

STAFF REPORT

**UDO 2017-02-28
Sketch Plan – The Fairfax
Major Subdivision**

PROJECT INFORMATION

File Reference: UDO 2017-02-28
Project Name; The Fairfax
PIN: 02-8934-02-57-3312
Applicant: A&B Building, Inc.
Adam Maurice
Address: 141 Travis Blvd
Moyock, NC 27958
Phone: (757) 619-0746
Email:

Agent for Applicant: Eastern Carolina
Engineering, PC
Address: 154 U.S. Hwy 158 East
Phone: (252) 335-1888
Email:

Current Owner of Record: See Attached Deed

Meeting Dates:

3/7/2017 Neighborhood Meeting
3/15/2017 Planning Board

Application Received: 2/23/17
By: David Parks, Permit Officer

Application Fee paid: \$2,400 Check #2640

Completeness of Application: Application is generally complete

Documents received upon filing of application or otherwise included:

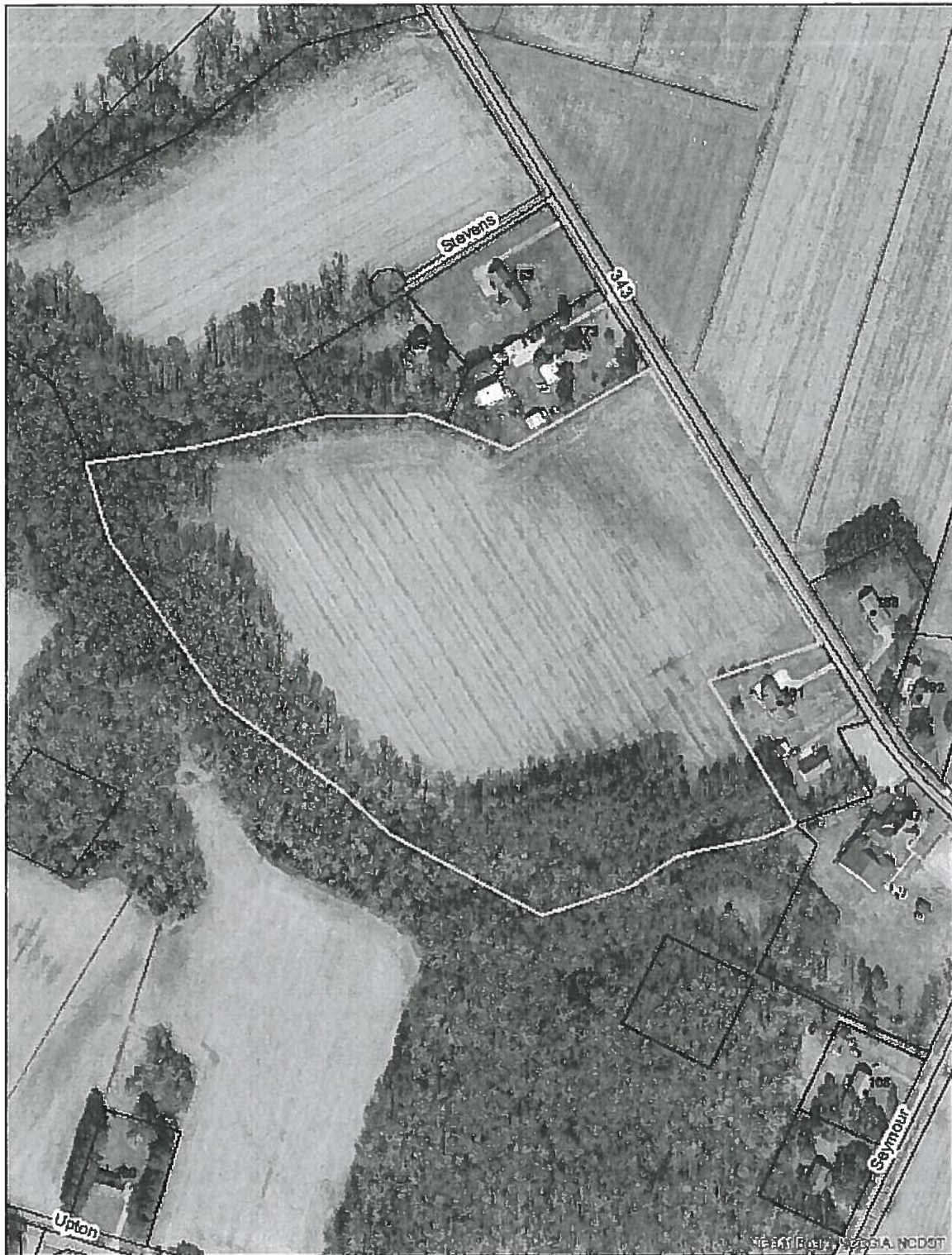
- A. Land Use Application
- B. Sketch Plan
- C. Deed
- D. Perc Tests (2) from Albemarle Regional Health Services
- E. Technical Review Comments

