

**STAFF FINDINGS OF FACTS
SPECIAL USE PERMIT
UDO-2016-09-14
PRELIMIARY PLAT
SANDY HOOK CROSSING**

PROJECT INFORMATION

File Reference: UDO 2016-09-14
Project Name; Sandy Hook Crossing
PIN: 03-8964-00-94-3691
Applicant: Sandy Hook Crossing
LLC – Steve
Bradshaw
Address: 102 Avery Drive
Shiloh, NC 27974
Phone: (252) 455-1028
Email:

Agent for Applicant: Eastern Carolina
Engineering
Address: 154 U.S. Hwy 158 East
Phone: (252) 335-1888
Email:
Current Owner of Record: Same as applicant

Meeting Dates:

Technical Review: June 6, 2017
Planning Board: June 21, 2017

Application Received: 5/15/2017
By: David Parks, Permit Officer
Application Fee paid: \$3,200 Check #1003
Completeness of Application: Application is generally complete
Documents received upon filing of application or otherwise included:
A. Land Use Application
B. Preliminary Plat (10 Copies)
C. Construction Drawings (2 Copies)
D. Perc Tests (16) from Albemarle Regional Health Services
E. NCDENR approved E&S Plan and Stormwater Permit
F. Approval letter for Drainage Plan
G. Technical Review Committee inputs.

PROJECT LOCATION:

Street Address: Property fronted by Bartlett and Sandy Roads
Location Description: Shiloh Township

Vicinity Map:



REQUEST: Special Use Permit Preliminary Plat Sandy Hook Crossing Major Subdivision – 16 lots
Article 151.230 of the Code of Ordinances.

SITE DATA

Lot size: Approximately 22 acres.

Flood Zone: Zone X (Located outside the 100 year flood)

Zoning District(s): Basic Residential (R3-1)

Adjacent property uses: Predominantly agriculture with some residential.

Streets: Shall be dedicated to public under control of NCDOT.

Street name: Sheba Court

Open Space: Required: 22 acres X .05 = .44 Provided: 4.97 acres

Landscaping: Provided in Construction Drawings.

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 (Under required 30 lot minimum)

ENVIRONMENTAL ASSESSMENT

Streams, Creeks, Major Ditches: None

Distance & description of nearest outfall: 3/4 mile across Sandy Hook Road through farm field ditch out to swamp.

TECHNICAL REVIEW STAFF (PRELIMINARY PLAT) COMMENTS

1. **South Camden Water.** Approved.
2. **Albemarle Regional Health Department.** Perc test completed on all lots.
3. **South Camden Fire Department.** Approved.
4. **Postmaster Elizabeth City.** Did not attend TRC. Community Mail Box location on plans.
5. **Army Corps of Engineer.** No wetlands on site.

6. **Superintendent Camden County Schools.** Did not attend TRC or respond.
 7. **Superintendent/Transportation Director of Schools.** Approved with comments.
 8. **Sheriff's Office.** Approved.
 9. **Camden Soil & Water Conservationist.** Reviewed not comments.
 10. **NCDOT.** Approved.
 11. **Mediacom.** Did not attend TRC meeting.
 12. **Albemarle EMC.** Approved.
 13. **Century Link.** Reviewed no comments.
 14. **Pasquotank EMS.** Approved.
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PLANS CONSISTENCY

CAMA Land Use Plan Policies & Objectives:

Consistent **Inconsistent**

Land Suitability Maps (below) reflect Moderate Suitability for the property proposed to be subdivided.

