

STAFF REPORT

UDO # 2021-03-06 Major Commercial Site Plan for Southeastern Equip. Co.

PROJECT INFORMATION

File Reference: UDO # 2021-03-06
Project Name: Southeastern Equip. Co
2000 Eco Park Blvd
PIN: 01-7072-00-60-9320-7072

Applicant: Southeastern Equip. Co
Address: 2506 S. Military Hwy
Chesapeake, VA 23320

Phone: 757-545-3600
Email: bsmith@secva.net

Agent for Applicant:
Eastern Carolina Engineering, PC
Sean C Robey
Address: P.O. Box 128
Camden County , NC 27921

Phone: 252-335-1888
Email: sean@easterncarolina.com

Current Owner of Record: Southeastern Equip.

Meeting Dates:
March 3, 2021 **Neighborhood Meeting**
March 17, 2021 **Planning Board Meeting**

Application Received: March 3, 2021
By: Amber Curling, Planning

Application Fee paid: \$200.00 And Check 14015
Stormwater Fee: Pending
Completeness of Application: See below

Documents received:

- A.** Major Site Plan Application Complete
- B.** Pending-Final Draft of Commercial Site Plan/Construction Plan
- C.** Pending-DEQ - Stormwater Permit
- D.** Pending-DEQ - Erosion and Sediment Control Plan Permit
- E.** Pending-Public Works Approval of sewer connection
- F.** Pending-South Mills Water Association approval of water connection
- G.** Pending-Approval from DEQ for Wastewater
- H.** Pending – Approval from DEQ for Public Water System
- I.** Vicinity Aerial Map
- J.** Pending-County Stormwater Management Plan Approval with Operation and Maintenance Agreement
- K.** Neighborhood Meeting Comments

REQUEST: Approval of Major Commercial Site Plan Application for Southeastern Equipment located at 2000 Eco Park Blvd.

Description/Location:

The application is for Southeastern Equipment Major Commercial Site Plan located in the Camden Commerce Park off Highway 17 at 2000 Eco Park Blvd. The 15 acres (approximately) is in the South Mills Township. The parcel ID number is **PIN:** 01-7072-00-60-9320-7072.

Vicinity Map



SITE DATA

Size of Lot: Approximately 15 acres
Flood Zone: X
Zoning District(s): Planned Development
Existing Land Uses: Vacant

Adjacent Zoning & Uses:

	South West	North East	North West	South East
Zoning	Planned Development	Light Industrial and Rural Residential	Highway Commercial	Highway Commercial
Use & size	Pond, Commercial Business	Woods	Woods	County Spray Field Trees

INFRASTRUCTURE & COMMUNITY FACILITIES

Water: Water line located along Eco Park Blvd will need to be extended to property

Sewer: Sewer lines are located adjacent to property along Eco Park Blvd

Fire District: South Mills Fire District.

Schools: No impact on schools.

Traffic: Unknown

PLANNING STAFF SUMMARY: If approved Planning Staff recommends the following:

- 1. Meet all requirements of UDO**
- 2. Stormwater Management Plan approved by County Engineer**
- 3. Updated set of plans showing these items and any required by Planning Board**



Land Use / Major Site Plan Application

OFFICIAL USE ONLY:	
UDO Number: <u>2021-03-06</u>	Zoning Dist.: <u>PD</u>
Date Filed: <u>3/3/2021</u>	Flood Zone: <u>X</u>
Received By: <u>any</u>	Watershed (Y/N): <u>N</u>
Application Fee: <u>\$20000</u>	LLC current(Y/N): <u>Y</u>
Storm Water Fee: <u>\$</u>	<u>pending</u>

OK \$20000 #14015

Contact Information

<input checked="" type="checkbox"/> PROPERTY OWNER	<input type="checkbox"/> APPLICANT	<input checked="" type="checkbox"/> AGENT
Name: <u>Southeastern Equipment Corp</u>	Name: <u>Sean C. Robey, PE</u>	
Address: <u>2506 S. Military Highway</u> <u>Chesapeake, VA 23320</u>	Address: <u>Eastern Carolina Engineering, PC</u> <u>PO Box 128, Camden, NC 27921</u>	
Telephone: <u>757-545-3600</u>	Telephone: <u>252-335-1888</u>	
Email: <u>bsmith@secva.net</u>	Email: <u>sean@easterncarolinainc.com</u>	

