STAFF REPORT

UDO 2016-09-14
Sketch Plan Sandy Hook Crossing
Major Subdivision

PROJECT INFORMATION

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<th>File Reference:</th>
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<td>Project Name:</td>
<td>Sandy Hook Crossing</td>
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<tr>
<td>PIN:</td>
<td>03-8964-00-94-3691</td>
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<td>Applicant:</td>
<td>Steve Bradshaw</td>
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<tr>
<td>Address:</td>
<td>102 Avery Drive, Shiloh, NC 27974</td>
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<tr>
<td>Phone:</td>
<td>(252) 455-1028</td>
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<td>Email:</td>
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Application Received: 9/26/16
By: David Parks, Permit Officer
Application Fee paid: $2,400 Check #231
Completeness of Application: Application is generally complete
Documents received upon filing of application or otherwise included:
A. Land Use Application
B. Sketch Plan
C. Deeds
D. Perc Tests (2) from Albemarle Regional Health Services

Agent for Applicant:
Address:                
Phone:                  
Email:                  

Current Owner of Record: See Attached Deed

Meeting Dates:
10/25/2016 Neighborhood Meeting
11/02/2016 Technical Review Committee
11/16/2016 Planning Board

PROJECT LOCATION:

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

SKETCH PLAT
FOR
SANDY HOOK CROSSING
SHILOH TOWNSHIP, CAMDEN COUNTY, NORTH CAROLINA
SITE DATA

Lot size: Approximately 22 acres
Flood Zone: Zone X (Located outside the 100 & 500 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/Subdivision name: Approved by (Central Communications)
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

ENVIRONMENTAL ASSESSMENT

Streams, Creeks, Major Ditches:

Distance & description of nearest outfall: .

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 (Central Communications). No response
5. Sheriff’s Office. Approved as is.
6. Postmaster Elizabeth City. No response.
7. Superintendent/Transportation Director of Schools. No response.
9. NCDOT. No response.
11. Central Communications 911. Approved as is.

PLANS CONSISTENCY

CAMA Land Use Plan Policies & Objectives:
Consistent ✗ Inconsistent ✗

CAMA Land Suitability Maps has land designated as Moderate Suitability and Future Land Use Maps has land designated as Low Density Residential.

2035 Comprehensive Plan

Consistent □ Inconsistent ✗

Property zoned R3-1 (Basic Residential) prior to adoption of Comprehensive Plan Future Land Use Maps which has area designated as Rural Preservation.

PLANS CONSISTENCY – cont.

Comprehensive Transportation Plan

Consistent ✗ Inconsistent □

Property abuts Sandy Hook (SR 1107) and Bartlett (SR 1118) roads
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. Current zoning allows for Modular and Site built homes, consistent with the area.

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 Sandy Hook Crossing Major Subdivision with the following recommendations:

1. Need to look obtaining drainage casements from adjacent property owners to the outfalls.
2. When preparing drainage plans consult with Health Department for any ditching requirements related to the septic system.
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.

PLEASE PRINT OR TYPE

Applicant's Name: Steve Bradshaw
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.

Avery Family Revocable Trust of July 14, 2000

Applicants Mailing Address:
102 Avery Drive
Shiloh, NC 27974

Address Line 1
Address Line 2
City, State, and Zip Code

Daytime Phone Number: 252-455-1028

Street Address Location of Property: +/- 22ac Sandy Hook & Bartlett Roads

General Description of Proposal: Sandy Hook Crossing - Sketch Plat (16 Lot Major Residential Subdivision)

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: Steven O. Bradshaw

Dated: 3/22/16

*Office Use Only. Please Do Not Write In This Box*

Is the Property in a Watershed Protection area? No
Flood Zone (from FIRM Map): X Taxes Paid? Yes / No
ALBEMARLE REGIONAL HEALTH SERVICES

Applicant:
EASTERN CAROLINA ENGINEERING
C/O JASON MIZELLE
P O BOX 128
CAMDEN, NC 27921

Owner:
AVERY FAMILY TRUST
102 AVERY DRIVE
SHILOH, NC 27974

Site Location:
LOT 15 SANDYHOOK/BARTLETT RD
SHILOH, NC 27974

GPD: 360  LTAR: 0.500  Classification: Provisionally Suitable

If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

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:
"Seasonal Soil Wetness 30"

EHS:  Carver, Kevin  Date: 10/14/2016

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) 232-8603
Gates (252) 357-1380  Pasquotank (252) 338-4490  Perquimans (252) 426-2100
ALBEMARLE REGIONAL HEALTH SERVICES

Applicant:
EASTERN CAROLINA ENGINEERING
C/O JASON MIZELLE
P O BOX 128
CAMDEN, NC 27921

Owner:
avery family trust
102 Avery Dr
Shiloh, NC 27974

Site Location:
Lot 2 Sandyhook/Bartlett Rd
Shiloh, NC 27974

GPD: 360  LTAR: 0.500  Classification: Provisionally Suitable

If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

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:
Seasonal Soil Wetness 36"

EHS: Carver, Kevin

Date: 10/14/2016

THIS APPROVAL WILL BECOME VOID AFTER 12 MONTHS AND A NEW APPLICATION WILL BE NECESSARY.