

STAFF REPORT**UDO # 2021-01-19
Major Commercial Site Plan for the Administrative Complex****PROJECT INFORMATION**

File Reference: UDO # 2021-01-19
Project Name: Camden County
 Administrative Complex
PIN: 02-8935-03-20-2563-0000

Applicant: Camden County
Address: 330 US Hwy 158 East
 Camden County, NC 27921

Phone: 252-338-6363
Email: Kbowman@camdencountync.gov

Agent for Applicant: Ken Bowman, County Manager
Address: Same as Applicant

Phone: Same as Applicant
Fax: Same as Applicant
Email: Same as Applicant

Current Owner of Record: Camden County

Meeting Dates:
 January 12, 2021 **Neighborhood Meeting**
 February 17, 2021 **Planning Board Meeting**

Application Received: 12/18/2020
By: Amber Curling, Planning

Application Fee paid: Waived

Completeness of Application: Application is generally complete

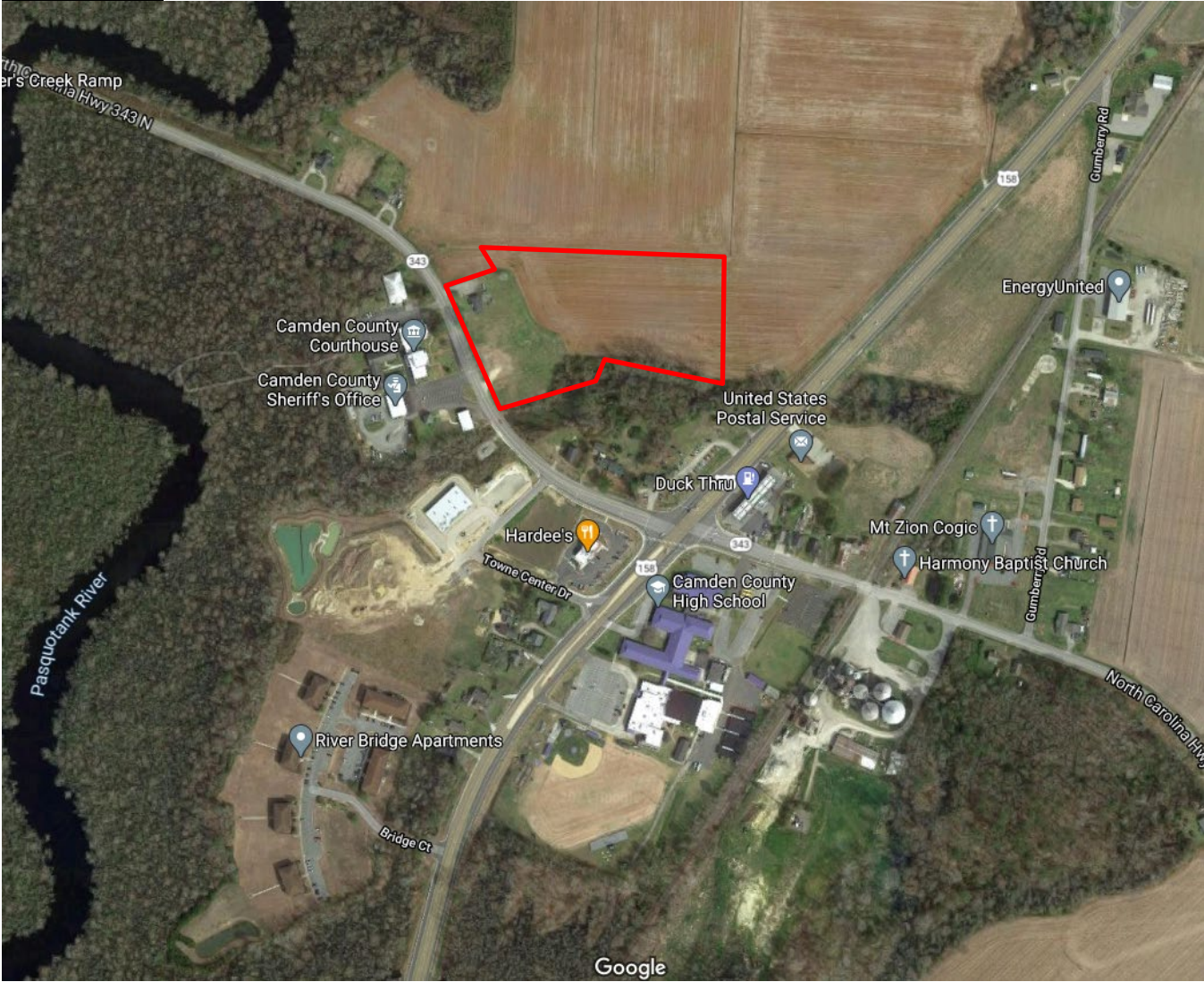
Documents received:

- A.** Major Site Plan Application
- B.** Commercial Site Plan/Construction Plan
- C.** DEQ - Stormwater Permit SW7201208
- D.** DEQ - Erosion and Sediment Control Plan Permit Camde-2021-002
- E.** DEQ - Wastewater Permit No: WQ0042208
- F.** DEQ Public Water System Construction No.: NC0415015
- G.** NCDOT Encroachment Agreement-Pending
- H.** NCDOT Driveway Permit-Pending
- I.** Vicinity Aerial Map
- J.** County Stormwater Management Plan Approval-Pending
- K.** Stormwater Facility Operation and Maintenance Agreement
- L.** Neighborhood Meeting Comments

REQUEST: Approval of Major Commercial Site Plan Application for 118 NC 343 North.

Description/Location: The application is for Phase 1 of the Library and the Civic Center Building at the Administrative Complex Commercial Site. The 8.07 acres (approximately) is located at 118 NC 343 North. It is zoned Highway Commercial in the Courthouse Township. The parcel ID number is 02-8935-03-20-2563-0000.

Vicinity Map



Attachment: New Camden Co Admin Complex - Staff Report (2912 : Major Commercial Site Plan - New Camden Co Admin Complex)



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SITE DATA

Size of Lot: Approximately 8.07 acres
Flood Zone: X and portion shaded X
Zoning District(s): Highway Commercial (HC)
Existing Land Uses: Office Building, Vacant, Farmland

Adjacent Zoning & Uses:

	North	South	East	West
Zoning	Highway Commercial (HC)	Highway Commercial (HC)	Highway Commercial (HC)	NC 343 North
Use & size	Farmland	Farmland, Woods, Lodge, Residential Home and Vehicle Sales	Farmland	Highway

INFRASTRUCTURE & COMMUNITY FACILITIES

Water: Water lines are located adjacent to property along NC 343 North

Sewer: Sewer lines are located adjacent to property along NC 343 North

Fire District: South Mills Fire District.

Schools: No impact on schools.

Traffic: Unknown

PLANNING STAFF RECOMMENDATION: Planning Staff recommends approval of Commercial Site Plan for the Library and Civic Building at the Administrative Complex with the following recommendations:

1. Final approval from NCDOT for driveway permit
2. Finalize NCDOT encroachment agreement
3. Recommend that the required sidewalks be included to plans for future phase; location along Hwy 343 and the driveway to the library (potentially a state road)
4. Show details of the required screening to be placed around the dumpster
5. Include on landscaping plan sheet the required farm buffer on the east side
6. Include on landscaping plan sheet the required street landscaping along NC 343
7. Correct the front setback to 75 feet
8. Show outside dimensions of library/civic building
9. Include an easement for public infrastructure (water, sewer and Stormwater)
10. Stormwater Management Plan approved by County Engineer
11. Updated set of plans showing these items and any required by Planning Board

