

STAFF REPORT

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

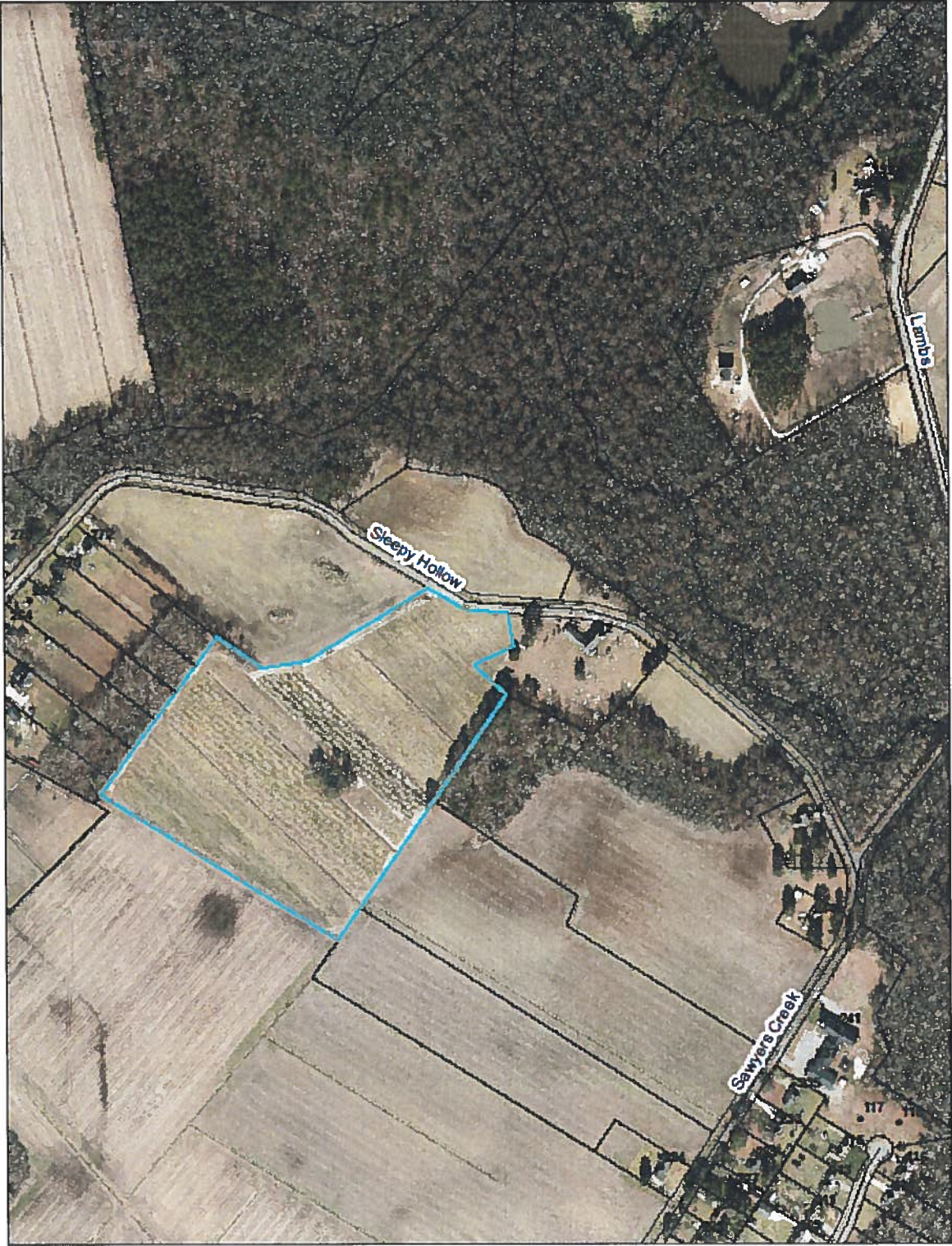
PROJECT INFORMATION

File Reference:	UDO 2017-05-21	Application Received:	9/26/16
Project Name;	Sleepy Hollow Estates	By:	David Parks, Permit Officer
PIN:	02-8935-01-28-8169	Application Fee paid:	\$2,400 Check #231
Applicant:	Daniel Cartwright	Completeness of Application:	Application is generally complete
Address:	366 N. Gregory Rd Shawboro, NC 27973	Documents received upon filing of application or otherwise included:	