2035 Comprehensive Plan

Consistent **Inconsistent**

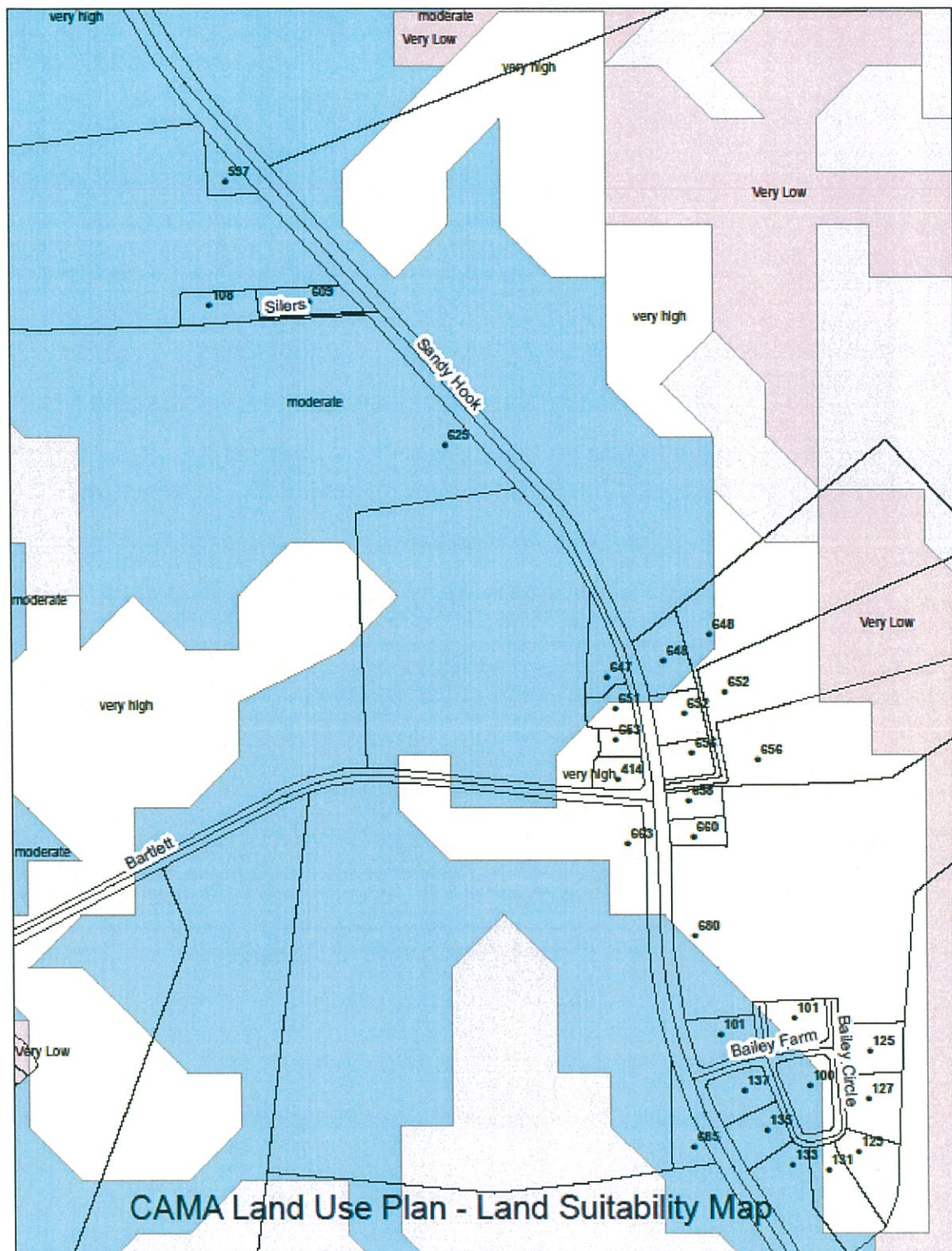
Property zoned R3-1 (prior to adoption of Plan) is inconsistent with Comprehensive Plan as area to be subdivided is designated as Rural Preservation.