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: _____
 DOCUMENTATION OF PROPERTY OWNER GIVING CONSENT TO APPLICANT (Y/N/NA): _____

Project/Property Information

Project/Business Name: Southeastern Equipment Corp- Lot 3 Camden Commercial Park

Physical Street Address 2000 Eco Park Boulevard, South Mills, NC 27976

General Location Description: Lot 3 - Camden Commerce Park

Parcel ID Number(s): Not available

Deed Book / Page Number and/or Plat Cabinet / Slide Number: DB403/PG151 - PB9/SL42-PC9/PG 42

Total Acreage of Parcel: 16.562 Total area of land disturbing activity _____

Existing Land Use of Property Vacant Proposed Use Equipment Sales

Existing Impervious Surface 0 Proposed Impervious Surface _____

Existing Total Floor area 0 Proposed Total Floor Area 10,000 SF

Describe Water Availability/Approval (Existing, Well, County) County water

Perc Test (Y,N,NA): N/A County Approval Sewer Connection (Y,N,NA): Y

Is Special Use Permit Required? (Y,N,NA) N If yes UDO# and status _____

Building and Site Design

Does the Commercial Design Meet Standards of UDO Article 5.1.2? Yes

Meeting

Date Neighborhood Meeting Held: 3/2/2021 Meeting Location: Camden Courthouse

Proposed Date of Planning Board Meeting 3/17/2021

Documents (If Applicable-Yes, No, NA)

County Storm water Management Plan Review/Approval Yes-pending
State Erosion & Sediment Control Permit Yes-pending
State Stormwater Permit Yes-pending
Is lot served by NCDOT maintained road? No NCDOT Approval N/A
Does the plan shall clearly indicate the steps that will be taken for restoring a Stormwater Management Facility to design specifications if a failure occurs? Yes
Stormwater Maintenance Performance Guarantee Yes

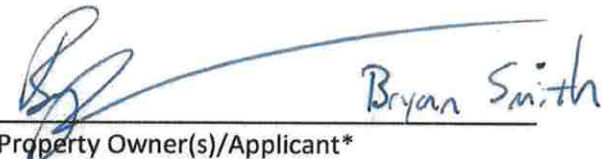
Additional Fees

Water Fee Paid (Y,N,NA): Y Sewer Fee Paid (Y,N,NA): Y

Brief Description of Construction Activities`

office and equipment shop with vehicle storage/display area

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 during reasonable business hours for purposes of determining zoning compliance. All information submitted and required as part of this application process shall become public record.


Bryan Smith

March 3, 2021
Date

Property Owner(s)/Applicant*

***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.**

CERTIFICATE OF ACCURACY

I, PAUL J. TOTI, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE BY ME - DEED DESCRIPTION FOUND IN P.C. 8, PG. 126; THAT BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS PLOTTED FROM INFORMATION FOUND IN D.B. SEE, PG. REF.; THAT THE GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS WERE PERFORMED TO THE GEOSPATIAL POSITIONING ACCURACY STANDARDS, PART 2: STANDARDS FOR GEODETIC NETWORKS AT THE 2-CENTIMETERS ACCURACY CLASSIFICATION (95% CONFIDENCE) USING "RTK"; THAT THIS PLAT MEETS THE REQUIREMENT OF G.S. 47-30 SECTION F-11-D AS AMENDED;

I, PAUL J. TOTI, PLS-3953, ALSO CERTIFY, THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GNSS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GNSS SURVEY:

- 1.) CLASS OF SURVEY: CLASS A
- 2.) POSITIONAL ACCURACY: 2-CENTIMETERS
- 3.) TYPE OF GPS FIELD PROCEDURE: "RTK"
- 4.) DATE OF SURVEY: JANUARY 10, 2020
- 5.) DATUM / EPOCH: NC GRID - NAD '83, EPOCH 2010
- 6.) PUBLISHED / FIXED CONTROL USE: "OPUS"
- 7.) GEIOD MODEL: GEIOD '12B
- 8.) COMBINED FACTOR: 1.00012299
- 9.) UNITS: US SURVEY FEET

I, PAUL J. TOTI, ALSO CERTIFY, THAT THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

WITNESS MY ORIGINAL SIGNATURE, REG. NUMBER, AND SEAL THIS 13 DAY OF JANUARY 2020.

