

**BOARD OF COMMISSIONERS**

MELVIN JERALDS  
Chairman  
CLAYTON D. RIGGS  
Vice-Chairman  
JEFFREY B. JENNINGS  
CAROLYN RIGGS  
MIKE ANDREWS



RANDELL K. WOODRUFF  
County Manager

AVA MURGIA  
Clerk of the Board/  
Assistant to the Manager

**Camden County Planning Board**

**Record of Proceedings**

**July 19, 2006**

**7:00 PM**

**Camden County Historic Courthouse**

Chairman James Burnham called to order the regular meeting of the Camden County Planning Board with the following members present:

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

Also present were David Parks, Permit Officer, Dan Porter, Planning Director, and Lori Tuss, Clerk to the Board

Board members absent were: Calvin Leary

**Consideration to the Agenda**

Staff recommended adding a special request by Blackwater USA under New Business V. #1 Blackwater USA is requesting a change to the Special Use Permit for the purpose of extending the hours of operation and an increase to the limit of people allowed on site at any given time.

Staff requests that the board hear the recommendation by David Burgess to reconsider the portion of the Moratorium concerning Parent to Child exemptions. Item was put under Old Business #3.

Staff wished to make a correction under Item VIII. -Dates of Interest. The agenda lists a Commissioners meetings dated August 7, 2006 Regular Meeting as an error. There is no meeting scheduled for that date for the Board of Commissioners.

Hearing no other changes to the agenda, Michael Etheridge made a motion to approve the July 19, 2006 agenda as amended. Ray Albertson seconded the motion. The motion passed 6-0.

**Consideration of the Minutes**

Chairman Burnham noted a clerical error on line 52. A correction to change the name Burgess to Burnham was noted by the Clerk. Board member Robert Woodrow asked why the structure and content of the minutes have changed compared to previous minutes. The Clerk explained that the planning department is creating a new format to provide the most accurate record of items brought before the Board.

Hearing no further comments, Robert Woodrow made a motion to approve the minutes of the June 21, 2006 Minutes as amended. Terri Griffin seconded the motion. The motion passed 6-0.

## **Old Business**

### **Item #1 – Ordinance Update**

Following is a list of Ordinance Changes:

#### § 151.145 Minimum Planting Heights

(A) Landscaping required by this subchapter, including shading provisions listed in §§ 151.155 through 151.159, shall be planted in accordance with the following minimum planting heights:

- (1) Large trees: ~~four~~ ten feet;
- (2) Small trees: ~~three~~ five feet; and
- (3) Shrubs: ~~one~~ two feet.

(B) The Administrator may allow a reduction in the planting heights listed above along an adjoining vacant property line or where smaller planting heights is deemed best in light of the plant materials chosen.

(Ordinance passed 12-15-97)

**Michael Etheridge made a motion to approve the changes to minimum planting heights. Robert Woodrow seconded the motion. The motion passed 6-0.**

#### §151.232 Design Standards and Criteria

(C) Buffer Strips. Major Residential subdivisions are required to provide a 50' perpetually maintained vegetative buffer along all property lines that are located adjacent to existing agricultural uses. This buffer shall be permanently set aside as open space. Ownership and maintenance of the required open space shall be the responsibility of the developer and/or a Homeowner's Association. A 6:1 sloped ditch shall be located on the property line adjacent to the buffer. The required buffer shall include a minimum of two rows of trees and shall meet the following criteria:

- (1) At least fifty (50) percent of the required trees shall be an evergreen species.
- (2) Each tree shall be a minimum ten (10) feet in height and shall have a minimum caliper of two (2) inches (measured four feet above grade) at time of planting.
- (3) Each tree shall be a species which can be expected to attain a minimum height of Fifty (50) feet and have a crown width of thirty (30) feet or greater at maturity
- (4) Minimum spacing in each row shall generally be no wider than fifty (50) feet between tree trunks.
- (5) There shall be a minimum distance of fifteen 25' feet from the property line adjacent to the agricultural use and the first row of trees.