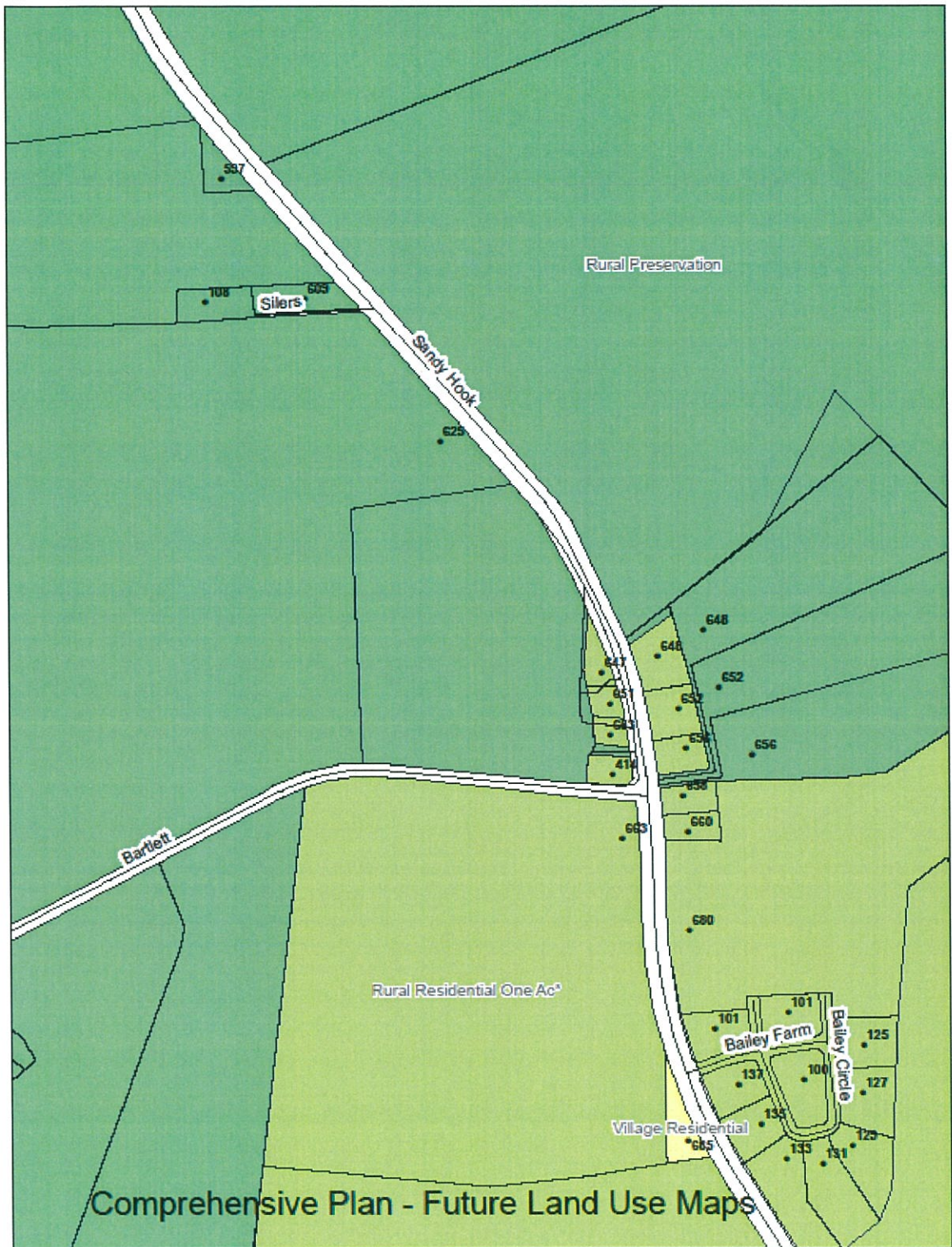
PLANS CONSISTENCY – cont.

