

## 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

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#### **PROJECT LOCATION:**

**Street Address:** Adjacent to 173 and 191 South Hwy 343  
**Location Description:** Courthouse Township

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Vicinity Map:





**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

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### **ENVIRONMENTAL ASSESSMENT**

**Streams, Creeks, Major Ditches:** None.

**Distance & description of nearest outfall:** 1 mile

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### **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.
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### **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

**Planning Board Recommendation:**

At their March 15, 2017 meeting, Planning Board recommended approval of the Sketch Plan for The Fairfax 16 lot major subdivision with recommendations from staff on a 5-0 vote.





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

PLEASE PRINT OR TYPE

*pd ck #2640*  
*OP*

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  
 A  
 AE  
 AEFW

Located in Watershed Protection Area?  Yes  
 No

Taxes Paid?  Yes  
 No

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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.**

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

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.

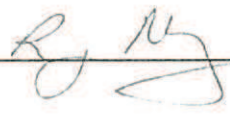
Reviewed with no comments.

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: 

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:

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Disapproved with the following comments:

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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:

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Disapproved with the following comments:

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Name: David Credle Signature: David Credle



## Dave Parks

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**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

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**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

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**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

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**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

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**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