any questions please feel free to e-mail me at Elwoodhperry@gmail.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Elwood H. Perry", with a stylized flourish at the end.

Elwood H. Perry
Managing Member

Dave Parks

From: Elwood Perry <elwoodhperry@gmail.com>
Sent: Wednesday, February 13, 2019 8:46 PM
To: Dave Parks
Subject: [External] Re: Neighborhood Meeting

Hey Dave

I appreciate you facilitating the neighborhood meeting on February 12, for phase 2 of North River Crossing. There were 8 people in attendance, Aaron & Melissa Miller, Paul & Andrea Battig, Andy Monn, Michele Albertson, Bonnie Taylor, & Mark Mcglone. Six were residents of NRC. Two were adjacent property owners. The comments centered around drainage questions, and builder questions.

I am going to offer a time between now and planning meeting, to have David Klebitz come to NRC, to answer any questions.

I also, have sent them copies of the recorded covenants. I have offered to meet with them, if they wish, to discuss them, or any other issues.

i was surprised at their concerns over the drainage, and the builders.

i will see you tomorrow, about 1:30, with checks for the application.

Thanks

Woody Perry

On Tue, Feb 12, 2019 at 9:53 AM Elwood Perry <elwoodhperry@gmail.com> wrote:



Sent from my iPhone

On Feb 12, 2019, at 9:47 AM, Dave Parks <dparks@camdencountync.gov> wrote:

Woody,

I will have the Courtroom open up at 5:30. Make sure you have a sign-in sheet and a comment sheet to hand out. See you then.

Dave Parks, CFM

Permit Officer

Dave Parks

From: Michelle Albertson <michelle.eccm@verizon.net>
Sent: Wednesday, February 20, 2019 8:33 AM
To: criggs@camdencountync.gov; boc@camdencountync.gov;
dparks@camdencountync.gov; dporter@camdencountync.gov;
kbowman@camdencountync.gov
Subject: [External] Re: [External] North River Crossing

Thank you for getting back to me so quickly. My number is 757-737-1299.

Michelle Albertson
Assistant Director
Centerville Baptist Extended Child Care
michelle.eccm@verizon.net

On Tuesday, February 19, 2019 Clayton Riggs <criggs@camdencountync.gov> wrote:

Michelle,

You did not provide a phone number. There is too much to discuss to email it in its entirety. I would be glad to answer your question or find you the most knowledgeable staff members.

Clayton Riggs

Commissioner

Sent from my U.S.Cellular® Smartphone

----- Original message -----

From: Michelle Albertson <michelle.eccm@verizon.net>
Date: 2/19/19 3:09 PM (GMT-05:00)
To: criggs@camdencountync.gov
Subject: [External] North River Crossing

Good Afternoon,

I am not sure if I am contacting the proper person. I have given up hope that this development would stop at phase 1. I love my country living and quiet road. I am writing to you because of the way they have the phase broke up and where they are starting. Half of the home owners plan to sell within the next couple of years because of relocation. I feel they should start closer to the existing homes in case this neighborhood does not continue to sell homes. That way there will

not be a huge empty space within the neighborhood. The meeting we had last week the builders pretty much said the only reason they are starting on Ditch Bank was because they wouldn't have to pay for the road yet, it is cheaper way to go.

Thank you,

Michelle Albertson

NAME	ADDRESS	COMMENTS
Aaron & Melissa Miller	610 Trotman Shawboro NC 27973	
Paul & Andrea Battig	604 Trotman Rd Shawboro NC 27973	
ANDY MONN	606 TROTMAN RD SHAWBORO, NC 27973	
Michelle Albertson	108 Ditch Bank Rd.	Oppose was not to have roads on Ditch Bank
Dorcas Jelfo	598 N. Trotman Rd.	
MARK MCGLONE	103 Pamlico Dr	