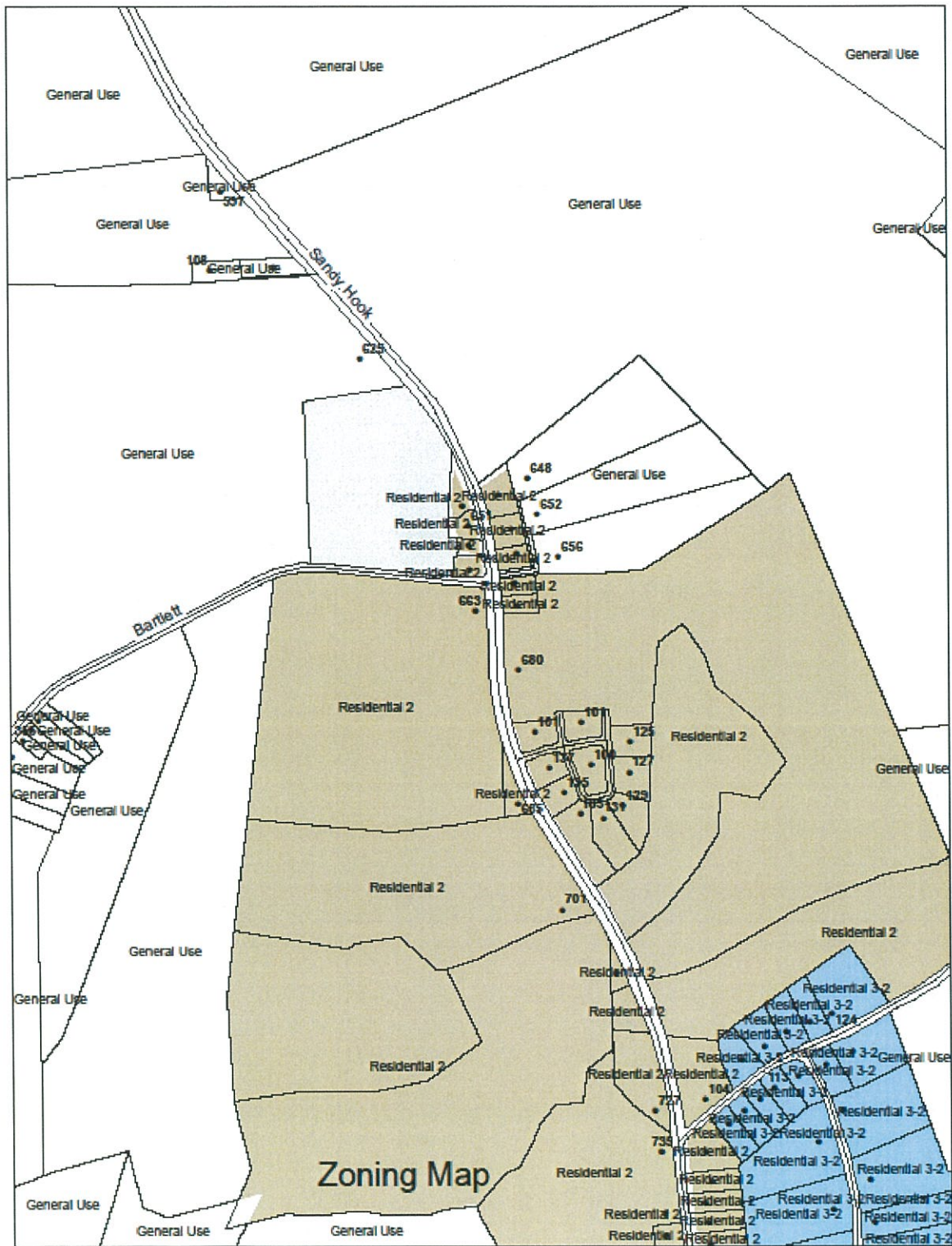
Comprehensive Transportation Plan

Consistent **Inconsistent**

Property abuts Sandy Hook (SR 1107) and Bartlett Road (SR 1118). Internal road to be dedicated to the public.







FINDINGS REGARDING ADDITIONAL REQUIREMENTS:

Yes No

Endangering the public health and safety?

Staffs opinion is that application does not appear to endanger the public health and safety.

Yes No

Injure the value of adjoining or abutting property.

Without any evidence to the contrary - staffs opinion is that application does not appear to injure the value of adjoining or abutting property.

Yes No

Harmony with the area in which it is located.

Property was rezoned to R3-1 (one are lots) in February 2012. Comprehensive Plan has property identified as Rural Preservation.

EXCEED PUBLIC FACILITIES:

Yes No

Schools: Proposed development will generate 11 students (.67 per household X 16 households). High School over capacity: **2016/2017 capacity: 570 Enrollment: 607**

Yes No

Fire and rescue: Approved by the South Camden Fire Chief.

Yes No

Law Enforcement: Approved by Sherriff's Office.

PLANNING BOARD RECOMMENDATION:

At their June 21, 2017 meeting Planning Board recommended approval of the Special Use Permit for Preliminary Plat Sandy Hook Crossing with the following conditions on a 4-0 vote:

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 2016-09-14).
3. All lots shall be crowned to where the dwelling is located to an elevation at or above the 100 year flood as indicated in the Construction drawings listed as Building Pad Elevations. These elevations shall be verified by a Surveyor or Engineer licensed to do business in North Carolina prior to final inspection for the dwelling.
4. Developer shall make reasonable efforts to obtain off site drainage/maintenance easements to the outfall.
5. Developer and or Home Owners Association shall provide Camden County certification by a licensed North Carolina Engineer of compliance with approved Drainage Plan for Sandy Hook Crossing every five years starting from recording of Final Plat in the Camden County Registry of Deeds.
6. 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.
 - b. Maintenance requirements of the outfall ditch leading.
 - c. The re-certification to the County of the approved drainage plan every five years from date of recording of Final Plat.
 - d. Maintenance of all open space and improvements throughout the subdivision.
7. 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.