

BOARD OF COMMISSIONERS

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Assistant to the Manager

Camden County Planning Board

Minutes

April 19, 2006

7:00pm

Upstairs Courtroom

Camden County Courthouse

Chairman James Burnham called to order a meeting of the Camden County Planning Board at 7:11PM with the following members present:

Chairman James Burnham
Vice-Chairman Rodney Needham
Members Terri Griffin, Michael Etheridge, Ray Albertson,

Consideration of Agenda

Chairman Burnham called for consideration of the agenda. Planning Director Dan Porter asked that the Board hear a brief presentation from Dick Browner, Camden Resident, at the close of the meeting. Michael Etheridge made a motion to approve the agenda. Vice Chairman Rodney Needham seconded the motion. The motion passed 5-0.

Consideration of the Minutes

Chairman Burnham called for consideration of the March 15, 2006 minutes. Terri Griffin made a motion to approve the minutes. Ray Albertson seconded the motion. The motion passed 5-0.

Comments from the Public

Chairman Burnham called for any comments from the public.

Jim Dehart approached the board and thanked the board and staff for their support during the construction of the new Blackwater office building.

Mr. Dehart invited both staff and Planning Board members to attend an open house on Thursday April 28, 2006 hosted by Blackwater USA. A formal invitation will be sent to the Planning Department and then forwarded to each of the board members.

At this time, the staff asked the Board to amend the agenda before the meeting progresses. Staff requested that Magnolia Manor park proposal be put on the agenda as Old Business #2. Michael Etheridge made a motion to accept the amended agenda. Vice Chairman Needham seconded the motion.

Old Business:

Item#1 Proposed Amendment for Setbacks

Staff recommends sending the proposed changes 151.064, Accessory Building Setback Requirements, to the Board of Commissioners for consideration. Terri Griffin made a motion to send the proposed amendments to the Board of Commissioners. Michael Etheridge seconded the motion. The motion passed 5-0.

Item #2 Magnolia Manor Landscaping Proposal

The staff provided photos to the board and a site plan of the proposed area. The staff recommends that the board approve the landscaping based on the fact that landscaping was initially required for this subdivision. Chairman Burnham asked for any comments from the board. Vice Chairman Needham made a motion to approve the landscaping plans. Michael Etheridge seconded the motion. The motion passed 5-0.

New Business

Item #1: Special Use Permit for Shawna Robertson

Staff recommends that the Board approve the application with conditions as stated in the finding of facts for Shawna Robertson (UDO 2006-03-48) Home Occupation/ Massage Studio located at 151 Upton Road, Camden, NC in Courthouse Township. Shawna Robertson was asked by the board to answer a few questions to confirm information about her home based business. Mrs. Robertson stated that she is a licensed massage therapist. The board asked what her hours of operation will be. Mrs. Robertson stated that the hours will be from 9 AM to 9 PM. Mrs. Robertson stated that no more than one customer will be scheduled at a time.

No visible signs will be on the premises. No additional noise will result from the operation of the proposed business. Chairman Burnham asked for any further comments. Hearing no further comments, Terri Griffin made a motion to approve the home based business with conditions as recommended by staff. Ray Albertson seconded the motion. The motion passed 5-0.

Item #2 Special Use Permit E & J Holdings (Blackwater)

Staff recommends approval of this application with conditions for UDO 2006- 03-59 Special Use Permit for an air strip (Use Classification Article 151.334 - #15.220) located at 850 Pudding Ridge Road in South Mills Township in Camden County. Jim Dehart represented the proposed airstrip. Staff wished to inform the board that expansion of this airstrip may be in future plans. In addition, the staff stated that all FAA and Health Department requirements have been met. Chairman Burnham asked for questions from the board. The board questioned Mr. Dehart about the length of the airstrip and the type of aircraft landing on the property.

Vice Chairman Needham asked about the number of jobs the proposed airstrip will potentially generate. After much discussion, Chairman Burnham called for a motion. Michael Etheridge made a motion to approve the application with conditions as recommended by the staff based on findings of facts. Ray Albertson seconded the motion. The motion passed 5-0.

Item #3 Special Use Permit Tark & Associates

Staff presented the Board with a proposal from Tark & Associates for UDO # 2005-03-34 preliminary plat for 36 lot major commercial subdivision represented by Mark Gregory for property located at Highway 158 near the split at Highway 34 in Courthouse Township of Camden County.

The applicant submitted additional copies of plats that were not previously provided to the Board due to time constrictions. Ronnie Spivey, a registered land surveyor, approached the board to answer soil evaluation concerns and storm water improvement.

The staff addressed issues involving conformity, landscaping, covenants, building styles, and numerous details of this application. Mr Gregory addressed the board in order to answer each of their questions. A copy of the covenants was supplied to the board for review.

Tom Nash, attorney for Mark Gregory, addressed the board in order to confirm that the covenants are indeed strict and that the applicant is fulfilling county conditions.

The Board and applicant discussed paving issues.

Terri Griffin made a motion to table the application until the next Planning Board meeting scheduled for May 17, 2006 so that the Board can more thoroughly review the application. Chairman Burnham seconded the motion. The motion passed 5-0.

Information from Board and Staff

At this time Dick Browner addressed the board to offer his services and experience for workshops.

Consider Date of Next Meeting – April 19, 2006

Staff recommends at this time that the Board meet for a workshop on Thursday April 27, 2006 in the Upstairs Courtroom at 6:00 PM.

Adjournment

At 9:07 PM Chairman Burnham asked for a motion to adjourn the meeting. Vice Chairman Rodney Needham made a motion to adjourn the meeting. Terri Griffin seconded the motion. The motion passed 5-0.

Approved: _____

_____ Chairman

Attest: _____
Lori Tuss, Clerk to the Board