



**CAMDENCOUNTY**  
new energy. new vision.

# **PLANNING BOARD**

**May 16, 2018**

**7:00 PM**

**Regular Meeting**

**Historic Courtroom**

**Courthouse Complex**

## Agenda

Camden County Planning Board  
Regular Meeting  
May 16, 2018, 7:00 PM  
Historic Courtroom, Courthouse Complex

ITEM I. Call to Order & Welcome

ITEM II. Consideration of Agenda

ITEM III. Consideration of Minutes

1. Planning Bd Minutes - March 21, 2018

ITEM IV. Old Business

ITEM V. New Business

*Item A. UDO 2012-05-01 North River Crossing Phase 1C Final Plat*

1. UDO 2012-05-01 North River Crossing Phase 1C Final Plat

*Item B. UDO Re-Write: Presentation / Update - Dan Porter*

ITEM VI. Info from Board and Staff

ITEM VII. Consider Date of Next Meeting - June 20, 2018

ITEM VIII. Adjourn



**Camden County Planning Board  
AGENDA ITEM SUMMARY SHEET**

Minutes

**Item Number:** 3.1

**Meeting Date:** May 16, 2018

**Submitted By:** Amy Barnett, Planning Clerk  
Planning & Zoning  
Prepared by: Amy Barnett

**Item Title** Planning Bd Minutes - March 21, 2018

**Attachments:** pbmins\_03212018 (PDF)

**CAMDEN COUNTY PLANNING BOARD**

Regular Meeting – March 21, 2018

**Camden County Planning Board**  
**Regular Meeting**  
**March 21, 2018 7:00 PM**  
**Historic Courtroom, Courthouse Complex**  
**Camden, North Carolina**

**MINUTES**

*The regular meeting of the Camden County Planning Board was held on March 21, 2018 in the Historic Courtroom, Camden, North Carolina. The following members were present:*

**CALL TO ORDER & WELCOME**

Planning Board Members Present:

Attendee Name	Title	Status	Arrived
Calvin Leary	Chairman	Present	6:50 PM
Fletcher Harris	Board Member	Present	6:50 PM
Patricia Delano	Vice Chairman	Present	6:50 PM
Rick McCall	Board Member	Absent	
Ray Albertson	Board Member	Present	6:50 PM
Steven Bradshaw	Board Member	Present	6:50 PM
Cathleen M. Saunders	Board Member	Present	6:50 PM

Staff Present:

Attendee Name	Title	Status	Arrived
Dan Porter	Planning Director	Present	6:40 PM
Amy Barnett	Planning Clerk	Present	6:30 PM

Others Present:

Attendee Name	Title	Purpose	Meeting Section
Sean Robey, Eastern Carolina Engineering	Agent for Applicant	Speak on behalf of Applicant A & B Building, Inc.	New Business 5.1
Randy Krainiak, 173 NC Hwy 343 South	Adjacent Property Owner	Voice Concerns regarding UDO 2017-02-28 SUP Prelim Plat The Fairfax	New Business 5.1
Tommy Harrison, 191 NC Hwy 343 South	Adjacent Property Owner	Voice Concerns regarding UDO 2017-02-28 SUP Prelim Plat The Fairfax	New Business 5.1

**CONSIDERATION OF AGENDA*****Motion to Approve Agenda As Presented***

<b>RESULT:</b>	<b>PASSED [UNANIMOUS]</b>
<b>MOVER:</b>	Patricia Delano, Vice Chairman
<b>SECONDER:</b>	Steven Bradshaw, Board Member
<b>AYES:</b>	Leary, Harris, Delano, Albertson, Bradshaw, Saunders
<b>ABSENT:</b>	McCall

**CAMDEN COUNTY PLANNING BOARD**

Regular Meeting – March 21, 2018

26 **CONSIDERATION OF MINUTES FROM FEBRUARY 21, 2018**27 *Motion to Approve Minutes From 2-21-18 As Written*

28	<b>RESULT:</b>	<b>PASSED [UNANIMOUS]</b>
29	<b>MOVER:</b>	Fletcher Harris, Board Member
30	<b>SECONDER:</b>	Ray Albertson, Board Member
31	<b>AYES:</b>	Leary, Harris, Delano, Albertson, Bradshaw, Saunders
32	<b>ABSENT:</b>	McCall

33 **OLD BUSINESS**

34 None

35 **NEW BUSINESS**36 **1. UDO 2017-02-28 Special Use Permit Preliminary Plat - Major Subdivision -**  
37 **The Fairfax**

-----

**SPECIAL USE PERMIT**  
**UDO 2017-02-28**  
**FINDINGS OF FACTS**

**PROJECT INFORMATION**

45 **File Reference:** UDO 2017-02-28  
46 **Project Name:** The Fairfax  
47 **PIN:** 02-8934-02-57-3312-0000

49 **Applicant:** A & B Building, Inc., Adam Maurice  
50 **Address:** 141 Travis Blvd., Moyock, NC 27958  
51 **Phone:** (757) 619-0746  
52 **Email:** aandbbuildinc@gmail.com

54 **Agent for Applicant:** Eastern Carolina Engineering  
55 **Address:** P. O, Box 128, Camden, NC, 27921  
56 **Phone:** (252) 335-1888  
57 **Email:**

59 **Current owner of Record:** Same as applicant

61 **Application Received:** 2/6/2018  
62 **By:** David Parks, Permit Officer

64 **Application Fee Paid:** \$3,200, Check # 2879  
65 **Stormwater Review Fee:** \$6,000, Check # 2880

67 **Completeness of Application:** Application is generally complete

Attachment: pbmins\_03212018 (2046 : Planning Bd Minutes - March 21, 2018)

**CAMDEN COUNTY PLANNING BOARD**

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**Documents received upon filing of application or otherwise included:**

- A. Land Use Application
- B. Preliminary Plat (7 Copies)
- C. Construction Drawings (2 Copies)
- D. Perc Tests (16) from Albemarle Regional Health Services
- E. DENR Stormwater Permit (Pending)
- F. DENR E & S Control Plan No. Camde-2018-007
- G. Approval letter for Drainage Plan
- H. Technical Review Committee inputs

**Meeting Dates:**

Technical Review: March 6, 2018  
 Planning Board: March 21, 2018

**REQUEST:** Special Use Permit Preliminary Plat - The Fairfax - 16 lot Major Subdivision - Article 151.230 of the Code of Ordinances.

