

Camden County Planning Board
Minutes
August 19, 2009, 7:00pm
Historic Courtroom
Camden County Courthouse Complex

Members Present: Chairman Rodney Needham Absent: Michael Etheridge
 Vice Chairman Terri Griffin
 Fletcher Harris
 Ray Albertson
 Calvin Leary
 John Aydlett

Call to Order & Welcome

Chairman Rodney Needham called to order the August 19, 2009 meeting at 7:00 PM.

Others Present at Meeting

STAFF PRESENT

Name:	Title:
Dan Porter	Director of Planning
Dave Parks	Permit Officer/Flood Administrator
Amy Barnett	Planning Clerk/Clerk to the Board

OTHERS PRESENT

Name and Town of Residence:	Title:	Purpose / Representing	Meeting Section
NONE			

Consideration of Agenda

Chairman Rodney Needham called for consideration of the agenda.

Motion to Approve made by: Calvin Leary.

Motion Seconded by: John Aydlett.

The motion was approved with Chairman Rodney Needham, Vice Chairman Terri Griffin, Members Fletcher Harris, Ray Albertson, Calvin Leary, and John Aydlett voting aye; none voting no; 1 absent; none not voting.

Consideration of the Minutes - June 17, 2009

Chairman Rodney Needham called for consideration of the minutes from the June 17, 2009 meeting.

Motion to Approve As Written made by: Vice Chairman Terri Griffin.

Motion Seconded by: Ray Albertson.

The motion was approved with Chairman Rodney Needham, Vice Chairman Terri Griffin, Members Fletcher Harris, Ray Albertson, Calvin Leary, and John Aydlett voting aye; none voting no; 1 absent; none not voting.

Comments from the Public

None

Old Business

None

New Business

Item #1, Amendment to Article 151.361 (Continuation of Non-conforming Situations) of the Camden County Code of Ordinances

Dan Porter described this amendment:

- Background:
 - In the past, the Board of Adjustment issued Conditional Use Permits or Variances to allow the use of mobile homes, for a specific period of time, in zoning districts where they otherwise would not be allowed in order to allow a family a place to live while they built a house (stick built or modular).
 - Many of these that were issued have expired without the house being completed, and the land owner is now in violation of the zoning ordinance.
 - Some land owners in this situation have tried to come in and get a permit to replace their existing mobile home with another mobile home and had to be told "no", because they were already in violation of the zoning ordinance.
- New Language:
 - Allows temporary mobile homes to become "*Legal Non-Conforming Uses*":
 - That were placed as a result of a conditional use permit or variance;
 - That had conditions that applicant build a stick built house or modular home within a specific time period and then subsequent removal of mobile home;
 - Where conditions of conditional use permit or variance have not been met;
 - Replacement of mobile home not to be allowed except for as in underlying zoning.
- Improvements/Additions/Decks/Pool/Etc. will be allowed as per current ordinances.

Vice Chairman Terri Griffin expressed the following opinions:

- Additions to mobile homes should not be allowed because an addition makes a temporary structure into a semi-permanent structure.
- Focus should be kept on the original intent of the conditional use permit or variance, which was to build a house or modular home.
- Presence of mobile homes may impact surrounding properties, both in the way the neighborhood looks and in the property values.
- Wants to protect property owners of surrounding properties.

Dan Porter mentioned that there are a few mobile homes with additions that are pretty nice. Depending on how they are built, additions to mobile homes can be done in such a way as to have minimal impacts on the surrounding properties.

Chairman Rodney Needham expressed the following opinions:

- Thinks that the current economic times should be considered.
- At the time the conditional use permit or variance was issued, the intent may have been to build a house or modular home.
- Families may not be able to afford to build houses now.
- A growing family may be able to afford an addition onto a mobile home to add a room, instead of building a house, this might be more economical at this time for them.
- Occupants of non-conforming structures (mobile homes) should not be told by the county to move because they are in violation of the zoning ordinance.

Regarding the subject of additions to mobile homes, Dan Porter stated that there are valid arguments both for and against allowing additions.

Chairman Needham added that if the County is not going to tell occupants of non-conforming mobile homes to move, and instead allow their mobile homes to remain on their properties, then those occupants should be allowed to perform improvements to their mobile homes, whether it be an addition, a deck, a pool, etc. Mr. Needham observed that some mobile homes, by themselves, are eyesores; any improvement can only serve to make it better.

Dan Porter added the following:

- The purpose of the change is so that Camden residents who are now in violation of conditional use permits or variances are not faced with hardships when trying to improve or sell the piece of property for which the conditional use permit or variance was sought.
- The change makes the current use into a legal non-conforming use.
- Replacement of non-conforming mobile home is with stick built or modular only.
- No Conditional Use Permits will be issued for mobile homes, process no longer exists.

At this time, Chairman Needham asked if there were any further questions/comments from the Board. Hearing none, he entertained a motion on this amendment.

Motion: "To send Amendment to Article 151.361 (Continuation of Non-conforming Situations) of the Camden County Code of Ordinances" to the Board of Commissioners for their consideration."

Made By: Calvin Leary

Seconded By: Fletcher Harris

Vote: The motion was approved with Chairman Rodney Needham, Vice Chairman Terri Griffin, Members Fletcher Harris, Ray Albertson, Calvin Leary, and John Aydlett voting aye; none voting no; 1 absent; none not voting.

Information from Board and Staff

Dan Porter Provided the Board with updates on the following issues:

1. Permit Extension Act of 2009 - Gray area on expiration dates of building permits; Also, impacts Adequate Public Facilities Ordinance and Certificate of Adequate Public Schools determinations.
2. Design Standards - Commissioners seem to be in favor, like non metal facades but want them carried around sides of buildings
3. Camden Town Center
4. Credit Union Project

Consider Date of Next Meeting – October 21, 2009

Adjournment

At 7:35 PM, Ray Albertson made a motion to adjourn the meeting. John Aydlett seconded the motion. The motion was approved with Chairman Rodney Needham, Vice Chairman Terri Griffin, Members Fletcher Harris, Ray Albertson, Calvin Leary, and John Aydlett voting aye; none voting no; 1 absent; none not voting.

Date: _____

Approved: _____
Chairman Rodney Needham

Attested: _____
Amy Barnett, Planning Clerk