

STAFF REPORT

UDO 2015-06-07

Sketch Plan Mill Run - Common Open Space Major Subdivision

PROJECT INFORMATION

File Reference:	UDO 2015-06-07	9/8/2015 – Board of Commissioners approved with the recommendations from Planning Board	
Project Name;	Mill Run		
PIN:	01-7090-00-07-6888 01-7090-00-17-0117		
Applicant:	Harbinger Land & Timber, LLC & Assorted Development Corp – Gary Dunstan		Application Received: 6/8/15 By: David Parks, Permit Officer
Address:	P.O. Box 4 Harbinger NC 27941		Application Fee paid: \$6,750 Check #2040
Phone:	(252) 202-1100		Completeness of Application: Application is generally complete
Email:			Documents received upon filing of application or otherwise included:
Agent for Applicant:	Bissell Professional Group Mark Bissell		A. Land Use Application B. Sketch Plan C. Development Impact Statement D. Perc Tests (4) from Albemarle Regional Health Services
Address:	3512 N. Croatan Hwy		
Phone:	(252) 261-1760		
Email:			
Current Owner of Record:	Same as applicant		
Meeting Dates:			
7/15/2015	Planning Board – Recommended Approval on a 7-0 vote with recommendations from staff		

PROJECT LOCATION:

Street Address: Property fronted by Sandy Lane, Keeter Barn and Sharon Church Roads
Location Description: South Mills Township

Vicinity Map:



REQUEST: Sketch Plan Mill Run Common Open Space Major Subdivision – 45 lots (smallest proposed lot size 22,880 sf or approximately .5 acres) **Article 151.290 of the Code of Ordinances.**

AREA CALCULATIONS:

Net Development Area: 51.28 ac.
 5% Open Space: 2.56 ac.
 Open Space provided: 3.04 ac
 Area in streets: 1.67 ac
 Area available for lots: 46.57 ac.

PRELIMINARY YIELD PLAN

1 Acre lots in R3-1: 37 lots
 2 Acre lots in R3-2: 5 lots
 5% C.O.S. bonus: 2 lots
 Optional Endowment Fund Bonus: 2 lots
 Yield including Bonuses: 46 lots



SITE DATA

Lot size:	Two lots approximately 54 acres total.
Flood Zone:	Zone X (Located outside the 100 & 500 year flood)
Zoning District(s):	Basic Residential (R3-1 & R3-2 (wooded areas))
Adjacent property uses:	Predominantly agriculture with some residential.
Streets:	Shall be dedicated to public under control of NCDOT.
Street name:	Mill Run Loop
Open Space:	23.69 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:	Per Article 151.294 (B)(4) A minimum of 2,000 square feet of open space per dwelling must be designated and improved for active recreation. 45 lots X 2,000 = 95,000 sf or 2.1 acres. Per Article 151.232 (I) (3) Recreational Land: The developer shall at the County's option make a payment to the county of the amount of money equal to the value of the 2.1 acres as it would be appraised following its subdivision.

ENVIRONMENTAL ASSESSMENT

Streams, Creeks, Major Ditches: Mill Run Ditch.

Distance & description of nearest outfall: Mill Run Ditch is located to the east of the wooded portion of the property and will probably be utilized as the outfall.

TECHNICAL REVIEW STAFF (SKETCH PLAN) COMMENTS

1. **South Mills Water.** Has adequate water to supply development.
 2. **Albemarle Regional Health Department.** Perc test completed on 4 lots (10% of lots required to be perc tested). Detailed Site Plans required at building permit due to the size of lots.
 3. **South Mills Fire Department.** No response.
 4. **Pasquotank EMS (Central Communications).** Approved subdivision and road name.
 5. **Sheriff's Office.** Approved
 6. **South Mills Post Office –** Community Mail boxes required at entrance.
 7. **Superintendent/Transportation Director of Schools.** Covered bus shelters required.
 8. **Camden Soil & Water Conservationist.** Approved
 9. **NC DOT.** Reviewed no comments at this time.
 10. **Parks & Recreation.** Request fee in lieu of required recreational land/improvements.
-

PLANS CONSISTENCY

CAMA Land Use Plan Policies & Objectives:

Consistent Inconsistent

2035 Comprehensive Plan

Consistent Inconsistent

Property zoned R3-1 (farmland) is consistent as area is designated as Rural Residential.

PLANS CONSISTENCY – cont.

Comprehensive Transportation Plan

Consistent Inconsistent

Property abuts Sandy Lane (SR 1227) (unpaved), Keeter Barn (SR 1226) and Sharon Church (SR 1231) Roads

FINDINGS REGARDING ADDITIONAL REQUIREMENTS:

Yes No

Endangering the public health and safety?

Application does not appear to endanger public health and safety.

Yes No

Injure the value of adjoining or abutting property.

Application does not appear to injure the value of adjoining or abutting property.

EXCEED PUBLIC FACILITIES:

Yes No

Schools: Proposed development will generate 20 students (.44 per household X 45 households). High School over capacity: **2014/2015 capacity: 570 Enrollment: 628**

Yes No

Fire and rescue: No response

Yes No

Law Enforcement:

PLANNING BOARD RECOMMENDATION:

Planning Board recommended approval of Sketch Plan Mill Run Major Subdivision with the following recommendations:

- Reflect the 55' Army Corp drainage easement along western side of Mill Run Ditch.
- Per Parks & Recreation recommend BOC require the fee in lieu of the recreational requirements (Camden County Code Article 151.232 (I) addresses options).
- Recommend the increase the Site Triangle at intersection of Lilly and Sharon Church Roads.
- Adhere to all technical review staff comments.