**Maps Show:**

**Vicinity Map:** Site located off NC Hwy 343 South between 173 and 191 NC 343 South

**Flood Zone Map:** AE / X Flood Zones. X Flood Zone in middle, AE around outer edges and on north back end and north front end of property.

**Zoning Map:** R-2 Zoning District

**PROJECT LOCATION:**

**Street Address:** Property located adjacent to 173 & 191 South Highway 343

**Location Description:** Courthouse Township

**SITE DATA:**

**Lot Size:** Approximately 23 acres total.

**Flood Zone:** Zone X / AE

**Zoning District(s):** Base Zoning; Mixed Single Family Residential (R2)

**Adjacent Property Uses:** Agriculture with residential on either side

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

**Street Name:** Isaac Court

**Open Space:** Required: 23.10 acres x .05 = 1.16; Provided: 3.28 acres

**Landscaping:** Landscaping Plan provided

**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 - Less than 30 lots

Attachment: pbmins\_03212018 (2046 : Planning Bd Minutes - March 21, 2018)

**CAMDEN COUNTY PLANNING BOARD**

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**ENVIRONMENTAL ASSESSMENT:****Streams, Creeks, Major Ditches:**

**Distance & description of nearest outfall:** Pasquotank River is less than a mile from the site.

**TECHNICAL REVIEW STAFF (SKETCH PLAN) COMMENTS:**

1. South Camden Water. Approved.
2. Albemarle Regional Health Department. Approved.
3. South Camden Fire Department. Approved.
4. Postmaster Elizabeth City. No response. Did not attend TRC meeting.
5. Army Corps of Engineers. No response.
6. Superintendent Camden County Schools. No response.
7. Superintendent/Transportation Director of Schools. Approved at Sketch. Did not attend TRC meeting for Preliminary.
8. Camden Soil & Water Conservationist. Approved.
10. NCDOT. No response. Did not attend TRC meeting.
11. Parks & Recreation. N/A
12. Mediacom. No response. Did not attend TRC meeting.
13. Albemarle EMC. Need new street name for consideration.
14. Century Link. No response. Did not attend TRC meeting.
15. Pasquotank EMS. Approved.

**PLANS CONSISTENCY:**

**CAMA Land Use Plan Policies & Objectives:** Consistent; CAMA Plan has land identified as Medium Density Residential.

**2035 Comprehensive Plan:** Consistent; Comprehensive Plan has area designated as Rural Residential One Acre.

**Comprehensive Transportation Plan:** Consistent; Access to property will be a proposed Public Road that runs off South Highway 343.

**FINDINGS REGARDING ADDITIONAL REQUIREMENTS:**

**Endangering the public health and safety?** No; Staffs opinion is that application does not appear to endanger the public health and safety.

**Injure the value of adjoining or abutting property?** No; Without any evidence to the contrary - staffs opinion is that application does not appear to injure the value of adjoining or abutting property.

**Harmony with the area in which it is located?** Yes; 2035 Comprehensive Plan has land designated as Rural Residential and CAMA Future Land Use Maps has land designated as Medium Density Residential. Property located within the Core Village of Courthouse Township.

Attachment: pbmins\_03212018 (2046 : Planning Bd Minutes - March 21, 2018)

**CAMDEN COUNTY PLANNING BOARD**

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**EXCEED PUBLIC FACILITIES:**

**Schools:** Yes; Proposed development will generate 7 students (.44 per household x 16 households). High School over capacity: 2016/2017;

Capacity: 570, Enrollment: 607

**Fire and Rescue:** No; Approved.

**Law Enforcement:** No; Approved.

**PLANNING STAFF RECOMMENDATION:**

**Planning Staff recommends approval of this Special Use Permit for Preliminary Plat for The Fairfax Major Subdivision with the following conditions:**

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 2017-02-28).
  3. Amend Preliminary Plat as follows:
    - Under Title change township to Courthouse vice Shiloh.
    - Add new street name when approved.
    - Under Note 5; add in designations X / AE after the word Zones.
    - Add additional note: USE OF LAND WITHIN A FLOODPLAIN IS SUBSTANTIALLY RESTRICTED BY THE CAMDEN COUNTY CODE.
    - Place addresses on each lot as provided.
  4. Prior to approval of Final Plat property indicated on Preliminary Plat that is to be conveyed to Harrison shall be recorded along with deed with the Camden County Registry of Deeds.
  5. 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. These elevations shall be verified by a Surveyor or Engineer licensed to do business in North Carolina prior to final inspection for the dwelling.
  6. Developer and or Home Owners Association shall provide Camden County certification by a licensed North Carolina Engineer of compliance with approved Drainage Plan for The Fairfax every five years starting from recording of Final Plat in the Camden County Registry of Deeds.
  7. 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 No. \_\_\_\_\_ dated \_\_\_\_\_.
    - b. The re-certification to the County of the approved drainage plan every five years.
    - c. Maintenance of all open space and improvements throughout the subdivision.
  8. 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.
-



**CAMDEN COUNTY PLANNING BOARD**

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230 Dan Porter briefly described this agenda item:

- 231
- Special Use Permit Application for Preliminary Plat
  - 232 • Applicant is A & B Building Inc., Adam Maurice
  - 233 • 23 Acre, 16 Lot Major Subdivision
- 234

235 Mr. Porter introduced Mr. Sean Robey of Eastern Carolina Engineering, the agent for the

236 applicant.

