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**Camden County Planning Board**

**Minutes**

**May 17, 2006**

**7:00 PM**

**Upstairs Courtroom**

**Camden County Courthouse**

Vice Chairman Rodney Needham, acting as the Chairman for the May 17, 2006 meeting, called the meeting to order at 6:53 PM with the following members present:

Vice Chairman Rodney Needham, Members  
Terri Griffin, Calvin Leary, and Robert Woodrow

Also present was Dan Porter, Director of Planning, Dave Parks, Permit Officer/  
Flood Administrator, and Lori Tuss, Clerk to the Board.

Board Members absent: Chairman James Burnham, Members Ray Albertson and  
Michael Etheridge

**Consideration of Agenda**

Vice Chairman Rodney Needham called for consideration of the agenda. Robert  
Woodrow made a motion to approve the agenda. Terri Griffin seconded the motion.  
The motion passed 4-0.

**Consideration of April 19, 2006 regular meeting minutes and April 27, 2006  
workshop minutes**

Vice Chairman Needham asked for the Consideration of the April 19, 2006 regular  
meeting and the April 27, 2006 Workshop minutes.

Staff requested to amend the minutes of the April 19, 2006 minutes. A correction on  
page # 3 has been requested to change Tommy Nash to Tom Nash. The second  
amendment was requested for the April 27, 2006 workshop. The initial statement on  
page two, second sentence from the top of the page reads- Calvin Leary made a  
motion to approve the Conservation areas. Staff requests a change to better reflect  
the actual meaning as follows- Calvin Leary made a motion to approve adding  
zoning category, Conservation with specific areas to be defined at a later date.

Calvin Leary made a motion to approve the minutes as amended. Terri Griffin  
seconded the motion. The motion passed 4-0.

## **Comments from the Public**

Vice Chairman Needham called for any comments from the public. Hearing none the meeting proceeded.

## **Old Business:**

### **Preliminary Plat/TARK Commercial Development for a Proposed Commercial Subdivision (36 Lots) located at Highway 158 East, Belcross, Camden County NC**

Staff recommends that the Board approve the application based on the fact that the applicant has agreed to provide the proper road pavement and landscaping based on the required criteria.

Ronnie Spivey, representing for Mark Gregory, confirmed to the board that TARK has meet all the requirements according to current land use plan required by Camden County.

Calvin Leary made a motion to approve the Preliminary Plat as recommended by staff as it is consistent with the land use plan. Terri Griffin seconded the motion. The motion passed 4-0.

## **New Business:**

### **Item # 1) Special Use Permit (UDO 2003-02-37) Final Plat Phase I – Tar Corner Village -Major Subdivision off Old Swamp Road, South Mills Township**

Before the formal presentation by the staff, Mr. Porter pointed out that not all of the application has been completed. The applicant must provide a signed Lease Agreement with K & A Farms, as well as, provide the County with a bond for maintenance of dedicated areas until accepted by NCDOT (Article 151.244).The bond must be at least 30 % of the cost of construction.

Staff has recommended the approval of the Final Plat with conditions. Mr. Parks read the conditions for the benefit of the board. Mr. Parks provided pictures of the open space; the concern of the open space is its use. After much discussion between board, applicant and staff, Robert Woodrow made a motion to approve the Final Plat as consistent with the land use plan with the following conditions applied:

- Provide county with copy of signed Lease Agreement with K & A farms.
- Provide county with bond for maintenance of dedicated areas until accepted by NCDOT (Article 151.244). Bond will be at 30% of the cost of construction.
- Developer shall provide bond at 125% of costs for the landscaping around reflecting pond behind lot 7, soccer/multi-use field, paving of path to pavilion, BBQ Pit, and Bus Stop structure.

Calvin Leary seconded the motion. The motion passed 4-0.

**Item # 2) Special Use Permit (UDO 2000-08-28) Phase II - Deerfield Manor Major Subdivision off Horseshoe Road, South Mills Township**

Staff recommends approval based on the finding of facts with conditions. Mr. Parks read the conditions to the Board. Mr. Parks noted errors in Phase I. Agreements have been made between the applicant and the staff to correct the error for the open space.

Sean Roby was present to represent Don Williams. After lengthy discussions between the applicant and the Board, condition #9 (Article 151.086- "Coordination with surrounding streets ") was deleted and in its place, the application will require an elevation certificate to be required and adopted as a condition.

Terri Griffin made a motion to approve the application with the above mentioned changes as it is consistent with the land use plan. Robert Woodrow seconded the motion. The motion passed 4-0.

**Information from Board and Staff**

Staff provided the board with a copy of the proposed ordinance amending the Camden County Code of Ordinances.

Staff and Board wish to approach the Board of Commissioners to meet at a later date for a workshop.

**Consider Date of Next Meeting – June 21, 2006**

**Adjournment**

Terri Griffin made a motion to adjourn the meeting. Calvin Leary seconded the motion. The motion passed 4-0. Meeting ended at 9:20 PM.

Approved: \_\_\_\_\_

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Chairman

ATTEST:

\_\_\_\_\_  
Lori Tuss, Clerk to the Board