**Robert Woodrow made a motion to accept changes in the words and letters in bold type. Terri Griffin seconded the motion. The motion passed 6-0.**

## § 151.311 Residential Site Plan Requirements

The following are additional proposed minimum requirements for site plans:

(7) Location and dimensions of driveway and type of surface material;

(8) Topographic/grading plan (shown in 1 foot intervals) shall be required when changes in the existing grade/natural grade of the property are proposed. At a minimum the plan shall indicate the location and depth of the changes to the existing grade/natural grade and contain the following certificate:

I, \_\_\_\_\_, owner/agent do hereby certify that I will develop the property in accordance with the approved plans which will be constructed or maintained so that surface waters from such development are not unreasonably collected and channeled onto lower adjacent properties at such locations or at such volumes as to cause substantial damage to such lower adjacent properties. In addition, the development will be constructed or maintained so that it will not unreasonably impede the natural flow of water from higher adjacent properties across such development, thereby unreasonably causing substantial damage to such higher adjacent properties.

Date: \_\_\_\_\_ Signature: \_\_\_\_\_

(9) All newly installed driveway culverts and the ditch section fronting the property shall be certified as being on grade with the existing roadside ditch as verified by upstream and downstream culvert inverts. When associated with new construction, the certification shall be submitted prior to the issuance of the Certificate of Occupancy.

(7 10) Any additional information as required by the reviewing agents.

**Robert Woodrow made a motion to accept the changes marked (7), (8), (9), (10). Michael Etheridge seconded the motion. The motion passed 6-0.**

### **Item #2 – Corridor Overlay**

Staff recommends delaying discussions until all the Planning Board members have had a chance to submit their input in the packets provided at the June 21, 2006 regular meeting.

**Item # 3** - At the June 21, 2006 Planning Board meeting, David and Wanda Burgess at 126 Run Swamp Road, addressed the Board about the current Moratorium set by the Board of Commissioners. The new 2006 Moratorium placed additional restrictions that included temporarily suspending the Parent to Child Exemption that allowed land owners to transfer land to their children.

The Board and staff held lengthy discussions and will continue to exam the implications of the concerns brought to them by David and Wanda Burgess. No action was taken at this time.

## **New Business**

**#1 Blackwater USA – Request to modify Special Use Permit to reflect the following: (Representing the applicant is Jim Dehart, Vice President of Facilities)**

1) Blackwater requests the existing 10:00 PM limit of operation be increased to 12:00 Midnight. Blackwater representative Jim Dehart justified the need based on the fact that the location is positioned in the middle of Hales Lake, and the closest residential area is approximately 4 miles away. In addition, Mr. Dehart stated that the clientele needs the additional evening hours to train properly.

Staff presented the Board with Chapter 91: Noise Regulations § 91.04 Maximum Permitted Sound Levels by Use Occupancy.

2) In addition, Blackwater requests the limit of 1000 people on site at any given time to be increased to 2000 people on site at any given time. Blackwater states that due to self-sufficiency in supporting customers with sleeping, eating and training areas their facility has proven well managed and can handle the increase in people on site.

The Board discussed and questioned Mr. Dehart at length to determine the projected growth and what if any impact it would have on Camden.

After questions and answers between the applicant and the Board, Robert Woodrow made a motion to approve the request to extend the operation hours to 12:00PM based on current UDO standards for the use zone. Michael Etheridge seconded the motion. The motion passed 6-0.

**Consideration Date of the Next Meeting** - August 16, 2006 in the Historic Upper Courtroom in Camden County.

## **Adjournment**

Rodney Needham made a motion to adjourn the meeting. Robert Woodrow seconded the motion. The motion passed 6-0. The meeting adjourned 9:30 PM

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

\_\_\_\_\_  
Chairman James Burnham

Attest:

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