237

238 Sean Robey, Eastern Carolina Engineering

- 239
- Representing Adam Maurice of A & B Building
  - 240 • 16 Lot Subdivision proposed
  - 241 • Located on NC Hwy 343 just North of Camden United Methodist Church
  - 242 • Approximately 1000 foot long road in subdivision which will be extended in and
  - 243 off of NC 343 to a cul-de-sac
  - 244 • Most of the lots are over an acre, 40,000 sqft average
  - 245 • Some lots border wetlands to the rear of the lots, those are as much as 2.5 acres.
  - 246 • Will extend county water main from NC 343 through subdivision and for fire
  - 247 hydrants
  - 248 • Will provide the necessary drainage
  - 249 • Have submitted and received approvals on Erosion Control and Stormwater from
  - 250 NC DENR
  - 251 • Greg Johnson, the engineer for Camden County, has also reviewed the stormwater
  - 252 plan and given his blessing on it
- 253

254 Dan Porter then went over the staff report / findings of facts as incorporated herein above

255 and noted the following:

- 256
- Located on NC 343 between Seymour and Stevens Roads
  - 257 • Primarily surrounded on all 3 sides by woodlands
    - Mr. Robey noted that a small portion of the woodlands will be cleared in
    - 258 order to facilitate the drainage ways, 30 foot ditches
  - 259 • R-2 Zoning, allows a little less than one acre lots
  - 260 • Across the road on NC 343 is General Use District zoning
  - 261 • Approximately 1/2 of the property is in Flood Zone X (500 year flood), the other
  - 262 1/2 is in the AE Flood Zone (buildings must be built to one foot above base flood)
  - 263 • Technical Review Committee has reviewed application
  - 264 • Schools - will generate 7 to 8 students based on formula used by the County to
  - 265 assess school impacts
  - 266 • Will create slightly elevated traffic along NC 343
  - 267 • Buffer is the woodlands that surround property with the exception of the 2 lots
  - 268 that are at the front of the property and abut NC 343
  - 269
  - 270

**CAMDEN COUNTY PLANNING BOARD**

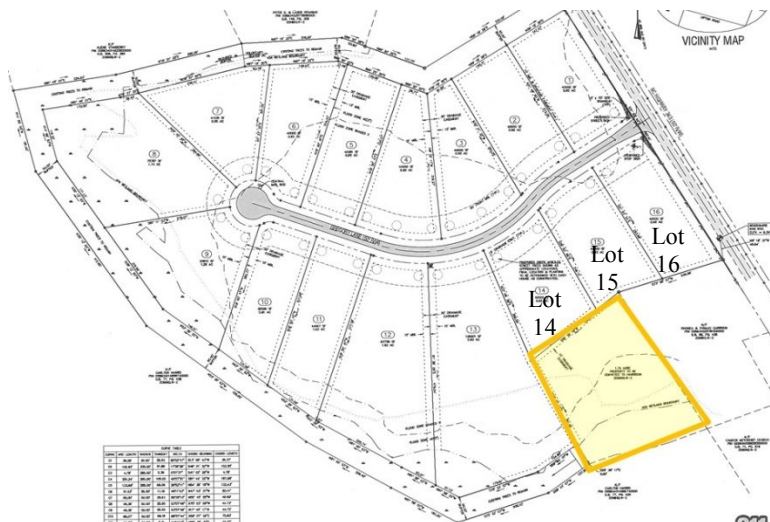
Regular Meeting – March 21, 2018

- 271 • Staff recommends approval with conditions as listed in staff's findings of facts
- 272 ○ Uncommon Conditions Included:
- 273     ▪ Property behind lot 14 and portion of property behind lot 15, as
- 274     indicated on Preliminary Plat, to be conveyed to Thomas Harrison,
- 275     shall be recorded along with deed with the Camden County
- 276     Registry of Deeds.
- 277     ▪ Home Owners Restrictive Covenants shall include the following
- 278     information:
- 279         • All requirements (to include Maintenance and allowable
- 280         built upon area) listed under NCDENR Stormwater Permit
- 281         No. \_\_\_\_\_ dated \_\_\_\_\_.
- 282         • The re-certification to the County of the approved drainage
- 283         plan every five years.
- 284         • Maintenance of all open space and improvements
- 285         throughout the subdivision.
- 286

287 Vice Chairman Patricia Delano asked about safety concerns with regards to school  
288 children and bus pickups. Dan Porter stated that the school buses will pick up children  
289 inside the subdivision and not at any particular bus stop.

290  
291 Mr. Porter also stated that the Post Office is requiring cluster mailboxes.

292  
293 Vice Chairman Patricia Delano asked for clarification as to which property would be  
294 conveyed to Harrison upon his purchase of same. Mr. Porter replied that it was the  
295 property behind lot 14 as indicated on the lot layout / preliminary plat map. He showed  
296 the property to be conveyed on the computer screen to be:  
297



298  
299

Attachment: pbmins\_03212018 (2046 : Planning Bd Minutes - March 21, 2018)

**CAMDEN COUNTY PLANNING BOARD**

Regular Meeting – March 21, 2018

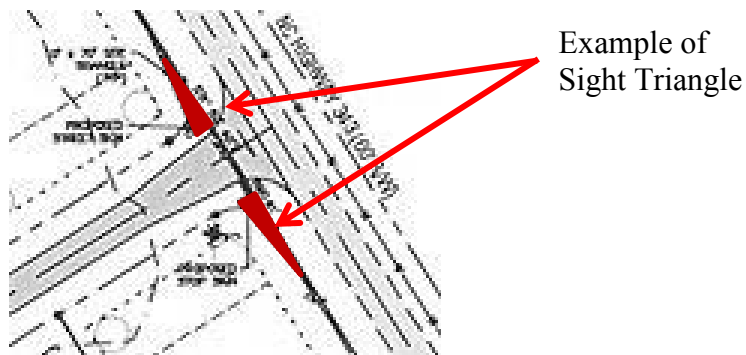
300 Cathleen Saunders questioned the lot size of lot 10, asking why it was slightly less than  
 301 40,000 sqft. Mr. Robey stated he could adjust the back lot lines either of lot 9 or lot 11 to  
 302 make lot 10 meet the 40,000 sqft. Mr. Robey noted that the front lot lines are required to  
 303 have 25 foot frontage along the road. Ms. Saunders further asked if the lot areas included  
 304 the wetlands. Mr. Robey replied yes they did.

305  
 306 Vice Chairman Patricia Delano asked what the setbacks for houses on the inside of the  
 307 subdivision would be, feet from the road. Mr. Robey responded that they would be 50  
 308 feet or more with the exception of the lots which contain wetlands to the rear of the lots.  
 309 Those lots may be very close or right at the 50 foot minimum setbacks due to the location  
 310 of the wetlands and the need to place the septic systems / drainfields along the sides of  
 311 those houses.

312  
 313 Cathleen Saunders asked if the side setbacks in the subdivision were the same as on NC  
 314 343. Dan Porter replied that the side setbacks are 10 feet but that they have to add 25 feet  
 315 to that.

316  
 317 Steven Bradshaw asked if that was what is referred to as a sight triangle. Dan Porter  
 318 replied that it was not and showed on the map where the sight triangles were, which are  
 319 in the corners of the corner lots (see below).

