STAFF REPORT

UDO 2017-05-21
Sketch Plan Sleepy Hollow Estates
Major Subdivision

PROJECT INFORMATION

File Reference: UDO 2017-05-21
Project Name: Sleepy Hollow Estates
PIN: 02-8935-01-28-8169
Applicant: Daniel Cartwright
Address: 366 N. Gregory Rd
Shawboro, NC 27973
Phone: (252) 202-6645
Email:

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/Yield Plan
C. Agent for Applicant letter
D. Deed
E. Perc Tests (2) from Albemarle Regional Health Services
F. TRC Inputs

Agent for Applicant: E.T. Hyman Surveying
Address: 133 U.S. Hwy 158 W.
Phone: (252) 338-2913
Email:

Current Owner of Record:

Meeting Dates:

6/7/2017 Neighborhood Meeting
6/6/2017 Technical Review Committee
6/21/2017 Planning Board

PROJECT LOCATION:

Street Address: Off Sleepy Hollow Road Adjacent to address 312
Location Description: Courthouse Township
Vicinity Map:

SITE DATA

Lot size: Approximately 23 acres

Flood Zone: Zone AE/X

Zoning District(s): Mixed Single Family Residential (R2)

Adjacent property uses: Predominantly agriculture with some residential.

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

Street/Subdivision name: Subdivision name: Sleepy Hollow Estates
Street Names: Blue Bill Way
Open Space: Required: 12 acres X .05 = .61 acres

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

2. Albemarle Regional Health Department. Approved.
3. South Camden Fire Department. Reviewed with no comments.
4. Pasquotank EMS (Central Communications). Subdivision name approved.
5. Sheriff’s Office. Approved.
6. Postmaster Elizabeth City. No response.
7. Superintendent/Transportation Director of Schools. Approved with comments.
8. Camden Soil & Water Conservationist. Approved with comments. Outfall runs through adjacent property. Need to work with them on maintenance of ditch.
9. NCDOT. No response.

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 R2 (Mixed Single Family Residential) prior to adoption of Comprehensive Plan Future Land Use Maps which has area designated as Rural Preservation.

Comprehensive Transportation Plan
Consistent ☒  Inconsistent ☐

Property abuts Sleepy Hollow Road (SR 1202)

FINDINGS REGARDING ADDITIONAL REQUIREMENTS:

Yes ☐  No ☒

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 Double-wide, Modular and Site built homes, consistent with the area.

**Endangering the public health and safety?**
EXCEED PUBLIC FACILITIES:

Yes ☒ No ☐

Yes ☐ No ☒

Yes ☐ No ☒

Schools: Proposed development will generate 6 students (.67 per household X 9 lots). High School over capacity: 2016/2017 capacity: 570 Enrollment: 607

Fire and rescue: Approved.

Law Enforcement: Approved.

Staff’s Recommendation:

1. Need to look at obtaining drainage easements from adjacent property owners to the outfalls.
2. Consider all TRC Comments.
CAMA Land Suitability Map
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: Daniel Clay Cartwright

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.

Applicant’s Mailing Address: 366 N. Gregory Road
Shawboro, NC 27973

Daytime Phone Number: 252-202-6645

Street Address Location of Property: Sleepy Hollow Road beside New Sawyer’s Creek Baptist Church

17-Lot Major Subdivision - Sleepy Hollow Estates

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: __________________________

Dated: 5-19-2017

Flood Zone? Yes
Located in Watershed Protection Area? No
Taxes Paid? Yes

file:///J:/E.T.%20Hyman%20Surveying.%20P.C.%202017/17-890%20Countryscapes%20... 5/19/2017
NORTH CAROLINA GENERAL WARRANTY DEED

This DEED, made this 6th day of April 2017 by and between

GRANTOR
JAMES H. FEREBEE, JR. and wife,
DIANE H. FEREBEE

GRANTEE
DANIEL CLAY CARTWRIGHT and wife,
VICKI M. CARTWRIGHT

382 N. Gregory Rd
Shawboro, NC 27973

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of all which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the said Grantee in fee simple, all that certain lot or parcel of land situated in the City of, Courthouse Township, Camden County, North Carolina, more particularly described as follows:

That tract of land containing 22.70 acres, more or less, shown on a plat prepared by J. C. Shearin, Surveyor, dated March 15, 1947 entitled “Map Showing Property Belonging to Blanche B. Sawyer Est., Mary F. Mitchell, Power Attty, Courthouse Township, Camden County, N.C. and copy of said plat being filed in the office of the Register of Deeds of Camden County in Map Book 1, Page 15.