NOTES:

- 1.) PROPERTY INFORMATION:
OWNER: CAMDEN COUNTY
PO BOX 190
CAMDEN, NC 27921
- 2.) BASED UPON GRAPHIC PLOTTING ONLY, THE PROPERTY DELINEATED ON THIS PLAT DOES NOT APPEAR TO BE LOCATED WITHIN A FEMA IDENTIFIED SPECIAL FLOOD HAZARD AREA ACCORDING TO F.I.R.M. FOR CAMDEN COUNTY MAP NUMBERS 3721706000K & 3721706200K COMMUNITY ID NO. 370042 PANELS 7060 & 7062 DATED DECEMBER 21, 2018. THE PROPERTY LIES WITHIN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD, AS DEFINED THEREIN. FLOOD INFORMATION WAS OBTAINED FROM THE FLOOD RISK INFORMATION SYSTEM "http://fris.nc.gov/fris" JANUARY 10, 2020. NOTE, POND AREA DIRECTLY ADJACENT TO SUBJECT PARCEL DOES LIE WITHIN FLOOD HAZARD ZONE "AE(11)".
- 3.) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT REFLECT ALL EASEMENTS, ENCUMBRANCES OR RESTRICTIONS THAT AFFECT THE PROPERTY.
- 4.) THIS PROPERTY IS CURRENTLY ZONED "PLANNED DEVELOPMENT" AND IS SUBJECT TO ALL SETBACK AND EASEMENT REQUIREMENTS SET FORTH BY CAMDEN COUNTY AND ANY COVENANTS OF RECORD.
- 5.) AREA BY COORDINATE METHOD. ALL DISTANCES ARE HORIZONTAL GROUND. ALL COORDINATES ARE GRID.
- 6.) THIS PROPERTY IS NOT SUBJECT TO SUBDIVISION REVIEW PER ARTICLE 5, 151.10, TABLE 10.3 DEFINITIONS, SUBDIVISION ITEM (2) OF THE CAMDEN COUNTY UNIFIED DEVELOPMENT ORDINANCE.

LEGEND

- MAG NAIL FOUND
- IRON ROD FOUND
- IRON ROD SET
- FIRE HYDRANT
- UTILITY POLE
- SEWER MANHOLE
- SEWER CLEAN OUT
- PROPERTY LINE
- PROPERTY EXTENSION
- TIE LINE
- EXISTING DITCH
- OVERHEAD UTILITIES

NORTH CAROLINA, CAMDEN COUNTY

I, _____ REVIEW OFFICER OF CAMDEN COUNTY CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER

N/F
N.T. LEWIS LLC
D.B. 259, PG. 512
017082002245780000
ZONED "LIGHT INDUSTRIAL"

N/F
COASTAL CUSTOM HOMES LLC
D.B. 368, PG. 706
LOT 1, P.C. 8, PG. 126
017072005007280000
ZONED "PLANNED DEVELOPMENT"

N/F
CAMDEN COUNTY
±45.915 AC. RESIDUAL
P.C. 8, PG. 126
017071006989590000
ZONED "PLANNED DEVELOPMENT"