320



321

322

323 Mr. Porter added that with regard to the setbacks for properties along major arterial  
 324 highways / roads, side setbacks require an additional 25 feet which makes the side  
 325 setbacks for such properties a minimum of 35 feet.

326

327 Mr. Porter stated that the additional 25 feet was not addressed for lots 1 and 16 so they  
 328 would have to be re-visited.

329

330 Vice Chairman Patricia Delano asked about the front setbacks of lots 15 and 16,  
 331 wondering if it were possible to situate the houses on those 2 lots closer to the roadway  
 332 so that they would be farther away from the neighboring properties to the rear of those  
 333 lots. Mr. Robey responded saying the setbacks on those lots "are pushed back from the  
 334 road fairly nicely". Mr. Robey stated that if the County were to offer reduced setbacks on  
 335 certain lots, he would not argue with that.

336

**CAMDEN COUNTY PLANNING BOARD**

Regular Meeting – March 21, 2018

337 Mr. Porter asked which setbacks were being referred to. Mr. Robey responded that it was  
 338 the front setbacks that were being discussed. Mr. Porter responded saying that the law  
 339 requires a 50 foot front setback. If a reduced setback is desired, it would be a change that  
 340 would have to go before the Board of Adjustment for a variance.

341  
 342 At this time, Chairman Calvin Leary asked if there were any further comments or  
 343 questions from the Board. Hearing none, he opened the floor for public comment.

344  
 345 Randy Krainiak, 173 NC Hwy 343 South

346  
 347 Mr. Krainiak voiced the following concerns:

- 348 • Would like for site layout / design plan for the subdivision to indicate which
- 349 direction proposed houses will face in relation to adjacent property owner's
- 350 houses
- 351 • Concerned about the possible distance between back door of houses that his house
- 352 will face
- 353 • Doesn't want to be looking at back doors / back ends of houses
- 354 • Would like to see a buffer zone between current property owners in the area and
- 355 the subdivision
- 356 • Wants to be able to see down the road from his house. Wants unencumbered
- 357 view.
- 358 • Concerned that additional houses in the area will have a negative impact on the
- 359 quality of life
- 360 • Concerned about number of possible entrances onto and off of NC Hwy 343

361  
 362 Dan Porter commented that the UDO doesn't allow the County to dictate which way a  
 363 house is positioned on a lot.

364  
 365 Steven Bradshaw commented that if a house was positioned facing 343 instead of facing  
 366 the internal subdivision road, there would be 2 issues:

- 367 1. Safety of children getting off of school buses along Hwy 343
- 368 2. If lots 1 and 16 houses are turned so they face Hwy 343, then lots 2 and 15 will
- 369 have the backs of the houses from lots 1 and 16 facing their sides, and those backs
- 370 will be much closer than they otherwise normally would be to adjacent property.

371  
 372 Chairman Calvin Leary commented with regard to #1 above that driveways would be on  
 373 the inside of the subdivision. A brief discussion regarding setbacks and how they affect  
 374 adjacent property depending on the orientation of the houses on lots 1 and 16 took place.  
 375 If the houses face 343, there would be little or no back yard for those houses, and the  
 376 distance from building to adjacent property lines would be less than if the houses faced  
 377 the inside of the subdivision.

378  
 379 Mr. Krainiak added that he wants it to look good if he's going to have to look at it from  
 380 his patio.

381

Attachment: pbmins\_03212018 (2046 : Planning Bd Minutes - March 21, 2018)

**CAMDEN COUNTY PLANNING BOARD**

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382 Chairman Calvin Leary asked if there were any further comments from the public.

383

384 Tommy Harrison, 191 NC Hwy 343 South

385

386 Mr. Harrison had the following concerns:

387

- Is purchasing property which is behind lot 14
- Same concerns as Mr. Krainiak regarding seeing subdivision from his back door
- Would like to see a tree type vegetative buffer put in place to show the separation between the subdivision and adjacent properties
- Wants to be able to look out and not feel like his property is part of the subdivision as he is an adjacent property owner and not part of the subdivision
- Concerned about potential increases in traffic and issues which go along with it
- Concerned about traffic safety / visibility when making turns onto NC Hwy 343
- Concerned about stormwater drainage

388

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397 Mr. Porter stated that certain areas require a 50 foot buffer and other areas do not. The  
398 County cannot require it if it isn't otherwise required. The developer can agree to place a  
399 buffer if he so chooses, but the County cannot require it.

400

401

402 Cathleen Saunders asked if landscaping would help. Mr. Porter replied that it would be  
403 nice to have, but the County cannot require it.

404

405

406 Ms. Saunders asked if fences would be allowed or if they would impede the flow of  
407 stormwater drainage. Mr. Porter replied that typically a fence can be placed right on the  
408 property line, but that fences cannot be placed where they would block any flow of  
409 drainage. He added that there's not much room at the rear of lot 16 due to the drainage  
410 easement.

411

412 Chairman Calvin Leary asked Planning Director Dan Porter if the issue of a buffer would  
413 be something that adjacent property owners would have to take up with the developer.  
414 Mr. Porter replied yes it would.

415

416

417 Steve Bradshaw asked Mr. Harrison why his house was built so close to his property line  
418 instead of at the center of his property. Mr. Harrison replied that it was built at the center  
419 of his property but that he built on a garage which extended the size of the structure  
420 toward the property line.

421

422 Mr. Bradshaw commented that the NC 343 corridor is a desirable area for development  
423 as is the town center / core village area of Camden.

424

At this time, Chairman Calvin Leary asked if there were any further comments from the  
public. Hearing none, he called for a motion.

424

**CAMDEN COUNTY PLANNING BOARD**

Regular Meeting – March 21, 2018

425 *Motion to Approve UDO 2017-02-28 Special Use Permit Preliminary Plat - Major*  
 426 *Subdivision - The Fairfax*

427	<b>RESULT:</b>	<b>PASSED [ROLL CALL VOTE]</b>
428	<b>MOVER:</b>	Steven Bradshaw, Board Member
429	<b>SECONDER:</b>	Fletcher Harris, Board Member
430	<b>AYES:</b>	Leary, Harris, Delano, Bradshaw, Saunders
431	<b>NAYS:</b>	Albertson
432	<b>ABSENT:</b>	McCall

433  
 434 Chairman Calvin Leary spoke briefly regarding the responsibility of the board to render a  
 435 recommendation one way or the other as a second for the above motion was only made  
 436 reluctantly.