There is expressly EXCEPTED from the conveyance any part of the lands described herein that may have been conveyed to the New Sawyers Creek Church by deed recorded in Deed Book 79, Page 293 and Deed Book 36, Page 339.

There is also EXCEPTED from this deed any part of the lands lying within the rights of way of any State Road or Highway specifically including any interest conveyed by deed recorded in Deed Book 95, Page 161.

All or a portion of the property herein conveyed includes or X does not include the primary residence of a Grantor.

This instrument prepared by: William Brunsey, III, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the County tax collector upon disbursement of closing proceeds.
ALBEMARLE REGIONAL HEALTH SERVICES

Applicant:  
CARTWRIGHT, DANIEL CLAY  
382 N. GREGORY ROAD  
SHAWBORO, NC 27973

Owner:  
CARTWRIGHT, DANIEL CLAY  
382 N. GREGORY ROAD  
SHAWBORO, NC 27973

Site Location:  Lot 1  
SLEEPY HOLLOW ROAD  
CAMDEN, NC 27921

GPD: 360  
LTAR: 0.400  
Classification: PS w/Fill

If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):
* Fill Area 95 ft. by 50 ft. with 18 in. of Sand

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:
Fill house pad higher than septic area

EHS: ___________________________  
Carver, Kevin  
Date: 06/08/2017

THIS APPROVAL WILL BECOME VOID AFTER 12 MONTHS AND A NEW APPLICATION WILL BE NECESSARY.
ALBEMARLE REGIONAL HEALTH SERVICES

Applicant: CARTWRIGHT, DANIEL CLAY
382 N. GREGORY ROAD
SHAWBORO, NC 27973

Owner: CARTWRIGHT, DANIEL CLAY
382 N. GREGORY ROAD
SHAWBORO, NC 27973

Site Location: SLEEPY HOLLOW ROAD
CAMDEN, NC 27921

GPD: 360       LTAR: 0.400       Classification: PS w/Fill

If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):
* Fill Area 95 ft. by 50 ft. with 18 in. of Sand

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:
Fill house pad higher than septic area

EHS: ___________________________ Date: 06/08/2017
Carver, Kevin

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) 232-6603
Gates (252) 357-1380   Pasquotank (252) 338-4490   Perquimans (252) 426-2100
May 23, 2017

From: Camden County Planning Department
To: Technical Review Staff

RE: Sketch Plan – Sleepy Hollow Estates – 17 lot Major Subdivision

Attached is a copy of the Sketch Plan for Sleepy Hollow Estates for your review and comments.

After you have reviewed the plans, please complete the section below and provide this memo with your comments at the Technical Review Committee meeting on Tuesday, June 6, 2017 at 10:00 AM in the upstairs courtroom of the Historic Camden County Courthouse. If you are unable to attend please fill out, sign and fax to the Planning Office at 333-1603.

Approved as is
Reviewed with no comments.
Approved with the following comments/recommendations:

RECODE MUST COMPLY TO NCDOT SPECIFICATIONS
DEVELOPER MUST SUBMIT A LETTER GIVING CAMDEN CO. SCHOOLS PERMISSION TO USE RECODE AND RELEASES LIABILITY FOR DAMAGE

Disapproved with the following comments: (Provide factual evidence for denial)

Name: Roger Morgan Signature:

Thank you for your prompt attention to this matter. If you have any questions, please call me at (252) 338-1919 ext 263.

Sincerely,

Dan Porter
Planning Director
Camden County

P. O. Box 190 • 117 North 343 • Camden, NC, 27921 • Phone (252) 338-1919 • Fax (252) 333-1603

www.camdencountync.gov
May 23, 2017

From: Camden County Planning Department
To: Technical Review Staff

RE: Sketch Plan – Sleepy Hollow Estates – 17 lot Major Subdivision

Attached is a copy of the Sketch Plan for Sleepy Hollow Estates for your review and comments.

After you have reviewed the plans, please complete the section below and provide this memo with your comments at the Technical Review Committee meeting on Tuesday, June 6, 2017 at 10:00 AM in the upstairs courtroom of the Historic Camden County Courthouse. If you are unable to attend pleas fill out, sign and fax to the Planning Office at 333-1603.

☐ Approved as is
☐ Reviewed with no comments.
☐ Approved with the following comments/recommendations:

☐ Disapproved with the following comments: (Provide factual evidence for denial)

Name: Tony Perry  Signature: [Signature]

Thank you for your prompt attention to this matter. If you have any questions, please call me at (252) 338-1919 ext 263.

