

**Special Use Permit  
UDO 2012-05-01  
Phase I - North River Crossing  
Findings of Facts**

1. **Agent for Applicant:** Bowman Consulting Group
2. **Address of Agent:** 1561 Bradford Road, Suite 202  
Virginia Beach, VA 23455
3. **PIN:** 03-8965-00-24-6702
4. **Name(s) of Current Owner(s) of Record:** James R. Williams
5. **Street Address of Property:** Not Addressed
6. **Location of Property:** Off Trotman and Ditch Bank Roads Shiloh Township
7. **Flood Zone:** X
8. **Zoning District(s):** Mixed Single Family Residential (R-2)
9. **Is a Zoning Change Required for the Proposed Use?** No - Current zoning permits housing types of Site Built, Modular, and Double-wide mobile homes.
10. **General Description of the Proposal:** Phase I Preliminary Plat North River Crossing Major Subdivision - 28 lots this phase
11. **Date Application Received by County:** July 1, 2013
12. **Did the Applicant participate in a pre-application conference?** Yes
13. **Received by:** David Parks, Permit Officer
14. **Application fee paid:** Yes. \$5600.00; Check # 1111
15. **Completeness of Application:** Application is generally complete.
16. **Proposal to be completed in Phases:** Yes. Phase I will be broken down into Phases IA 7 lots, IB 10 lots, and IC 11 lots
17. **Was the Applicant given a list of agencies constituting the Technical Review Staff?** Yes
  - A. Technical Review Staff (Preliminary Plan Approval)
    - (a) South Camden Water & Sewer District
    - (b) Camden County Health Department
    - (c) Central Communications (911)
    - (d) Shiloh Fire Department
    - (e) Sheriff's Office
    - (f) Shawboro Post Office
    - (g) Albemarle Soil & Water Conservation District
    - (h) Superintendent of Camden County Schools
    - (i) Transportation Director Camden County Schools
    - (j) N.C. DOT
    - (k) Army Corps of Engineers
    - (l) Cable Company
    - (m) Division of Environmental Health - Public Water Supply
    - (n) Division of Water Quality - Stormwater Permit No. SW130507
    - (o) DENR Erosion and Sedimentation Control Plan No. Camde-2013-004
18. **File Reference:** UDO 2012-05-01

- 19. Documents received upon filing application or otherwise included:**
- A. Land Use/Development Application
  - B. Deed/Offer to Purchase Contract with Seaboard Development Alliance LLC
  - C. Deed of Easement - Outfall ditch
  - D. Army Corp input on outfall ditch - does not impact jurisdictional waters or wetlands.
  - E. Albemarle Regional Health Services - Perc Tests
  - F. DENR Stormwater Permit #SW7130507 for Phase I
  - G. DENR Erosion & Sedimentation Control Plan No. Camde-2013-004
  - H. 10 Blue Line Copies of Preliminary Plat
  - I. 2 sets of Construction Drawings
- 20. Soil Classifications:**
- Predominant:** Altavista (AaA) Severe: Wetness  
**Other:** Bojac (BoA) Moderate wetness; Tomotley (ToA) Severe wetness, percs slowly
- 21. Adjacent Property Uses:**
- A. **Predominant:** Agriculture - farming
  - B. **Other:** Residential
- 22. Existing Land Uses:** Farming
- 23. Lots:**
- A. **Total Proposed:** 28 for Phase I
  - B. **Average size:** .95 acres (40,000 sf)
- 24. Streets:**
- A. **Are all streets designed to be place under State system?** Yes
  - B. **Are proposed streets named?** Yes
  - C. **Street names:** Pasquotank Drive, Pamlico Drive, Neuse Drive, Perquimans Drive
  - D. **Are any street names already being used elsewhere in the County?** No. Verified with Central Communications.
- 25. Open Space:**
- A. **Is open space proposed?** Yes
  - B. **Area of Open Space:** 3.8 acres for phase I
  - C. **What is required minimum open space?** 5% of net tract = 4.31 acres
  - D. **Is 50% of proposed open space suitable for development and otherwise meet the requirements of Article 151.195 of the Code of Ordinances?** Yes
  - E. **Will homeowners association be needed?** Yes
  - F. **Has the applicant proposed a homeowners association?** Yes. HOA Documents required at Final Plat
- 26. 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
  - C. **Does the applicant propose the use of public water systems?** Yes, with South Camden Water & Sewer District
  - D. **Distance from existing public water supply system:** adjacent to property
  - E. **Is the area within a five-year proposal for the provision of public water?** N/A
  - F. **Is the area within a five-year proposal for the provision of public sewage?** No
- 27. Landscaping:**
- A. **Is any buffer required?** Yes, a 50' vegetative buffer is required along land that abuts non-residential uses (i.e. farming).
- 28. Will trees be required along dedicated streets?** Yes