437 **INFORMATION FROM BOARD AND STAFF**

438 None.

439 **CONSIDER DATE OF NEXT MEETING - APRIL 18, 2018**440  
441 **ADJOURN**442 *Motion to Adjourn 3-21-18 Meeting*

443	<b>RESULT:</b>	<b>PASSED [UNANIMOUS]</b>
444	<b>MOVER:</b>	Ray Albertson, Board Member
445	<b>SECONDER:</b>	Fletcher Harris, Board Member
446	<b>AYES:</b>	Leary, Harris, Delano, Albertson, Bradshaw, Saunders
447	<b>ABSENT:</b>	McCall

448 Meeting adjourned at 7:45 PM.

449

450

451

452 \_\_\_\_\_  
 453 *Chairman Calvin Leary*  
 454 *Camden County Planning Board*

455 *ATTEST:*

456

457

458

459 \_\_\_\_\_  
 460 *Amy Barnett*  
*Planning Clerk*



**Camden County Planning Board  
AGENDA ITEM SUMMARY SHEET**

New Business

**Item Number:** 5.A.1

**Meeting Date:** May 16, 2018

**Submitted By:** Dave Parks, Permit Officer  
Planning & Zoning  
Prepared by: Amy Barnett

**Item Title** UDO 2012-05-01 North River Crossing Phase 1C Final Plat

**Attachments:** UDO 2012-05-01 North River Crossing Phase 1c Final Plat -  
Findings of Facts (PDF)  
UDO 2012-05-01 North River Crossing Phase 1c Final Plat - Plat Maps (PDF)

**Summary:**

Seaboard Development Alliance, LLC has applied for Final Plat approval for North River Crossing Phase 1C, Major Subdivision - 11 lots this phase. Property is located off Trotman Road in Shiloh Township. Zoning is Mixed Single Family Residential (R2). All requirements of the Special Use Permit issued for this development have been met or guaranteed (i.e. bonded) and Staff recommends approval of Final Plat for Phase 1C of North River Crossing.

**Recommendation:**

Staff recommends approval.

FINAL PLAT PHASE 1c  
NORTH RIVER CROSSING  
UDO 2012-05-01

1. **Agent for Applicant:** Seaboard Development Alliance, LLC
2. **Address of Agent:** 1073 Bullard Court  
Raleigh, NC 27615
3. **PIN:** 03-8965-00-35-1198
4. **Name(s) of Current Owner(s) of Record:** Seaboard Development Alliance, LLC
5. **Street Address of Property:** See Final Plat
6. **Location of Property:** Off Trotman Road Shiloh Township
7. **Flood Zone:** X
8. **Zoning District(s):** Mixed Single Family Residential (R2)
9. **General Description of the Proposal:** Final Plat Phase 1c North River Crossing  
Major Subdivision – 11 lots this phase
10. **Date Application Received by County:** September 27, 2016
11. **Received by:** David Parks, Permits Officer
12. **Application fee paid:** Yes.\$550.00 Check # 2787
13. **Completeness of Application:** Application is generally complete.
14. **Documentation received:**
  - A. Ten (10) copies (18 X 24) of Phase 1c Final Plat
  - B. Application fee
  - C. As Builts – 2 copies signed.
  - D. Letter of Credit for Bonding of Paving of roads (\$56,543) for this phase.
  - E. Fee in lieu of Recreational Improvements (Phase 1c portion \$12,0045)
15. **Compliance with Preliminary Plat Special Use Permit:** All requirements of the Special Use Permit issued for this development have been met or guaranteed (i.e. bonded)
16. **Recommendation:** Staff recommends approval of Final Plat for Phase 1c North River Crossing.





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 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 (1-252-338-1919) with any questions about your application.

Please Do Not Write in this Box

PIN: 03-8965-00-35-1198

UDO# 2012-05-01

Date Received: 5/2/18

Received by: DP

Zoning District: R-2

Fee Paid \$ \$550.00

*pd ck # 2787*  
*os*

PLEASE PRINT OR TYPE

Applicant's Name: Seaboard Development Alliance, LLC

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: 1073 Bullard Court  
Raleigh, NC 27615

Daytime Phone Number: ( 919 ) 349-0174

Street Address Location of Property: Off Trotman Road Shiloh Township

General Description of Proposal: Final Plat Phase IC North River Crossing Major Subdivision  
11 lots this phase

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: *[Signature]*  
Dated: *May 3, 2018*

\* Information to be filled out by Planning Department

\*Is the Property in a Watershed Protection area? NO

\*Flood Zone (from FIRM Map): X Taxes paid? yes  no

Cad file name : C:\Temp\AcPublish\_13260\Phase 1C DWG

**CERTIFICATE OF APPROVAL**

I HEREBY CERTIFY THAT ALL STREETS SHOWN ON THIS PLAT ARE WITHIN CAMDEN COUNTY, ALL STREETS AND OTHER IMPROVEMENTS SHOWN ON THIS PLAT HAVE BEEN INSTALLED OR GUARANTEED TO ACCORDING TO § 151.243 AND THAT THE SUBDIVISION SHOWN ON THIS PLAT IS IN ALL RESPECTS IN COMPLIANCE WITH THE CAMDEN COUNTY UNIFIED DEVELOPMENT ORDINANCE. THE PLAT IS SUBJECT TO THE CHAMPION BOARD OF COMMISSIONERS' REVIEW AND APPROVAL BY THE CHAMPION BOARD OF COMMISSIONERS, SUBJECT TO ITS BEING RECORDED IN THE CAMDEN COUNTY REGISTRY WITHIN NINETY (90) DAYS OF THE DATE BELOW

DATE \_\_\_\_\_ CHAMPION BOARD OF COMMISSIONERS

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION REGULATION JURISDICTION OF CAMDEN COUNTY, THAT I HEREBY FREELY ADOPT THIS PLAT OF SUBDIVISION AND DEDICATE TO PUBLIC USE ALL AREA SHOWN ON THIS PLAT AS STREETS, ALLEYS, WALKS, PARKS, OPEN SPACE AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL THE GRANT OF DEDICATION IS ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY. ALL PROPERTY SHOWN ON THIS PLAT AS DEDICATED FOR A PUBLIC USE SHALL BE DEDICATED FOR ANY OTHER PUBLIC USE AUTHORIZED BY LAW WHEN SUCH USE IS APPROVED BY THE APPROPRIATE PUBLIC AUTHORITY IN THE PUBLIC INTEREST.