Phone:	(252) 202-6645	A.	Land Use Application
Email:		B.	Sketch/Yield Plan
Agent for Applicant:	E.T. Hyman Surveying	C.	Agent for Applicant letter
Address:	133 U.S. Hwy 158 W.	D.	Deed
Phone:	(252) 338-2913	E.	Perc Tests (2) from Albemarle Regional Health Services
Email:		F.	TRC Inputs
Current Owner of Record:			
Meeting Dates:			
6/7/2017	Neighborhood Meeting		
6/6/2017	Technical Review Committee		
6/21/2017	Planning Board		

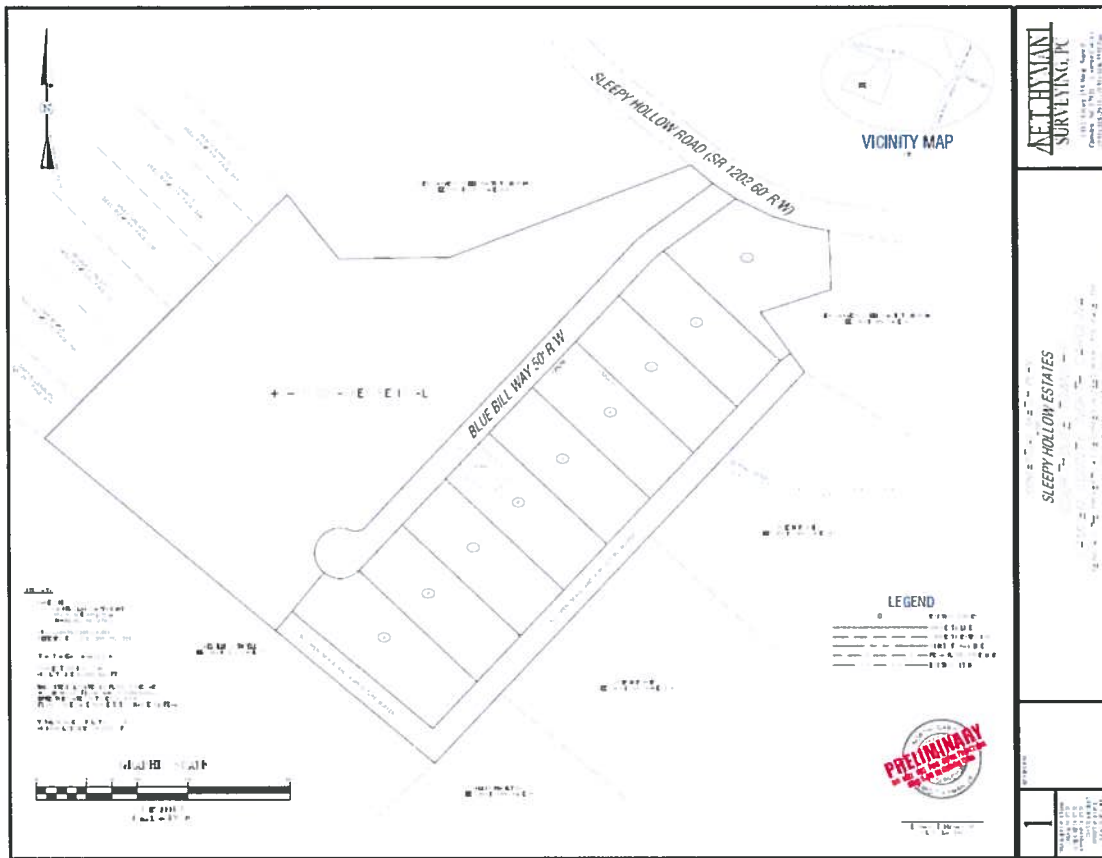
PROJECT LOCATION:

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

Vicinity Map:



REQUEST: Sketch/Yield Plan Sleepy Hollow Estates Major Subdivision – 9 lots - **Article 151.230 of the Code of Ordinances.**



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

1. **South Camden Water.** Approved.
 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.
 10. **Mediacom.** No response.
 11. **Century Link.** Reviewed no comments.
-

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

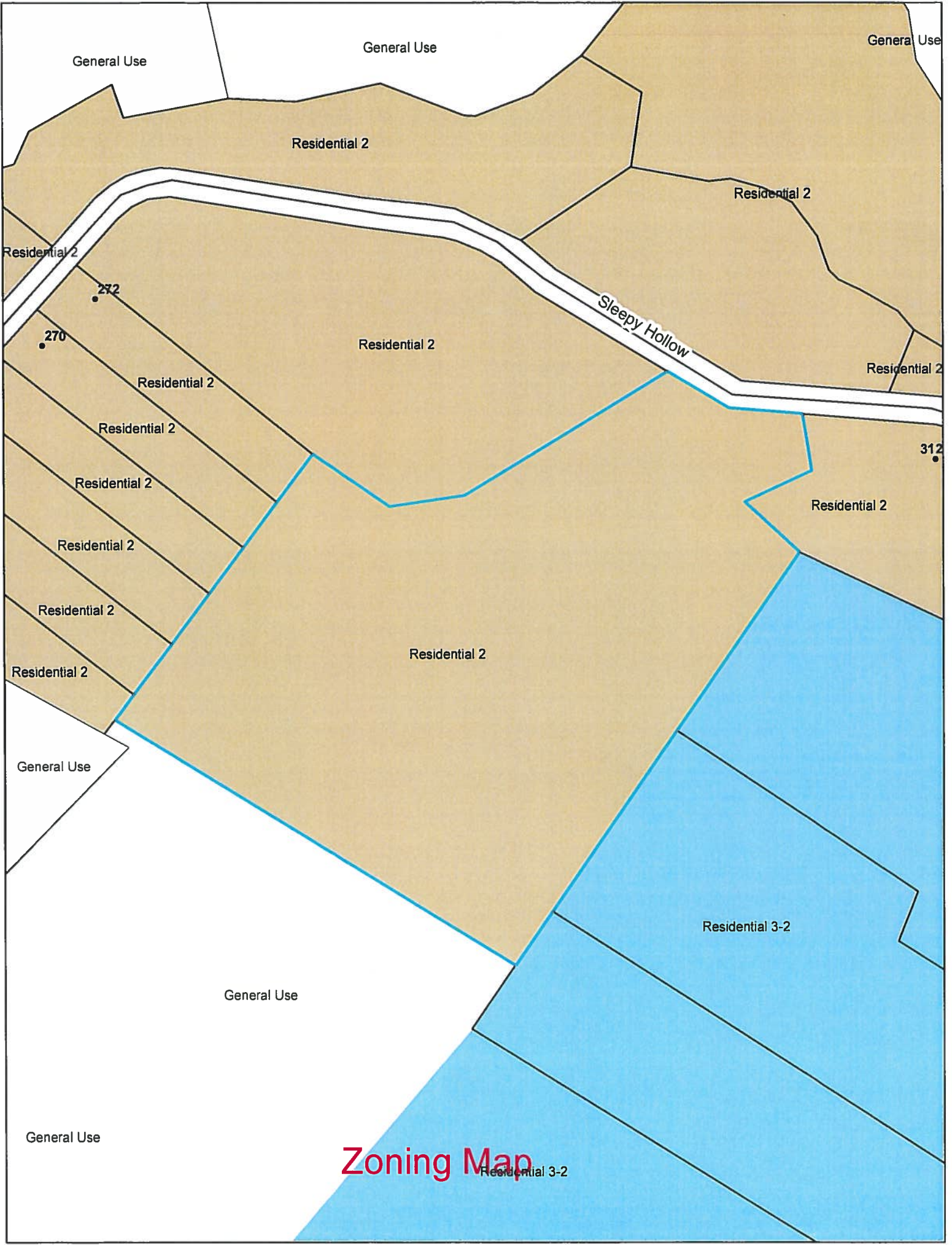
Schools: Proposed development will generate 6 students (.67 per household X 9 lots). High School over capacity: **2016/2017 capacity: 570 Enrollment: 607**

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.