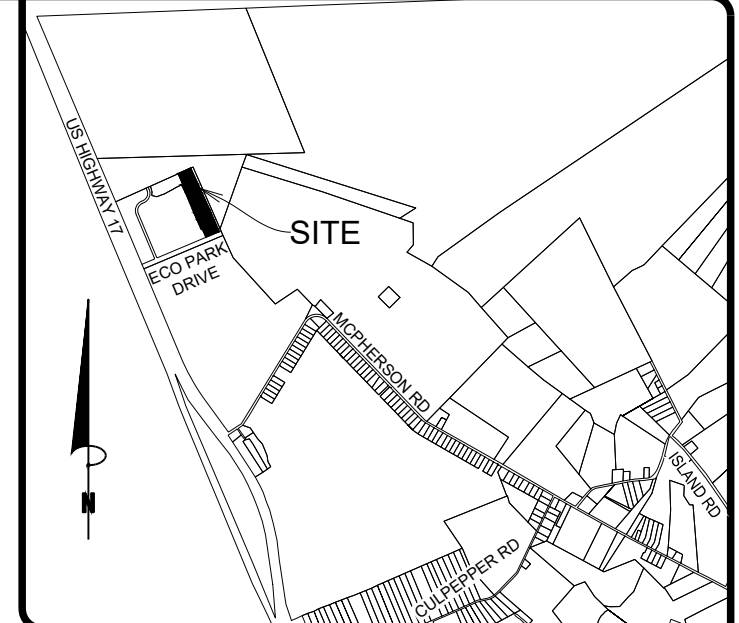
N/F
N.T. LEWIS LLC
D.B. 259, PG. 512
017082002245780000
ZONED "LIGHT INDUSTRIAL"

LOT 3
721,462 SF.
16.562 ACRES

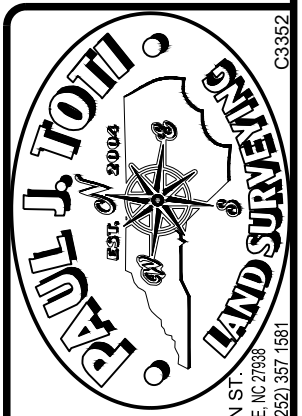
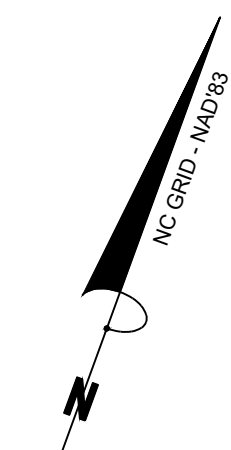
N/F
CAMDEN COUNTY
D.B. 169, PG. 110
P.C. 6, PG. 145
017071006768430000
ZONED "RURAL RESIDENTIAL"

N/F
SAVANNAH & SCARLETT CUTRELL
W.F. 12/E 16
P.C. 2, SL. 1B
01708100795120000
ZONED "RURAL INDUSTRIAL"

- SETBACKS / EASEMENTS:**
- 25' VEHICULAR SETBACK
 - BUILDING SETBACKS:
50' FRONT, 25' SIDE & REAR
 - UTILITY EASEMENT:
20' FRONT, 10' SIDE



VICINITY MAP
±1"=5000'