Sincerely,

Dan Porter  
Planning Director  
Camden County

P. O. Box 190  •  117 North 343  •  Camden, NC,  27921  •  Phone (252) 338-1919  •  Fax (252) 333-1603  
www.camdencountync.gov
May 23, 2017

From: Camden County Planning Department
To: Technical Review Staff  Soil & Water Conservation

RE: Sketch Plan – Sleepy Hollow Estates – 17 lot Major Subdivision

Attached is a copy of the Sketch Plan for Sleepy Hollow Estates for your review and comments.

After you have reviewed the plans, please complete the section below and provide this memo with your comments at the Technical Review Committee meeting on Tuesday, June 6, 2017 at 10:00 AM in the upstairs courtroom of the Historic Camden County Courthouse. If you are unable to attend please fill out, sign and fax to the Planning Office at 333-1603.

___ Approved as is
Reviewed with no comments.
☑ Approved with the following comments/recommendations: Outfall Ditch currently thru adjacent property owner cooperation with this property owner on drainage maintenance needed.

___ Disapproved with the following comments: (Provide factual evidence for denial)

________________________
Name: Brian Lannon  Signature: Brian Lannon

Thank you for your prompt attention to this matter. If you have any questions, please call me at (252) 338-1919 ext 263.

Sincerely,

Dan Porter  
Planning Director  
Camden County

P. O. Box 190 • 117 North 343 • Camden, NC 27921 • Phone (252) 338-1919 • Fax (252) 333-1603  
www.camdencountync.gov
May 23, 2017

From: Camden County Planning Department
To: Technical Review Staff
RE: Sketch Plan – Sleepy Hollow Estates – 17 lot Major Subdivision

Attached is a copy of the Sketch Plan for Sleepy Hollow Estates for your review and comments.

After you have reviewed the plans, please complete the section below and provide this memo with your comments at the Technical Review Committee meeting on Tuesday, June 6, 2017 at 10:00 AM in the upstairs courtroom of the Historic Camden County Courthouse. If you are unable to attend please fill out, sign and fax to the Planning Office at 333-1603.

Approved as is
☑ Reviewed with no comments.
____ Approved with the following comments/recommendations:

_________ Disapproved with the following comments: (Provide factual evidence for denial)

Name: Kirk Jennings
Signature: Kirk

Thank you for your prompt attention to this matter. If you have any questions, please call me at (252) 338-1919 ext 263.

Sincerely,

Dan Porter
Planning Director
Camden County

P. O. Box 190 • 117 North 343 • Camden, NC, 27921 • Phone (252) 338-1919 • Fax (252) 333-1603

www.camdentownctrnc.gov
May 23, 2017

From: Camden County Planning Department
To: Technical Review Staff

RE: Sketch Plan – Sleepy Hollow Estates – 17 lot Major Subdivision

Attached is a copy of the Sketch Plan for Sleepy Hollow Estates for your review and comments.

After you have reviewed the plans, please complete the section below and provide this memo with your comments at the Technical Review Committee meeting on Tuesday, June 6, 2017 at 10:00 AM in the upstairs courtroom of the Historic Camden County Courthouse. If you are unable to attend please fill out, sign and fax to the Planning Office at 333-1603.

☐ Approved as is
☒ Reviewed with no comments.
☐ Approved with the following comments/recommendations:

☐ Disapproved with the following comments: (Provide factual evidence for denial)

Name: Jon Reduns Signature:

Thank you for your prompt attention to this matter. If you have any questions, please call me at (252) 338-1919 ext 263.

Sincerely,

Dan Porter
Planning Director
Camden County

P. O. Box 190 • 117 North 343 • Camden, NC, 27921 • Phone (252) 338-1919 • Fax (252) 333-1603

www.camdencountync.gov
From: Eddie Hyman <eddie@ethymansurveying.com>
Sent: Monday, June 12, 2017 3:34 PM
To: 'Dave Parks'
Cc: 'Daniel Cartwright'
Subject: FW: Permission to represent

Dave,

Attached is the permission statement.

Thanks Eddie

-----Original Message-----
From: Daniel Cartwright [mailto:countryscapesclay@hotmail.com]
Sent: Monday, June 12, 2017 3:19 PM
To: Eddie Hyman
Subject: Permission to represent

Sorry I can't find Mr. Parks email. Can you forward this to him please. I give Eddie Hyman authority to represent me, Clay Cartwright, for the Sleepy Hollow project. Thank you.

Clay