DATE \_\_\_\_\_ OWNER

**NOTARY**

I, \_\_\_\_\_ A NOTARY PUBLIC OF \_\_\_\_\_ COUNTY, NORTH CAROLINA, DO HEREBY CERTIFY THAT \_\_\_\_\_ PERSONALLY APPEARED BEFORE ME THIS DATE AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING CERTIFICATE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018. WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018. NOTARY PUBLIC \_\_\_\_\_

**NCDOT COMPLIANCE WITH RULES AND REGULATIONS**

I HEREBY CERTIFY THAT THESE STREETS AS INSTALLED (OR AS DESIGNED AND GUARANTEED BY THE APPLICANT) ARE IN ACCORDANCE WITH THE MINIMUM DESIGN CRITERIA PRESENTLY REQUIRED BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS FOR ACCEPTANCE OF SUBDIVISION STREETS ONTO THE SYSTEM FOR MAINTENANCE.

DATE \_\_\_\_\_ DISTRICT ENGINEER, NC DEPARTMENT OF TRANSPORTATION  
DIVISION OF HIGHWAYS

**ENGINEER CERTIFICATION OF STORMWATER IMPROVEMENTS**

IN THE SUBDIVISION ENTITLED NORTH RIVER CROSSING PHASE 1C, STORMWATER DRAINAGE IMPROVEMENTS HAVE BEEN INSTALLED (1) ACCORDING TO PLANS AND SPECIFICATIONS PREPARED BY \_\_\_\_\_, OR (2) ACCORDING TO AS-BUILT PLANS SUBMITTED BY \_\_\_\_\_, AND APPROVED BY THE COUNTY, CAMDEN COUNTY ASSUMES NO RESPONSIBILITY FOR THE DESIGN, MAINTENANCE OR THE GUARANTEED PERFORMANCE OF THE STORMWATER DRAINAGE IMPROVEMENTS AND THEIR EFFECTS.

REGISTERED LAND SURVEYOR/CIVIL ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
REGISTRATION NUMBER \_\_\_\_\_

**REVIEW OFFICER CERTIFICATE**

I, \_\_\_\_\_ REVIEW OFFICER OF CAMDEN COUNTY CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS APPLIED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE \_\_\_\_\_ REVIEW OFFICER

**HEALTH DEPARTMENT CERTIFICATE**

THIS SUBDIVISION, ENTITLED NORTH RIVER CROSSING PHASE 1, PHASES 1B & 1C HAS BEEN DESIGNED FOR THE CONSTRUCTION OF INDIVIDUAL SEWAGE SYSTEMS AND MEETS THE CRITERIA AND REQUIREMENTS OF THE DISTRICT HEALTH DEPARTMENT BASED ON EXISTING CONDITIONS AND REGULATIONS. THE DISTRICT HEALTH DEPARTMENT RESERVES THE RIGHT TO REQUIRE ADDITIONAL IMPROVEMENTS TO THESE PROPERTIES AND TO LIMIT THE NUMBER OF BEDROOMS AND SIZE OF STRUCTURE BASED ON SITE CONDITIONS UPON ISSUANCE OF THE FINAL SITE IMPROVEMENTS PERMITS. THIS CERTIFICATION DOES NOT CONSTITUTE A WARRANTY AND IS ISSUED BASED ON THIS SUBDIVISION BEING SERVICED.

DATE \_\_\_\_\_ DISTRICT HEALTH DEPARTMENT

**NOTES**

- 1) OWNERS: SEABOARD DEVELOPMENT ALLIANCE, LLC  
1073 BULLOCK COURT, SUITE 100  
RALEIGH, NC 27615
- 2) BASED UPON GRAPHIC PLOTTING ONLY, THE PROPERTY DELINEATED ON THIS PLAT DOES APPEAR TO BE LOCATED WITHIN A FEMA DETERMINED SPECIAL FLOOD HAZARD AREA ACCORDING TO FIRMAL FOR CAMDEN COUNTY, NORTH CAROLINA, FIRMAL MAP NUMBER 372084400 K, COMMUNITY ID NO. 370042. PAVED, 8994 DATED EFFECTIVE DECEMBER 15, 2005. THE PROPERTY LIES WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN & ZONE "SHADED X" AREAS OF 0.2% ANNUAL CHANCE FLOOD OR AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT." AS DERIVED THEREON.
- 3) OPEN SPACE, DRAINAGE FACILITIES, RESERVED UTILITY OPEN SPACE, AND PONDS REQUIRED TO BE PROVIDED BY THE DEVELOPER IN ACCORDANCE WITH CH. 151 OF THE CODE OF ORDINANCES SHALL NOT BE DEDICATED TO THE PUBLIC, EXCEPT UPON WRITTEN ACCEPTANCE BY THE COUNTY, BUT SHALL REMAIN UNDER THE OWNERSHIP AND CONTROL OF THE DEVELOPER (OR HIS OR HER SUCCESSOR) OR A HOMEOWNERS ASSOCIATION OR SIMILAR ORGANIZATION THAT SATISFIES THE CRITERIA ESTABLISHED IN §151.196 OF THE COUNTY'S CODE OF ORDINANCES.
- 4) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT REFLECT ALL EASEMENTS, RESTRICTIONS OR ENCUMBRANCES THAT AFFECT THE SUBJECT PROPERTY.
- 5) THIS PROPERTY IS SUBJECT TO ALL SETBACK AND EASEMENT REQUIREMENTS SET FORTH BY CAMDEN COUNTY. PROPERTY IS ZONED R-2.  
SETBACKS:  
FRONT: 50 FEET  
SIDE: 10 FEET  
REAR: 10 FEET  
TOTAL LOTS THIS PHASE: 11
- 6) AREA COMPUTED BY COORDINATE METHOD.
- 7) MOSS MONUMENT "OUR 1" COORDINATE INFORMATION WAS OBTAINED FROM NCS WEBSITE "www.ncgso.com" MAY 31, 2012
- 8) SEE P.C. & S.L. 47 FOR ADDITIONAL GRID INFORMATION.
- 9) ALL DISTANCES ARE HORIZONTAL, GROUND UNLESS OTHERWISE NOTED.
- 10) ALL LOTS SHALL BE GRADDED AND GRADED SUCH THAT THE MINIMUM LOT GRADE ELEVATION ADJACENT TO THE DWELLING IS NO LESS THAN THE ELEVATION NOTED ON EACH LOT.