General Use

General Use

General Use

Residential 2

Residential 2

Residential 2

272

Sleepy Hollow

270

Residential 2

Residential 2

Residential 2

312

Residential 2

Residential 2

Residential 2

Residential 2

Residential 2

Residential 2

Residential 3-2

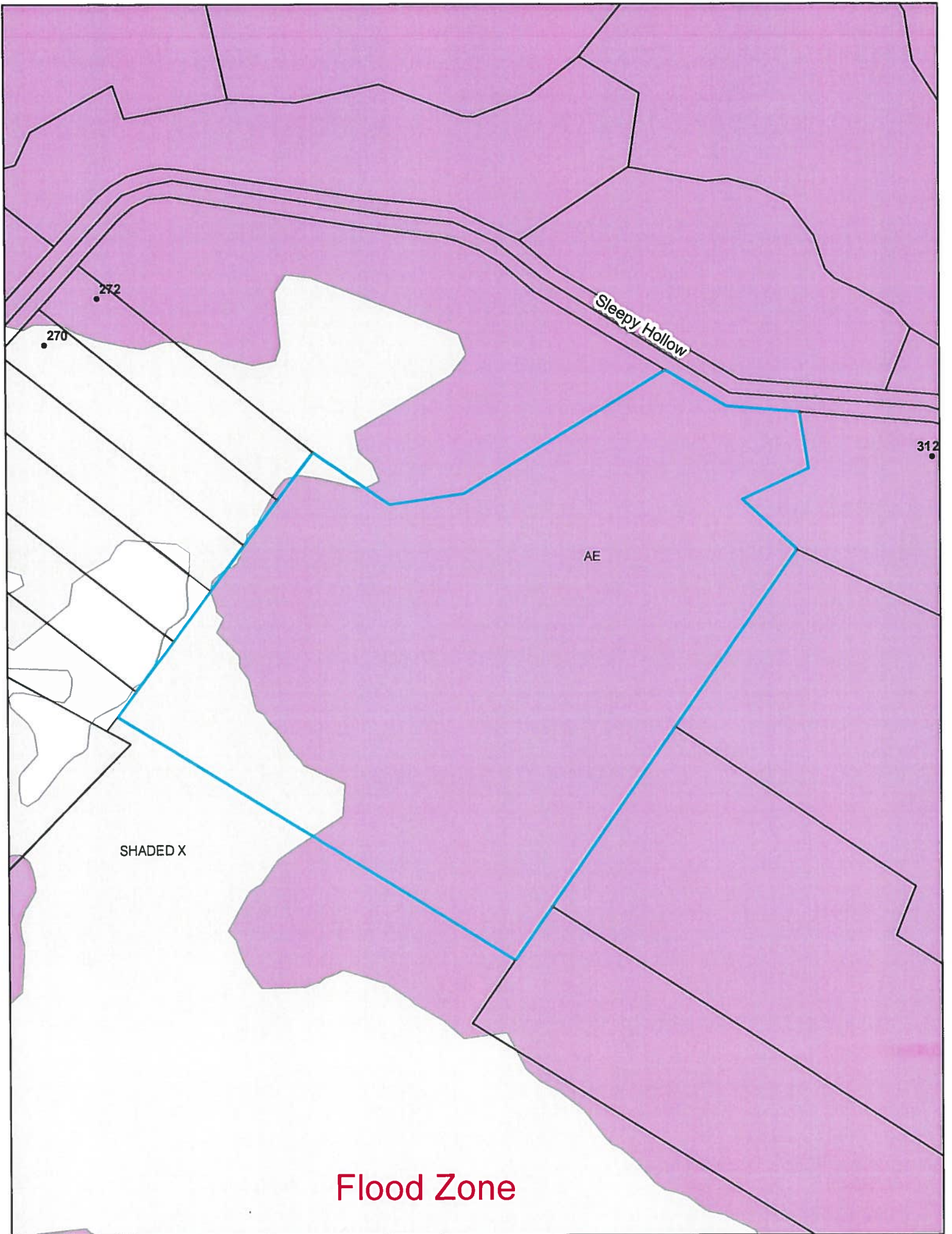