PROJECT LOCATION:

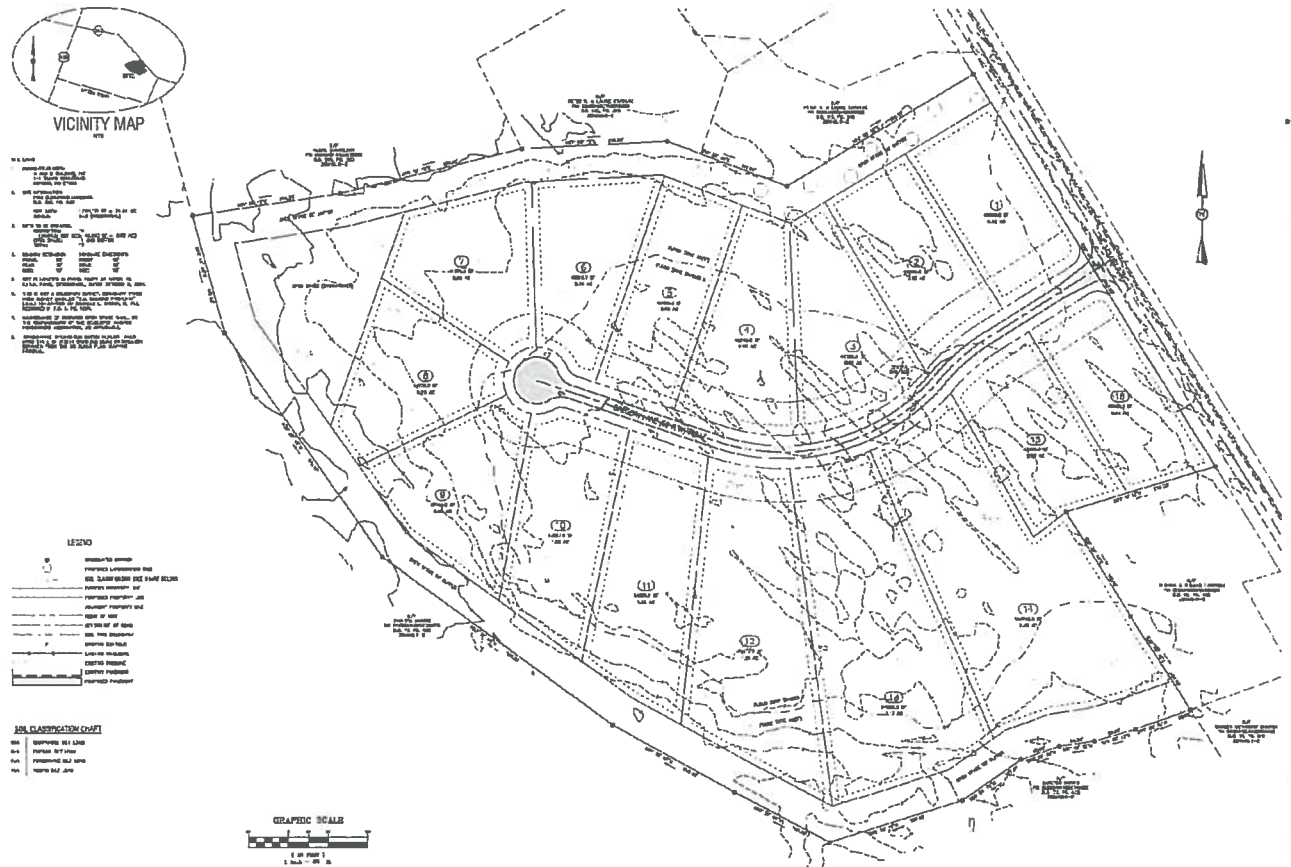
Street Address: Adjacent to 173 and 191 South Hwy 343