**CERTIFICATE OF ACCURACY**

I, PAUL J. TOTI, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE BY ME. (DEED DESCRIPTION FOUND IN P.C. & S.L. 26; THAT BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AT DRAWN FROM INFORMATION FOUND IN P.C. & S.L. 42; THAT THE GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS WERE PERFORMED TO THE GEOSPATIAL POSITIONING ACCURACY STANDARDS, PART 2; STANDARDS FOR GEODETIC NETWORKS AT THE 2-CENTIMETER, ACCURACY CLASSIFICATION (95% CONFIDENCE) USING "TRIMBLE" THAT THIS PLAT MEETS THE REQUIREMENT OF 6.3, 47-30 SECTION 1-11-1, AS AMENDED.

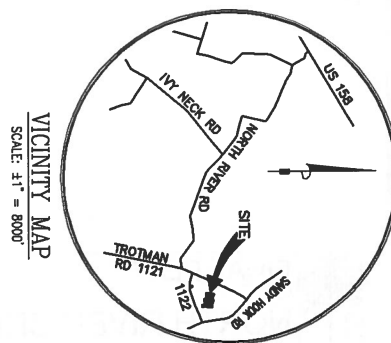
I, PAUL J. TOTI, P.S.-3963, ALSO CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PREPARE THE GROUND SURVEY:

- 1) CLASS OF SURVEY: CLASS A
- 2) POSITIONAL ACCURACY: 2-CENTIMETERS
- 3) TYPE OF GPS FIELD PROCEDURE: "FIX"
- 4) DATE OF SURVEY: MARCH 28, 2018
- 5) DATUM / EPOCH: NAD 83 - EPOCH 2010
- 6) PUBLISHED / FIELD CONTROL USE: "OUR 1"
- 7) GOOD MODEL: GOOD 19
- 8) COMPILED FACTOR: 1.000000001
- 9) LIMITS: US SURVEY FEET

I, PAUL J. TOTI, P.S.-3963, ALSO CERTIFY THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

WITNESS MY ORIGINAL SIGNATURE, REG. NUMBER, AND SEAL THIS 28TH DAY OF MARCH, 2018.


PAUL J. TOTI



**FINAL PLAT OF NORTH RIVER CROSSINGS - PHASE 1C**  
PLAT CABINET 8, SLIDE 47  
SHILOH TOWNSHIP  
CAMDEN COUNTY, NORTH CAROLINA

DRAWN BY: RJC/TBW  
CHECKED: PJT  
SCALE: N/A  
DRAWING #: 1505-PHASE 1C  
DATE: 2018-04-23

SHEET NUMBER:  
1 OF 2



131 MAIN ST  
GATESVILLE, NC 27638  
PHONE: (252) 357-1581

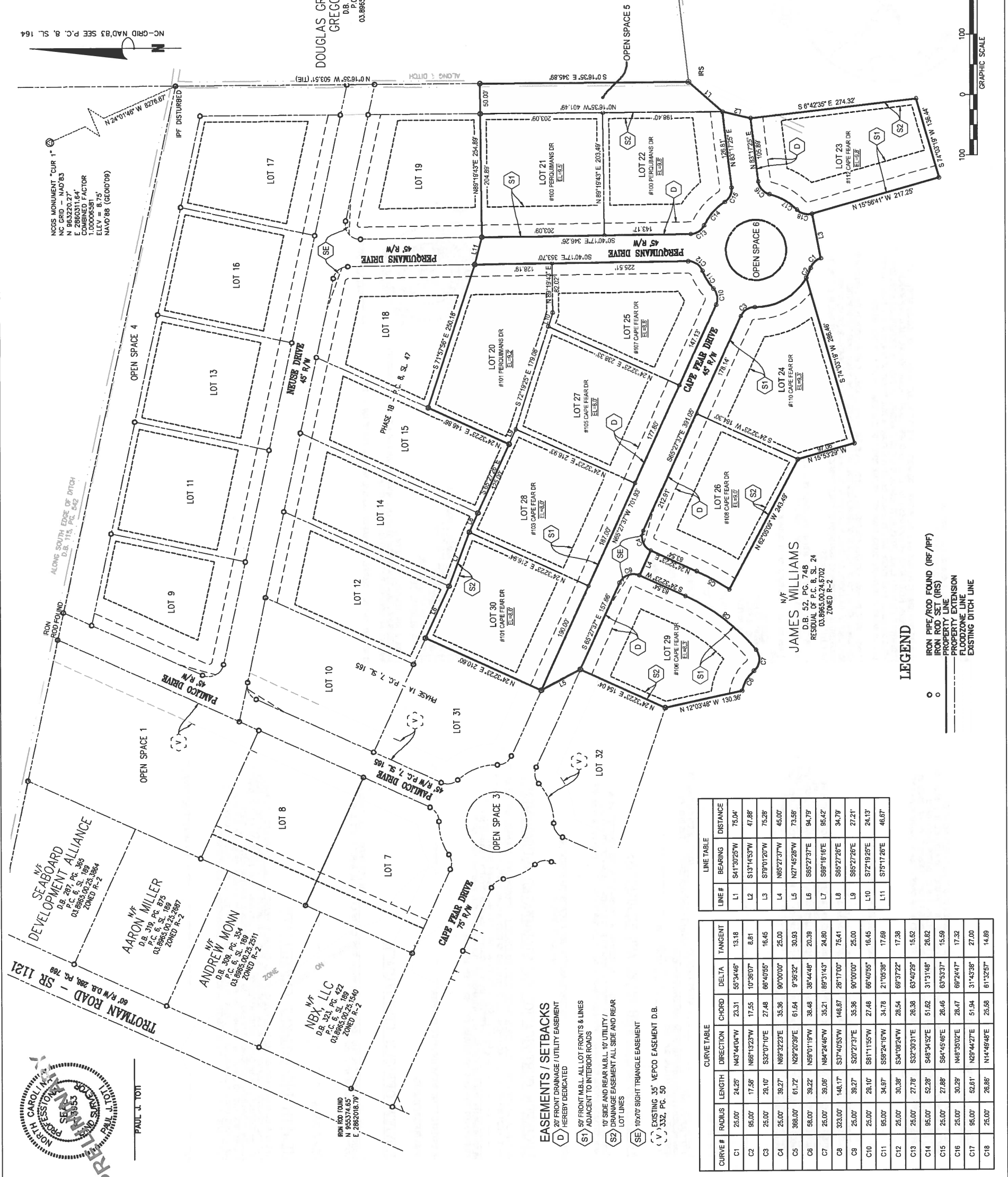
PARCEL	LOT AREA	SQ.FT.	ACRES
LOT 20	40.879	41,668	0.938
LOT 21	41.668	42,520	0.970
LOT 22	40.882	41,668	0.938
LOT 23	43.038	44,945	1.030
LOT 24	45.435	47,212	1.075
LOT 25	40.773	41,668	0.938
LOT 26	42.150	43,488	0.998
LOT 27	40.472	41,388	0.928
LOT 28	40.587	41,388	0.928
LOT 29	41.383	42,245	0.960
LOT 30	40.318	41,168	0.926
OPEN SPACE 5	18.885	20,488	0.470
OPEN SPACE 6	7.854	8,458	0.190
ROW PARCEL	76.475	79,848	1.818
TOTAL	599.557	634,848	14.586

