

**UDO2012-05-01**  
**Sketch Plan**  
**North River Crossing**

1. **Name of Applicant:** Seaboard Development Alliance LLC
2. **Agent for Applicant:**
3. **Address of Agent:** 1073 Bullard Court  
Raleigh, NC 27615
4. **PIN:** 03-8965-00-24-6202/03-8965-00-32-3765
5. **Name(s) of Current Owner(s) of Record:** James R. Wright
6. **Street Address of Property:** Not addressed
7. **Location of Property:** At the intersection of Trotman and Ditch Bank Roads
8. **Flood Zone:** X
9. **Zoning District(s):** Mixed Single Family Residential (R2)
10. **Is a Zoning Change Required for the Proposed Use?** No.
11. **General Description of the Proposal:** Sketch Plan for North River Crossing 88 lot (4 lot minor (lots 1-4)) Major Residential Subdivision
12. **Date Application Received by County:** May 2, 2012
13. **Did the Applicant participate in a pre-application Conference?** Yes
14. **Received by:** David Parks, Permit Officer
15. **Application fee paid:** \$13,200 Check #1067
16. **Does Application meet all requirements of the UDO:** Application is generally complete.
17. **Proposal to be completed in Phases:** Yes, according to developer.
  - A. If yes, are phases shown on Sketch Plan? No.
18. **Was the Applicant given a list of agencies constituting the Technical Review Staff?** Yes. TRC meeting held May 9, 2012.
  - A. Technical Review Staff (Sketch Plan Approval)
    - (a) South Camden Water & Sewer District - **Approved**
    - (b) Albemarle Regional Health Department – **Drainage of lots is a concern and will need to be improved. 3 of the 9 lots unsuitable due to seasonal soil wetness.**
    - (c) South Camden Fire Department - **Approved**
    - (d) Sheriff's Office - **Approved**
    - (e) Shawboro Post Office – **No comments.** (Will have Shawboro addresses)
    - (f) Camden Soil & Water Conservationist – **Drainage easements on/off site need shown and recorded.**
    - (g) Superintendent/Transportation Director of Camden County Schools – **Approved with recommendations – 1) Bus Shelters (location); 2) Cul-de-sacs need to be designed with adequate turning radius for larger buses; 3) The need to increase bus fleet for this subdivision.**
    - (h) NCDOT – **Will require additional 10 ROW along Ditch Bank Road.**
    - (i) Parks and Recreation – **Approved with the recommendation that the developer pay the fee in lieu of recreational requirements of the ordinance.**

- 19. Documents received upon filing application or otherwise included:**
- A. Land Use/Development Application
  - B. Offer to purchase contract
  - C. Development Impact Statement
  - D. Soil site evaluations from Protocol Sampling Service
  - E. 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:** 88 lots
- 23. Streets:**
- A. Are all streets designed to be place under State system? Yes
  - B. Are proposed streets named? No
  - C. Street names:
  - D. Are any street names already being used elsewhere in the County?
- 24. Required Open Space:** 5% of tract ( $106 \times .05 = 5.30$  acres required)
- A. Is open space proposed? Yes. 9.58 acres
  - B. **Recreational Land:** Per Article 151.232 (I) at the county's option, the developer shall set aside approximately 3 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.
  - C. Will property owner restrictive covenants be needed? Yes.
- 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, with South Camden Water & Sewer 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 for 50 foot buffer area and along dedicated streets.
- 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:**
      - Property located outside Core Village of Shiloh.

- Policy 9 states the county supports greater residential densities in areas that are accessible to water and/or sewer services.
- Policy 11 states the county supports regulating growth to coincide with the provision of public facilities and services.
- 2. **Thoroughfare Plan:** Property abuts State Roads Trotman & Ditch Bank.
- 3. **Other plans officially adopted by the Board of Commissioners:**  
None
- 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)
  - 2. **Fire and Rescue:** Approved by South Camden Fire District.
  - 3. **Law Enforcement:** Approved by Sheriff's Office
  - Other County Facilities:** None.

### **Neighborhood meeting held on May 15, 2012**

- Planning staff review major subdivision process (Sketch Plan, Preliminary Plan (Special Use Permit), and Final Plat.
- Developer presented his Sketch Plan.
- Concerns from the neighbors were the drainage of the subdivision, buffering, and number of lots.
- Property owner at 598 Trotman Road indicated property line along Trotman was incorrect on Sketch Plan. (Property owner correct. Passed info onto developer)

### **Staff recommends approval with the following comments/recommendations:**

- Correct spelling of Trotman Road and reflect widths of all existing and proposed ROW's.
- Provide proposed street names for verification through Emergency Management.
- Ensure cul-de-sacs are designed to allow for the turning radius of the larger school buses (64 passenger bus).
- Provide letter from the schools addressing bus stops at Preliminary Plat (i.e. placement, design, time of placement)
- Will need Army Corp approval of any modification to offsite drainage under their jurisdiction.
- Per Parks & Recreation recommend BOC require the fee in lieu of the recreational requirements (Camden County Code Article 151.232 (I) addresses options).
- Will need to provide any drainage agreements from all off site property owners. All drainage easements shall be a minimum of 30 feet in width, surveyed and recorded in the Camden County Registry of Deeds.
- Provide updated Boundary Survey.