Location Description: Courthouse Township

Vicinity Map:



REQUEST: Sketch Plan – The Fairfax – 16 lots - Article 151.230 of the Code of Ordinances.



SKETCH PLAN FOR
The Fairfax
 COURTHOUSE TOWNSHIP, CAMDEN COUNTY, NORTH CAROLINA
 PREPARED BY
THE ENGINEERING CENTER
 1000 S. W. 10th St., Suite 100
 Fort Lauderdale, FL 33304
 Phone: 954.344.1111 Fax: 954.344.1112
 www.the-engineering-center.com
 DATE: 08/18/2014
 PROJECT NO.: 14-001
 SHEET NO.: C200

SITE DATA

- Lot size:** Approximately 25 acres
- Flood Zone:** Zone X/AE
- Zoning District(s):** Mixed Single Family Residential (R2)
- Adjacent property uses:** Predominantly agriculture with some residential.
- Streets:** Shall be dedicated to public under control of NCDOT.
- Street/Subdivision name:** Approved by (Central Communications)

Open Space: Provided

Landscaping: Landscaping Plan required at Preliminary plat.

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

ENVIRONMENTAL ASSESSMENT

Streams, Creeks, Major Ditches: None.

Distance & description of nearest outfall: 1 mile

TECHNICAL REVIEW STAFF (SKETCH PLAN) COMMENTS

1. **South Camden Water.** Approved as is.
 2. **Albemarle Regional Health Department.** Perc test completed on 2 lots (10% of lots required to be perc tested).
 3. **South Camden Fire Department.** No response
 4. **Pasquotank EMS.** No response
 5. **Sheriff's Office.** Approved as is.
 6. **Postmaster Elizabeth City.** No response.
 7. **Superintendent/Transportation Director of Schools.** Approved.
 8. **Camden Soil & Water Conservationist.** No response.
 9. **NCDOT.** No response.
 10. **Mediacom.** No response.
 11. **Central Communications 911.** Approved Subdivision/Street names.
-

PLANS CONSISTENCY

CAMA Land Use Plan Policies & Objectives:

Consistent

Inconsistent

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

2035 Comprehensive Plan

Consistent Inconsistent

Comprehensive Plan Future Land Use Maps has land designated as Rural Residential 1 acre and property is located within the Courthouse Core Village.

PLANS CONSISTENCY – cont.

Comprehensive Transportation Plan

Consistent Inconsistent

Property abuts Highway 343 South.

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.

EXCEED PUBLIC FACILITIES:

Yes No

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

Yes No

Fire and rescue:

Yes No

Law Enforcement:

Staff's Recommendation:

Staff recommends approval of Sketch Plan for The Fairfax with the following recommendations:

1. In accordance with schools input, ensure the cult a sac is designed for the turning radius of a 72 passenger bus.
2. Wetland delineation

CAMDEN COUNTY

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 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: 02-8934-02-57-3312
UDO#: 2017-02-28
Date Received: 2/23/17
Received by: [Signature]
Zoning District: R2
Fee Paid \$ 3,400
Please Do Not Write In This Box

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: 24.9 Acres on NC 343 Hwy S, 0.77 miles south of US Hwy 158 intersection.

