

Camden County Planning Board
Minutes
May 21, 2008, 7:00pm
Historic Courtroom
Camden County Courthouse Complex

Members Present: Chairman Rodney Needham,
Vice Chairman Terri Griffin,
Members Fletcher Harris,
Ray Albertson, Calvin Leary,
and John Aydlett

Absent: Michael Etheridge

Call to Order & Welcome

Chairman Rodney Needham called to order the May 21, 2008 meeting at 7:00 PM.

Others Present at Meeting

Present were staff members Dan Porter and Amy Barnett. Present for purposes of presenting information relevant to a rezoning request were Janet Cooke and A.B. Hunter.

Consideration of Agenda

Chairman Rodney Needham called for the consideration of the agenda. John Aydlett made a motion to approve the agenda. Vice Chairman Terri Griffin 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.

Consideration of the Minutes- April 16, 2008

Chairman Rodney Needham called for the consideration of the minutes from the April 16, 2008 meeting. Calvin Leary made a motion to approve the minutes from the April 16, 2008 meeting as written. Vice Chairman Terri Griffin 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.

Comments from the Public.

None.

Old Business

None.

New Business

Item #1, UDO 2008-04-24, Janet H. Cooke, Rezoning Request (R-3-2 to GUD)

Dan Porter summarized the application from Janet Cooke, who is the daughter of and serving as power of attorney for Lillian Turner - the property owner, to rezone 215 Old Swamp Road from R-3-2 to GUD. Staff recommended approval of this rezoning request. The property is surrounded by an R-3-2 residential area, also is zoned residential in an area that the board has discussed the possibility of more suitable zoning to agriculture, conservation, general use, or something of that nature. There is a business on the property, owned by Mr. A. B. Hunter, which is currently in violation of the R-3-2 zoning, GUD zoning would allow the business.

At this time Ms. Janet H. Cooke spoke. Ms. Cooke is serving as the power of attorney for Lillian Turner, who is the property owner of the property in question. She gave a heartfelt speech regarding the reasons why they need this rezoning, her brother bought a piece of property (the same property where he grew up at) and moved his business there so that he could take care of his aging mother who is now in a nursing home not far from there. He pays \$4000 a month to keep his mother in the nursing home. His small business allows him to afford this.

After Ms. Cooke finished speaking, Mr. A. B. Hunter spoke. He apologized to the board for moving the business onto the property without getting the appropriate permissions ahead of time. His business is a craft business, making lawn furniture. He sells them at trade shows in various cities / states. There is no walk-in/foot traffic generated by his business. He brought a petition signed by surrounding land owners (copy attached).

Dan Porter commented regarding the situation Ms. Cooke and Mr. Hunter face. His comments were as follows:

- Rezoning is not something that is done for a specific time period - it's permanent until someone rezones it to something else.
- Allowable uses in the Table of Permissible Uses must be compared between the current zone and the proposed zone, in order to comply with the land use plan.
- Land Use decisions such as Rezoning have to do with the land only, and not the situation of the people living on the land. While, the situation is certainly understandable, it should not be used as a reason for any decision when deciding this type of issue.

Mr. Hunter spoke again, saying that since his mother owns the property, he did not want to do anything that would negatively affect the value of the property, also, he did not realize at the time that the zoning was specifically residential. He does not have any objection now to rezoning it, now that he understands the process and the reasons for it.

At this time, Chairman Rodney Needham asked the board if there were any further questions regarding this matter. Hearing none, he entertained a motion. Vice Chairman Terri Griffin made a motion to rezone the property as requested. Ray Albertson 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.

Information from Board and Staff

1. Changes to Unified Development Ordinance
2. Form I-9 Employment Eligibility Verification Form
3. Camden Plantation Hearing was held, no public opposition, decision was delayed until the 6-2-2008 Board of Commissioners, day meeting.

Consider Date of Next Meeting – June 18, 2008 (Note - there were no issues to bring before the board for the month of June 2008, therefore there was no June 2008 meeting. Next meeting is on July 16, 2008.)

Adjournment

At 7:25 PM, John Aydlett made a motion to adjourn the meeting. Fletcher Harris 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