General Use

General Use

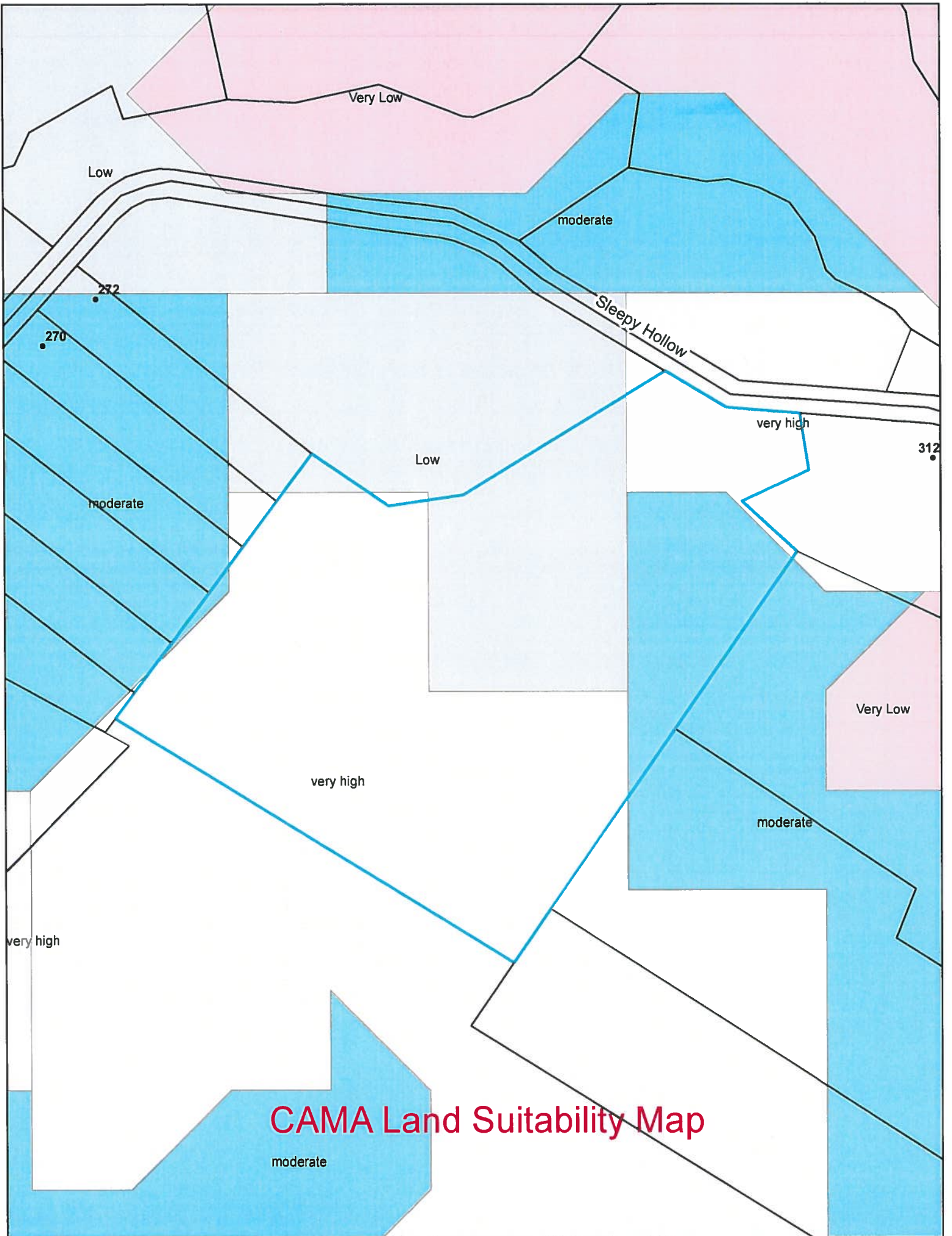
General Use

Zoning Map

Residential 3-2

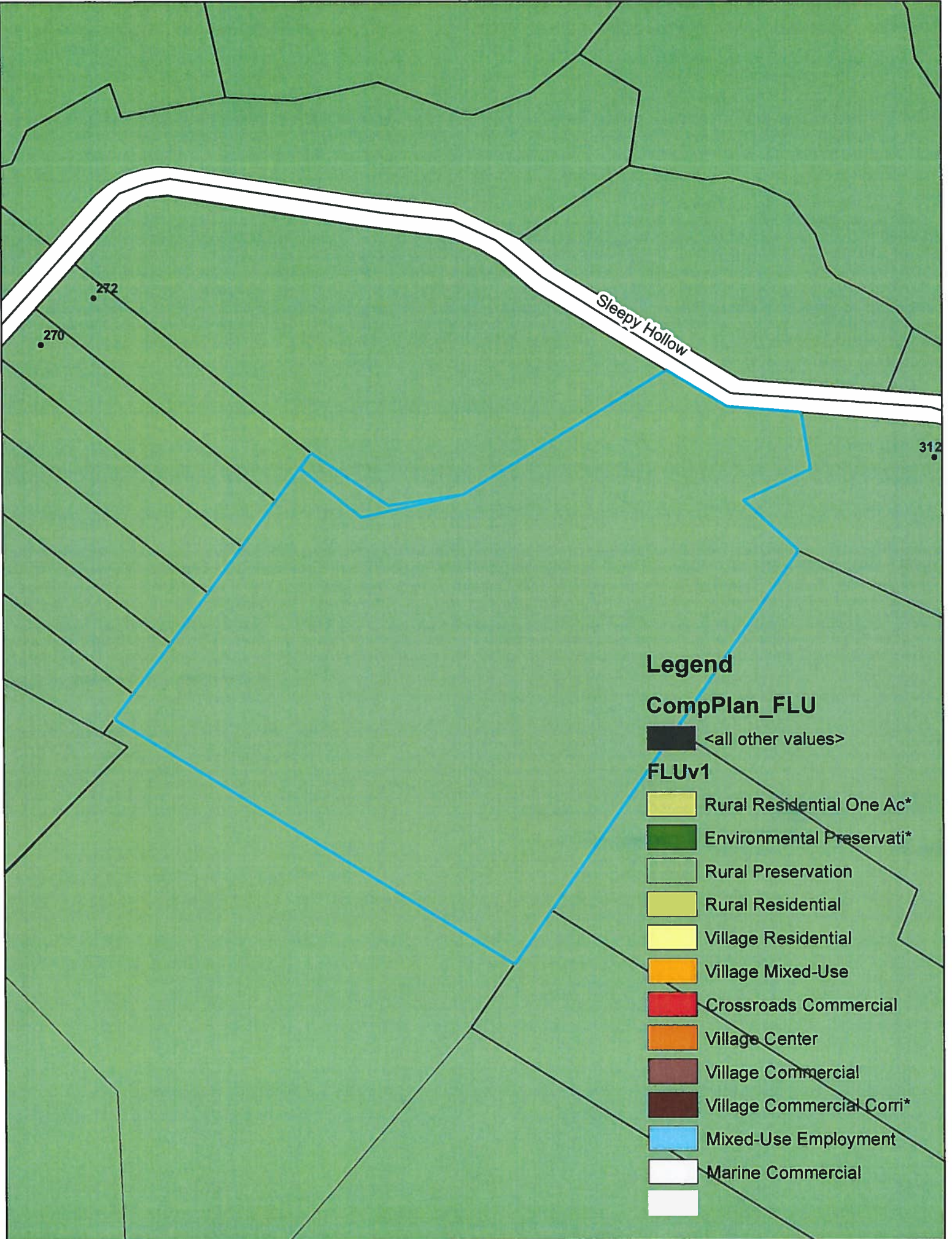


Flood Zone




CAMA Land Suitability Map

moderate
















Legend

CompPlan_FLU

 <all other values>

FLUv1

-  Rural Residential One Ac*
-  Environmental Preservati*
-  Rural Preservation
-  Rural Residential
-  Village Residential
-  Village Mixed-Use
-  Crossroads Commercial
-  Village Center
-  Village Commercial
-  Village Commercial Corri*
-  Mixed-Use Employment
-  Marine Commercial
- 



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.