**29. Findings Regarding Additional Requirements:**

- A. Endangering the public health and safety:** The application does not appear to endanger the public health and safety.
- B. Injure the value of adjoining or abutting property:** The application does not appear to injure the value of adjoining or abutting property.
- C. Harmony with the area in which it is located:** Similar homes to those proposed are within the area.
- D. Conformity with the Plans:**
  - 1. CAMA Land Use Plan:** Yes, Land Use Map has area designated as Medium Density Residential
  - 2. Comprehensive Plan:** Yes. Future Land Use Map has designated as Rural Residential with densities of 1 and 2 acre lots
  - 3. Thoroughfare Plan:** Yes.
  - 4. Other plans officially adopted by the Board of Commissioners:** N/A
- E. Will not exceed the county's ability to provide public facilities:**
  - 1. Schools:** Approved by Schools. Students generated this phase:  $.44 \times 28 = 12.3$  students.
  - 2. Fire and Rescue:** Approved by South Camden Fire Chief
  - 3. Law Enforcement:** Approved by Sheriff Perry
  - Other County Facilities:**
- F. Other:**

Technical Review Staff

- A. Comments: All letters attached.
  - (1) South Camden Water & Sewer District: Approved.
  - (2) Camden County Health Department: Approved perc tests attached.
  - (3) Camden County School: Approved. Place bus stop signs at designated spots.
  - (4) South Camden Fire Department: Approved w/ comments. Property located outside the 6 mile district therefore falling into a class 10 for insurance purposes.
  - (5) Central Communications (911): Approved all street names.
  - (6) Sheriff's Office: Approved with comments. Change name of Pasquotank Drive. Could be confusing for Pasquotank County in answering 911 calls.
  - (7) Shawboro Post Office: No Comment.
  - (8) NCDOT: Seeking final approval on amended drainage plan and roundabouts.
  - (9) Soil and Water Conservation District (SWCD). See attached notes.
  - (10) Camden County's Drainage Engineer's review of drainage plan. See attached letter.
  - (11) MediaCom. No Response.
  - (12) Division of Coastal Management. N/A.
  - (13) U.S. Army Corps of Engineers: There are no wetlands located on property for this phase.
- B. Adoption of all Technical Review Staff. Staff recommends adoption of all Technical Review Staff Comments.

Staff recommends approval with the following conditions and modifications as the proposed development meets all requirements of the County's Code of Ordinances and is consistent with the CAMA Land Use and Comprehensive Plans.

1. The applicant must strictly abide by all requirements of the Unified Development Ordinance of Camden County, North Carolina, and must also strictly comply with all other local, state, and federal ordinances, laws, rules and regulations as one or more ordinances, laws, rules and regulations may apply to this development.
2. The applicant shall complete the development strictly in accordance with the approved Preliminary Plat and specifications submitted to the Planning Office of Camden County, North Carolina, and contained in the file titled (UDO 2012-05-01).
3. Amend Preliminary Plat to reflect road name change from Pasquotank Drive to Cape Fear Drive as requested by Sheriff's Office.
4. In accordance with Article 151.232(I) (3) Recreational Land: Developer shall make a payment to the county of an amount of money equal to the value of one acre of land per 30 lots, or fraction thereof, as it would be appraised following its subdivision. There are 88 lots proposed which totals to just less than 3 acres. Payment will be in 3 equal payments due at the final plat submission for each of the first three phases (i.e. Phases I, II, and III).
5. All lots shall be crowned to where the dwelling is located to an elevation at or above the 100 year flood. Those elevations shall be indicated on each lot on the final plat for each phase. No building permit shall be issued until such elevations are verified by a Surveyor or Engineer licensed to do business in North Carolina.
6. Landscaping in accordance with Article 151.232(N) shall be planted prior to submission of final plat for that phase.
7. Developer and or Home Owners Association shall provide Camden County certification by a licensed North Carolina Engineer of compliance with approved Drainage Plan for North River Crossing every five years starting from recording of Phase I Final Plat in the Camden County Registry of Deeds.
8. Per Camden County School Transportation place "School Bus Stop" signs at:
  - a. Pasquotank Drive Northeast corner of Lot 32.
  - b. Pasquotank Drive Northwest corner of Lot 25.
  - c. Neuse Drive Northeast corner of Lot 18.
  - d. Pamlico Drive Northwest corner of Lot 10.
9. Home Owners Restrictive Covenants shall include the following information:
  - a. All requirements (to include Maintenance and allowable built upon area) listed under NCDENR Stormwater Permit No. SW7130507 Phase I.
  - b. Maintenance requirements of the outfall ditch leading into North River.
  - c. The re-certification to the County of the approved drainage plan every five years.
  - d. Covenants shall be amended to include NCDENR Stormwater Permits requirements for future phases prior to approval of the final plat for the phase being permitted.
10. If any of the conditions affixed hereto or any part thereof shall be held invalid or void, then this approval in its entirety shall be void and have no effect.