

UDO 2015-06-07
Sketch Plan
Mill Run Subdivision

1. **Name of Applicant:** Harbinger Land & Timber LLC / Assorted Development Corporation
2. **Agent for Applicant:** Mark Bissell (Bissell Professional Group)
3. **Address of Agent:** P. O. Box 1068
Kitty Hawk, NC 27949
4. **PIN:** 01-7090-00-07-6888 / 01-7090-00-17-0117
5. **Name(s) of Current Owner(s) of Record:** Same as applicant
6. **Street Address of Property:** Not Addressed
7. **Location of Property:** Properties border Sharon Church, Keeter Barn and Sandy Lane in South Mills Township
8. **Flood Zone:** X
9. **Zoning District(s)** Basic Residential (R-3-1 / R-3-2)
10. **Is a Zoning Change Required for the Proposed Use?** No. Rezoning approved 6/1/15 by BOC.
11. **General Description of the Proposal:** Sketch Plan for Common Open Space Subdivision Mill Run 45 Lots (Article 151.290)
12. **Date Application Received by County:** June 8, 2015
13. **Did the Applicant participate in a pre-application Conference?** Yes
14. **Received by:** Dave Parks, Permit Officer
15. **Application fee paid:** \$6,750 Check # 2040
16. **Does Application meet all requirements of the UDO:** Application is generally complete
17. **Proposal to be complete in Phases:** No, according to developer.
 - A. If yes, are phases shown on Sketch Plan? N/A
18. **Was the Applicant given a list of agencies constituting the Technical Review Staff?**
Yes
 - A. Technical Review Staff (Sketch Plan Approval)
 - (a) South Mills Water - Approved. Has adequate water supply
 - (b) Albemarle Regional Health Department - Perc test done on 10% of lots (4) as required.
 - (c) South Mills Fire Department - No response.
 - (d) Pasquotank EMS (Central Communications) - No response.
 - (e) Sheriff's Office - Approved.
 - (f) South Mills Post Office - Community Mail Boxes required at entrance.
 - (g) Camden Soul & Water Conservationist - Approved
 - (h) Superintendent / Transportation Director of Camden County Schools - Covered Bus Shelters will be required.
 - (i) NCDOT - Reviewed with no comments.
 - (j) Parks and Recreation - Request fee in lieu of recreational improvements.
19. **Documents received upon filing application or otherwise included:**
 - A. Land Use/Development Application
 - B. Development Impact Statement
 - C. Perc Test on 4 lots
 - D. 10 Blue Line Copies of Sketch Plan

20. **Adjacent Property Uses:**
A. Predominant: Agriculture
B. Other: Residential
21. **Existing Land uses:** Farmland
22. **Lots:**
A. Total Proposed: 45 lots
23. **Streets:**
A. Are all streets designed to be placed under state system? Yes
B. Are proposed streets named? Yes
C. Street Names: Mill Run Loop
D. Are any street names already being used elsewhere in the County? No.
24. **Required Open Space:** 23.69 Acres
A. Is open space proposed? Yes
B. Recreational Land: Per Article 151.232 (I) at the county's option, the developer shall set aside approximately 1.33 acres of land (1 acre for every 30 lots) and provide for recreational improvements or make a payment to the county of the amount of money equal to the value as it would be appraised following its subdivision.
25. **Utilities:**
A. Does the application include a letter or certificate from the District Health Department regarding septic tanks? Yes.
B. Does the applicant propose the use of public sewage systems? No. Septic.
C. Does the applicant propose the use of public water systems? Yes, South Mills Water District
D. Distance from existing public water supply system: Adjacent to property.
26. **Landscaping:**
A. Is any buffer required? Yes. In accordance with Article 151.232 (N).
B. Will trees be required along dedicated streets UDO Article 151.156? Yes. Landscaping Plan required at Preliminary Plat.
27. **Findings Regarding Additional Requirements:**
A. Endangering the public health and safety: Does not appear to endanger public health and safety.
B. Injure the value of adjoining or abutting property: Does not appear to injure the value of adjoining property.
C. Harmony with the area in which it is located: Property currently zoned for proposed use.
D. Conformity with the Plans:
1. Land Use Plan: Yes
2. Thoroughfare Plan: Property abuts State Roads Keeter Barn and Sharon Church Roads.
3. Other plans officially adopted by the Board of Commissioners: Comprehensive Plan has land identified as Rural Residential which is in conformity with proposed use.

E. Will not exceed the county's ability to provide public facilities:

- 1. Schools:** Will generate 40.48 students (.44 per household X 92 households)
(at Planning Board meeting, typo was mentioned... should be 19.8 students generated.)
- 2. Fire and Rescue:** No response.
- 3. Law Enforcement:** Approved by Sheriff's Office
- 4. Other County Facilities:** None.

Staff recommends approval with the following recommendations:

- Reflect the 55' Army Corp drainage easement along western side of Mill Run Ditch.
- Per Parks & Recreation recommend BOC require the fee in lieu of the recreational requirements (Camden County Code Article 151.232 (I) addresses options).