Office Use Only	
PIN:	<u>02-8935-01-28-8769</u>
UDO#	<u>2017-05-21</u>
Date Received:	<u>5/19/17</u>
Received by:	<u>WP</u>
Zoning District:	<u>R-2</u>
Fee Paid \$	<u>2550.00</u>
Please Do Not Write In This Box	

CK # 5058
WP

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

General Description Of Proposal 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? IX
 A
 AE
 AEFW

Located in Watershed Protection Area? Yes
 No

Taxes Paid? Yes
 No



Doc No: 203194
 Recorded: 04/10/2017 04:48:11 PM
 Fee Amt: \$26.00 Page 1 of 2
 Excise Tax: \$300.00
 Camden County North Carolina
 Tammie Krauss, Register of Deeds
 BK 355 PG 366 - 367 (2)

Excise Tax: \$

Recording Time, Book and Page:

Parcel No: 02-8935-01-28-8169-0000

Mail after recording to: **Brumsey and Brumsey, PLLC, P. O. Box 100, Currituck, NC 27929**

This instrument was prepared by: **William Brumsey, III/ekm** File No: 119-18 OFM 4-10-17

\$150,000.00 / \$1,500.00 delinquent taxes - 4-10-17

Brief Description for Index: Courthouse Township, Camden County

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 of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the said Grantees 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 Atty, 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 does not include the primary residence of a Grantor.

This instrument prepared by: **William Brumsey, 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

240302

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.

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

240303

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 9

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:

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ROSS MUNRO



Camden County
NEW ENERGY NEW VISION

MICHAEL BRILLHART
County Manager

AMY BARNETT
Asst Clerk to the Board

JOHN S. MORRISON
County Attorney

May 23, 2017

From: Camden County Planning Department
To: Technical Review Staff Schools

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:

ROADS MUST CONFORM TO NCDOT SPECIFICATIONS
DEVELOPER MUST SUBMIT A LETTER GIVING CAMDEN CO. SCHOOLS
PERMISSION TO USE ROADS AND RELEASING LIABILITY FOR DAMAGE

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

Name: ROGER MORGAN 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

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Camden County
NEW ENERGY NEW VISION

MICHAEL BRILLHART
County Manager

AMY BARNETT
Asst Clerk to the Board

JOHN S. MORRISON
County Attorney

May 23, 2017

From: Camden County Planning Department
To: Technical Review Staff Sheriff's Office

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

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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: [Handwritten 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,
[Handwritten Signature]

Dan Porter
Planning Director
Camden County

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MICHAEL BRILLHART
County Manager

AMY BARNETT
Asst Clerk to the Board

JOHN S. MORRISON
County Attorney

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

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- 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:

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

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MICHAEL BRILLHART
County Manager

AMY BARNETT
Asst Clerk to the Board

JOHN S. MORRISON
County Attorney

May 23, 2017

From: Camden County Planning Department
To: Technical Review Staff South Camden Fire Chief

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

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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 Jennings

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

Sincerely,

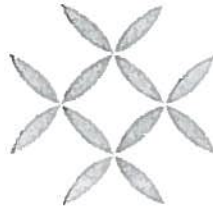
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Planning Director
Camden County

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MICHAEL BRILLHART
County Manager

AMY BARNETT
Asst Clerk to the Board

JOHN S. MORRISON
County Attorney

May 23, 2017

From: Camden County Planning Department

To: Technical Review Staff CENTURY LINK

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

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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 RADUNS 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,
[Signature]

Dan Porter
Planning Director
Camden County

Dave Parks

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