M/F  
DOUGLAS GREGORY & JANET  
GREGORY TRUST  
D.B. 226, P.C. 563  
P.C. 5, S.L. 58  
03.8965.00.25.9276.000



FINAL PLAT  
OF  
NORTH RIVER CROSSINGS - PHASE 1C  
PLAT CABINET 8, SLIDE 47  
SHILOH TOWNSHIP  
CAMDEN COUNTY, NORTH CAROLINA

DRAWN BY: RCT/RYM  
CHECKED: LUT  
SCALE: 1" = 100'  
DRAWING #: 1505PHASE1C  
DATE: 2018-04-23  
SHEET NUMBER:  
2 OF 2



NCCS MONUMENT "CUR 1"  
NC CRD - NAD 83  
N 963220.27  
E 2860311.64  
ELEVATION FACTOR  
1.000000  
ELEV = 8.75  
NAVD 88 (GEOID 09)

ALONG SOUTH EDGE OF DITCH  
D.B. 115, P.C. 642

M/F  
SEABOARD  
DEVELOPMENT ALLIANCE  
D.B. 807, P.C. 363  
P.C. 6, S.L. 189  
03.8965.00.25.9864  
ZONED R-2

M/F  
AARON MILLER  
D.B. 319, P.C. 875  
P.C. 5, S.L. 189  
03.8965.00.25.9887  
ZONED R-2

M/F  
ANDREW MONN  
D.B. 368, P.C. 354  
P.C. 5, S.L. 189  
03.8965.00.25.2511  
ZONED R-2

M/F  
NBX, LLC  
D.B. 323, P.C. 422  
P.C. 5, S.L. 189  
03.8965.00.25.1840  
ZONED R-2

M/F  
JAMES WILLIAMS  
D.B. 52, P.C. 748  
RESIDUAL OF P.C. 8, S.L. 24  
03.8965.00.24.0702  
ZONED R-2

**LEGEND**

- IRON PIPE/ROD FOUND (IRP/IPF)
- IRON ROD SET (IRS)
- PROPERTY LINE DIMENSION
- FLOODZONE LINE
- EXISTING DITCH LINE

LINE #	BEARING	DISTANCE
L1	S41°30'25"W	75.04'
L2	S13°14'55"W	47.88'
L3	S79°01'20"W	75.28'
L4	N85°27'37"W	45.00'
L5	N27°45'28"W	73.58'
L6	S65°27'37"E	94.79'
L7	S89°16'16"E	95.42'
L8	S65°27'26"E	94.79'
L9	S65°27'26"E	24.13'
L10	S72°19'25"E	24.13'
L11	S75°17'26"E	46.67'

CURVE #	RADIUS	LENGTH	DIRECTION	CHORD	DELTA	TANGENT
C1	25.00'	24.25'	N43°44'04"W	23.31'	55°34'46"	13.18'
C2	95.00'	17.58'	N65°13'23"W	17.55'	10°36'07"	8.81'
C3	25.00'	26.10'	S32°07'10"E	27.48'	66°40'55"	16.45'
C4	25.00'	38.27'	N69°32'23"E	35.36'	90°00'00"	25.00'
C5	388.00'	61.72'	N29°20'39"E	61.64'	9°36'32"	30.93'
C6	58.00'	38.22'	N59°01'19"W	38.48'	39°44'48"	20.38'
C7	25.00'	38.06'	N84°24'46"W	35.21'	89°31'43"	24.80'
C8	323.00'	146.17'	S37°40'53"W	146.87'	26°17'00"	75.41'
C9	25.00'	38.27'	S20°27'37"E	35.36'	66°40'55"	25.00'
C10	25.00'	25.10'	S81°11'55"W	27.48'	66°40'55"	16.45'
C11	85.00'	34.97'	S69°24'16"W	34.78'	21°05'39"	17.69'
C12	25.00'	30.38'	S34°08'24"W	28.54'	69°37'22"	17.38'
C13	25.00'	27.78'	S32°30'31"E	26.38'	69°40'29"	15.62'
C14	85.00'	52.28'	S46°34'52"E	51.62'	31°31'48"	26.82'
C15	25.00'	27.88'	S64°15'46"E	26.46'	63°53'37"	15.59'
C16	25.00'	30.28'	N48°35'02"E	28.47'	69°24'47"	17.32'
C17	85.00'	52.61'	N29°44'27"E	51.94'	31°43'39"	27.00'
C18	25.00'	26.86'	N14°48'48"E	25.58'	61°32'57"	14.89'

- EASEMENTS / SETBACKS**
- D 20' FRONT DRAINAGE / UTILITY EASEMENT / HEREBY DEDICATED
  - S1 50' FRONT M.B.L. ALL LOT FRONTS & LINES ADJACENT TO INTERIOR ROADS
  - S2 10' SIDE AND REAR M.B.L. 10' UTILITY / DRAINAGE EASEMENT ALL SIDE AND REAR LOT LINES
  - SE 10x70' SIGHT TRIANGLE EASEMENT
  - (V) EXISTING 35' MEPCO EASEMENT D.B. 332, P.C. 50



PAUL J. TOTI

Cmd file name: C:\Temp\Pub\1320\Phase 1C.DWG