General Description Of Proposal: Sketch 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: 2/15/17

Flood Zone? [X] LA [] LAE [] LAEFW

Located in Watershed Protection Area? [] Yes [X] No

Taxes Paid? [X] Yes [] No

pd ck #2640

February 27, 2017

Adjacent Property Owner

RE: Proposed Subdivision – Neighborhood meeting

Dear Property Owner:

I am Adam Maurice of A & B Building, Inc., the developer for a proposed 16 lot major subdivision on the west side of South NC Hwy 343, located 0.77 miles south of the intersection of US Hwy 158 and NC 343 in Courthouse Township. Part of the Subdivision process is to host a public meeting so the community can provide input/comments to the developer and Camden's Planning Staff on the proposed subdivision. The meeting will be held Tuesday, March 7, 2017 at 6:30 PM in the upstairs Courtroom of the Historic Camden County Courthouse.

Sincerely,



Adam Maurice
A & B Building, Inc.

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

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.

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Gates (252) 357-1380 Pasquotank (252) 338-4490 Perquimans (252) 426-2100

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- CUL-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 MORRIS Signature: 

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 SCWSP
(Organization)

To: Camden County Planning Department

RE: Sketch Plan "The Fairfax" – 16 lots

The following is SCWSP 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: David Credle Signature: David Credle

Dave Parks

From: Barefoot, Ronnie <barefootr@co.pasquotank.nc.us>
Sent: Wednesday, March 01, 2017 11:13 AM
To: Dave Parks
Subject: RE: A&B Building Inc - Subdivision

No issue!!!



Ronnie D. Barefoot, ENP
Technical Operations Manager
Pasquotank County Sheriff's Office
Communications Division
200 E. Colonial Ave.
Elizabeth City, NC 27909
(O) 252-338-3772
(C) 252-339-7848

Randy Cartwright, Sheriff

Southeastern Regional Representative
NENA Institute Board

From: Dave Parks [<mailto:dparks@camdencountync.gov>]
Sent: Wednesday, March 01, 2017 11:11 AM
To: Barefoot, Ronnie
Subject: RE: A&B Building Inc - Subdivision

The property is located on about ½ mile south of the high school on Hwy 343 south. See attached sketch plan.

Dave

From: Barefoot, Ronnie [<mailto:barefootr@co.pasquotank.nc.us>]
Sent: Tuesday, February 28, 2017 12:32 PM
To: Dave Parks
Subject: RE: A&B Building Inc - Subdivision

I have no issues with the subdivision name. I am not sure where the subdivision will be located. I do have a concern if it is close to the Currituck line that people may mistake Gregory Lane (Camden County) with S Gregory Rd or even Gregory Lane in Currituck. (S Gregory Rd and Gregory Lane actually intersect with each other).



Ronnie D. Barefoot, ENP
Technical Operations Manager
Pasquotank County Sheriff's Office
Communications Division
200 E. Colonial Ave.
Elizabeth City, NC 27909
(O) 252-338-3772
(C) 252-339-7848

Randy Cartwright, Sheriff

Southeastern Regional Representative
NENA Institute Board

From: Dave Parks [<mailto:dparks@camdencountync.gov>]
Sent: Tuesday, February 28, 2017 12:06 PM
To: Barefoot, Ronnie
Subject: FW: A&B Building Inc - Subdivision

Ronnie,

Here is another. Subdivision name and road name.

Dave

From: Jason A. Mizelle, PLS [<mailto:jason@easterncarolinainc.com>]
Sent: Tuesday, February 28, 2017 10:39 AM
To: 'Dave Parks'
Subject: A&B Building Inc - Subdivision

Can you check and see if there are any conflicts with the following:

Subdivision Name: The Fairfax
Street Name: Gregory Lane

Health Department's going to try and get me something by the end of the week. If these names check out let me know and I will revise the Sketch Plat and send you a new PDF.

Thanks

Jason A. Mizelle, PLS
Vice President-Surveying



154 US Hwy 158 E
P.O. Box 128
Camden, North Carolina 27921

(252) 337-8924 NC Direct
(252) 339-4810 cell
(252) 331-2390 fax