EXEMPT SUBDIVISION
OF A PORTION OF P.C. 8, PG. 126 FOR
WHAT NAME HERE?
SOUTH MILLS TOWNSHIP
CAMDEN COUNTY
NORTH CAROLINA

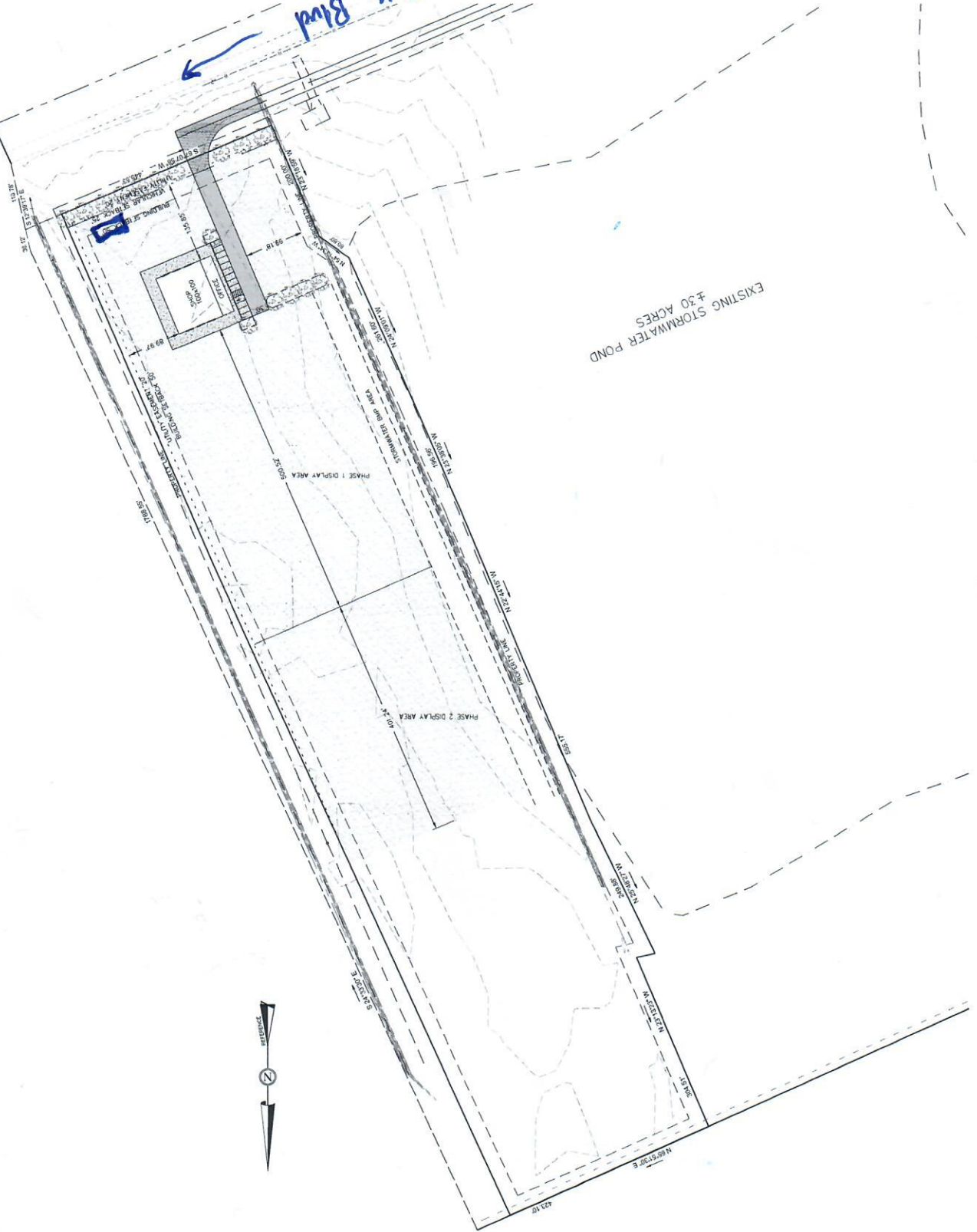
DRAWN BY: RKC
CHECKED: PJT
SCALE: 1"=150'
DRAWING #: 19100
DATE: 2020-01-13

SHEET NUMBER:
1 OF 1

Elis Park Blvd



EXISTING STORMWATER POND
#30 ACRES



3/2/2021 – MINUTES FROM PUBLIC MEETING

On March 2, 2021 a public meeting for site plan submittal of 16.562 acres of property owned by Southeastern Equipment Corporation in Camden Business Park was held at the Camden County Historic Courthouse at 6 PM.

Outside of the applicant's representatives and county staff, there were no other people in attendance.

The meeting commenced at 6 PM.

Amber Curling and Sean Robey, engineer for the applicant, discussed the project.

Absentee Comments by:

Loretta Whitehurst
222 Mallory Buck Road
Gates, NC 27937

Mrs. Whitehurst's comments per her phone conversation with Sean Robey on March 1, 2021 were presented as follows:

1. She does not want any development in South Mills.
2. She does not want anyone building near her property.
3. She does not want anyone trespassing on her property.

The meeting was adjourned at 6:20 pm.



March 2, 2021 6:00 PM

Neighborhood Meeting for Southeastern Equipment Site Plan

NAME	COMPANY	ADDRESS	PHONE	EMAIL
Sean Robey	Eastern Carolina Engineering	P.O. Box 128 Camden, NC 27921	252-335-1888	sean@easterncarolinainc.com
Daphne Robey	Eastern Carolina	P.O. Box 128 Camden, NC 27921	252-335-1888	daphne@easterncarolinainc.com
Dana Scarborough	Eastern Carolina	P.O. Box 128 Camden, NC 27921	252-335-1888	danas@easterncarolinainc.com
Amber Curling	Planning Dept Camden		252-338 1919	acurling@camdenca.gov