

## STAFF REPORT

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

#### PROJECT INFORMATION

<b>File Reference:</b>	UDO 2016-09-14	<b>Application Received:</b>	9/26/16
<b>Project Name;</b>	Sandy Hook Crossing	<b>By:</b>	David Parks, Permit Officer
<b>PIN:</b>	03-8964-00-94-3691	<b>Application Fee paid:</b>	\$2,400 Check #231
<b>Applicant:</b>	Steve Bradshaw	<b>Completeness of Application:</b>	Application is generally complete
<b>Address:</b>	102 Avery Drive Shiloh, NC 27974	<b>Documents received upon filing of application or otherwise included:</b>	
<b>Phone:</b>	(252) 455-1028	<b>A.</b>	Land Use Application
<b>Email:</b>		<b>B.</b>	Sketch Plan
<b>Agent for Applicant:</b>		<b>C.</b>	Deeds
<b>Address:</b>		<b>D.</b>	Perc Tests (2) from Albemarle Regional Health Services
<b>Phone:</b>			
<b>Email:</b>			
<b>Current Owner of Record:</b>	See Attached Deed		
<b>Meeting Dates:</b>			
10/25/2016	Neighborhood Meeting		
11/02/2016	Technical Review Committee		
11/16/2016	Planning Board		

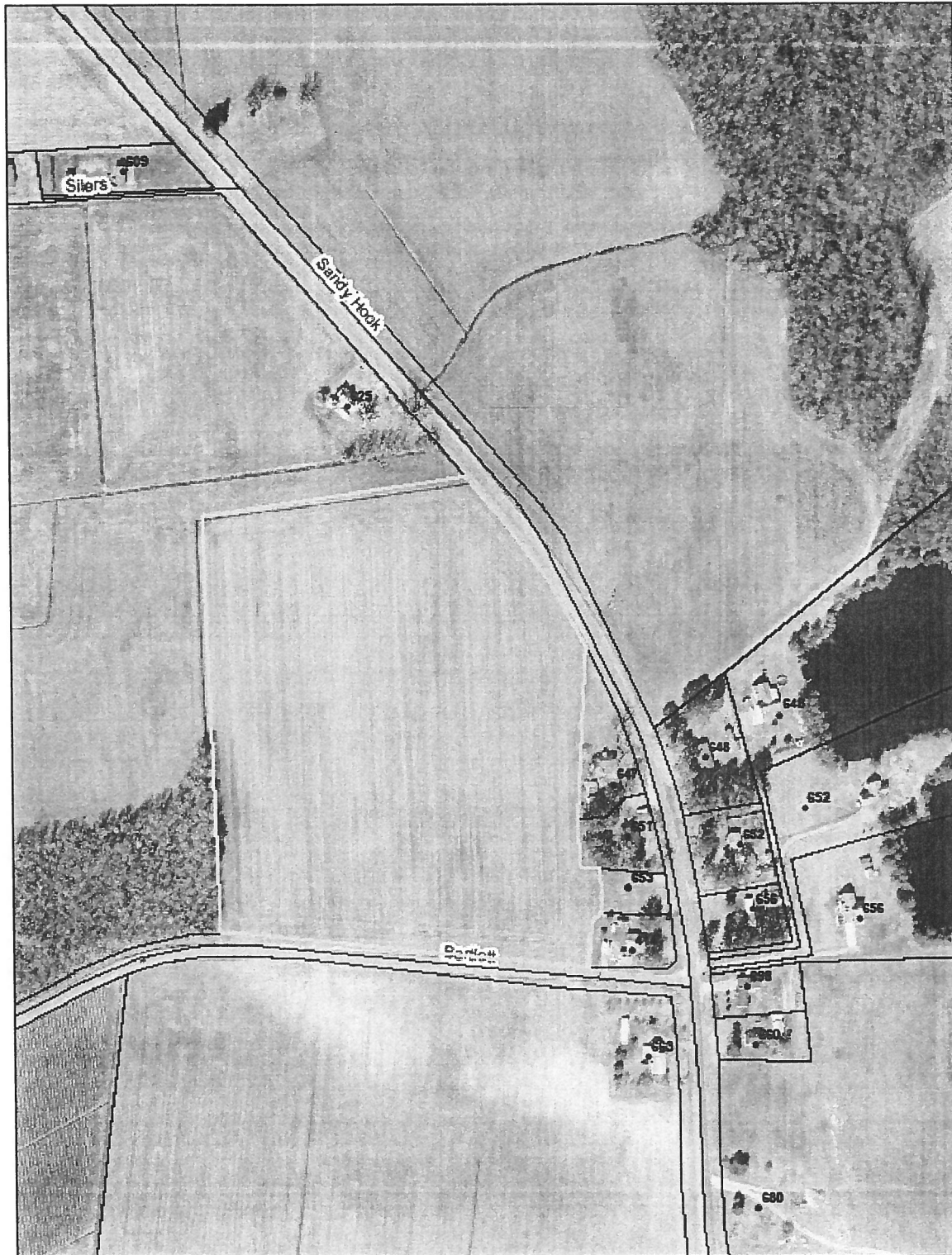
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#### PROJECT LOCATION:

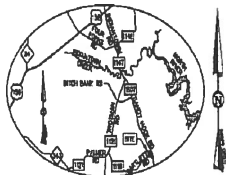
**Street Address:** Property fronted by Sandy Hook and Bartlett Roads  
**Location Description:** Shiloh Township

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Vicinity Map:



**REQUEST: Sketch Plan Sandy Hook Crossing Major Subdivision – 16 lots - Article 151.230 of the Code of Ordinances.**



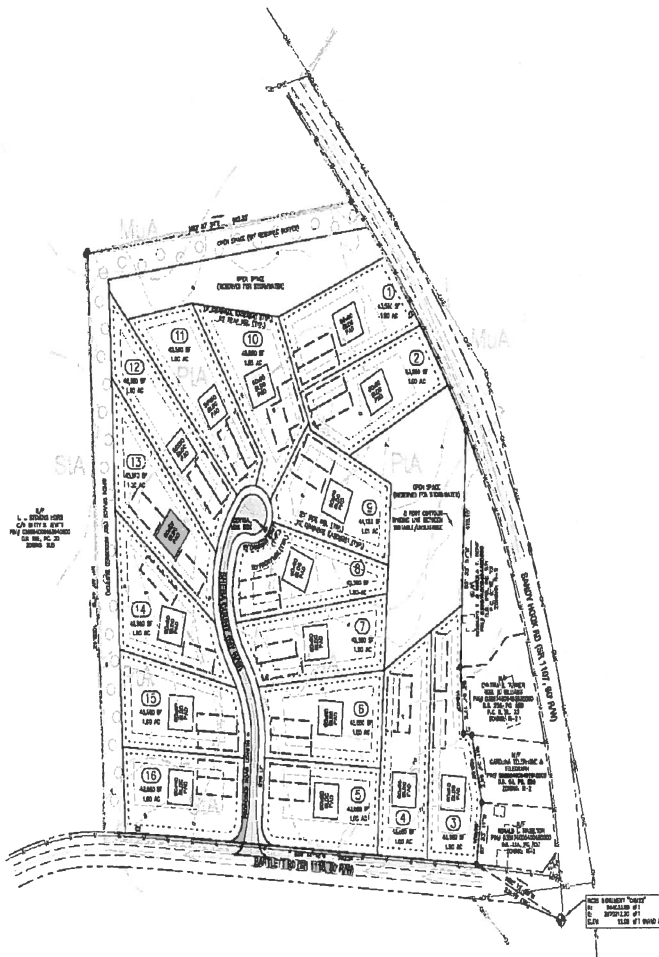
VICINITY MAP  
1" = 10,000'

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

- SEE DATA**
- OWNER'S RECORDS**  
DEED, TRACT RECORDS PLAT  
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  - SEC. 151.230**  
PLAT COMPLETION  
S.D. 20, PL. 17
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LINE STYLE	DESCRIPTION
---	BOUNDARY LINE
---	PROPERTY LINE
---	...

LINE STYLE	DESCRIPTION
---	BOUNDARY LINE
---	PROPERTY LINE
---	...



- LEGEND**
- BOUNDARY LINE
  - PROPERTY LINE
  - ...

- MIN. CLASSIFICATION (DNR)**
- ...



RELEASED  
9/22/2016

SKETCH PLAT  
FOR  
SANDY HOOK CROSSING  
SHILOH TOWNSHIP / CAMDEN COUNTY  
NORTH CAROLINA

PROJECT NO: 160016  
DRAWING NO: 160016-01  
DATE: 09/22/2016  
PROJECT: SANDY HOOK CROSSING  
SUBDIVISION  
OWNER: ...



PROJECT NO: 160016  
DRAWING NO: 160016-01  
DATE: 09/22/2016  
PROJECT: SANDY HOOK CROSSING  
SUBDIVISION  
OWNER: ...

## **SITE DATA**

<b>Lot size:</b>	Approximately 22 acres
<b>Flood Zone:</b>	Zone X (Located outside the 100 & 500 year flood)
<b>Zoning District(s):</b>	Basic Residential (R3-1)
<b>Adjacent property uses:</b>	Predominantly agriculture with some residential.
<b>Streets:</b>	Shall be dedicated to public under control of NCDOT.
<b>Street/Subdivision name:</b>	Approved by (Central Communications)
<b>Open Space:</b>	Provided
<b>Landscaping:</b>	Landscaping Plan required at Preliminary plat.
<b>Buffering:</b>	Per Article 151.232 (N), a 50' landscaped vegetative buffer required along all property lines that abut non-residential uses.
<b>Recreational Land:</b>	N/A

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## **ENVIRONMENTAL ASSESSMENT**

**Streams, Creeks, Major Ditches:**

**Distance & description of nearest outfall:** .

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## **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.
  8. **Camden Soil & Water Conservationist.** No response.
  9. **NCDOT.** No response.
  10. **Mediacom.** No response.
  11. **Central Communications 911.** Approved as is.
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## **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 easements 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.

<i>Office Use Only</i>	
PIN:	<u>03-8964-00-94-3691</u>
UDO#	<u>2616 - 09 - 14</u>
Date Received:	<u>9/26/16</u>
Received by:	<u>OP</u>
Zoning District:	<u>R-2</u>
Fee Paid \$	<u>2400.00</u>
Please Do Not Write In This Box	

PLEASE PRINT OR TYPE

*1st CK # 231*

**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 Address Line 1  
 \_\_\_\_\_ Address Line 2  
Shiloh, NC 27974 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 D. Bradshaw

**Dated:** 9/22/16

<i>*Office Use Only, Please Do Not Write In This Box*</i>	
<b>Is the Property in a Watershed Protection area?</b>	<u>NO</u>
<b>Flood Zone (from FIRM Map):</b>	<u>X</u>
<b>Taxes Paid? Yes</b>	<u>✓</u> <b>No</b>

**ALBEMARLE REGIONAL HEALTH SERVICES**

230539

**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) 232-6603  
Gates (252) 357-1380    Pasquotank (252) 338-4490    Perquimans (252) 426-2100



ALBEMARLE REGIONAL HEALTH SERVICES

230538

**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**

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**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.**

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