

**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**  
**Minutes**

**October 18, 2006**  
**7:00pm**

Historic Courtroom  
Camden County Courthouse

Chairman James Burnham,  
Vice Chairman Rodney Needham,  
Members Terri Griffin, Ray Albertson,  
Michael Etheridge, Calvin Leary and  
John Aydlett

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

Chairman James Burnham called to order the October 18, 2006 Regular Meeting of the Camden County Planning Board at 7:03 PM.

**Consideration of Agenda**

Staff recommended amending the agenda so that Old Business will be placed after New Business. In addition, UDO 2006-10-17- Intermediate School- Special Use Permit, will be added under New Business Item #3.

Hearing no further amendments, Vice Chairman Rodney Needham made a motion to approve the agenda as amended. Michael Etheridge seconded the motion. The motion passed with Chairman James Burnham, Vice Chairman Rodney Needham, Members, Terri Griffin, Ray Albertson, Michael Etheridge, Calvin Leary, and John Aydlett voting aye; none voting no; none absent; none not voting.

**Comments from the Public**

Chairman James Burnham called for any comments from the public. Hearing none, the meeting proceeded.

## **Consideration of September 20, 2006 Regular Meeting Minutes**

Chairman Burnham called for a consideration of the minutes. Calvin Leary made a motion to approve the minutes of the September 20, 2006 Regular Meeting as presented to the Board. Terri Griffin seconded the motion. The motion passed with Chairman James Burnham, Vice Chairman Rodney Needham, Members, Terri Griffin, Ray Albertson, Michael Etheridge, Calvin Leary, and John Aydlett voting aye; none voting no; none absent; none not voting.

The following minutes were approved:

Camden County Planning Board  
Minutes  
September 20, 2006  
7:00 PM  
Historic Courtroom  
Camden County Courthouse

Planning Board  
Chairman James Burnham  
Vice-Chairman Rodney Needham  
Members Calvin Leary, Terri Griffin, Michael Etheridge,  
Ray Albertson, and  
John Aydlett

Chairman James Burnham called to order a meeting of the Camden County Planning Board at 7:03 PM.

Chairman Burnham recognized that Planning Board Member Michael Etheridge was unable to attend the meeting.

### **Consideration of Agenda**

Staff recommended amending the agenda to include item 4(A) – Election of New Officers. With no further amendments or changes, Calvin Leary made a motion to approve the agenda as amended. Ray Albertson seconded the motion. The motion passed with Chairman James Burnham, Vice Chairman Rodney Needham, members Terri Griffin, Ray Albertson, Calvin Leary, and John Aydlett voting aye; none voting no; one absent; none not voting.

### **Consideration of the Minutes**

Vice Chairman Rodney Needham made a motion to approve the minutes. Calvin Leary Seconded the motion.

The motion passed with Chairman James Burnham, Vice Chairman Rodney Needham, members Terri Griffin, Ray Albertson, Calvin Leary, and John Aydlett voting aye; none voting no; one absent; none not voting.

### **Election of Officers**

Planning Board member Terri Griffin made a motion to nominate current Chairman James Burnham to remain as the Board Chairman to the Camden County Planning Board. Vice Chairman Rodney Needham seconded the motion. The motion passed with Chairman James Burnham, Vice Chairman Rodney Needham, members Terri Griffin, Ray Albertson, Calvin Leary, and John Aydlett voting aye; none voting no; one absent; none not voting.

*May the record show that Chairman James Burnham accepted the nomination, and the Board overwhelmingly approved Mr. Burnham as their Chairman.*

Calvin Leary made a motion to re-elect the current Vice Chairman, Rodney Needham, to remain as the Vice Chairman. Vice Chairman Rodney Needham nominated Terri Griffin as Vice Chairman. Member Terri Griffin asked if Mr. Needham would accept the nomination. Vice Chairman Needham stated he would accept the nomination at the pleasure of the Board. Chairman James Burnham stated that a motion by Calvin Leary was on the floor to nominate Vice Chairman Rodney Needham. The motion passed with Chairman James Burnham, Vice Chairman Rodney Needham, members Terri Griffin, Ray Albertson, Calvin Leary, and John Aydlett voting aye; none voting no; one absent; none not voting.

*May the record show that Vice Chairman Rodney Needham accepted the nomination, and the Board overwhelmingly approved Rodney Needham as their Vice Chairman.*

**Comments from the Public –**

With no comments from the public, Chairman Burnham proceeded with the meeting.

**Old Business**

The staff and Planning Board discussed a proposed time change for the regular meeting. The staff and Board decided to keep the current meeting time, 7:00 pm, the same.

Staff and Board considered the possibility of merging the Planning Board with the Board of Adjustments. After lengthy discussions, the Board will take the recommendation under advisement and discuss it further at another date.

The staff asked the Board for their response on the recent Smart Growth Visit that was held on September 12, 2006. The Board and staff discussed some of the issues. Terri Griffin stated that she wished to focus on Design Standards.

Staff wished to extend an invitation to the Planning Board to attend a special workshop on September 25, 2006 with the Board of Commissioners.

**Consider Date of Next Meeting- October 18, 2006 at 7:00 PM Upstairs Historic Courtroom.**

At 8:55 PM Chairman Burnham asked for a motion to adjourn the meeting. Ray Albertson made a motion to adjourn the meeting. Vice Chairman Rodney Needham seconded the motion. The motion passed with Chairman James Burnham, Vice Chairman Rodney Needham, members Terri Griffin, Ray Albertson, Calvin Leary, and John Aydlett voting aye; none voting no; one absent; none not voting.

Approved: \_\_\_\_\_  
Chairman James Burnham

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

## **New Business:**

### **Item #1) Rezoning Application (UDO 2006-09-27) – George Berry**

Staff recommends approval of the application from General Use District to Neighborhood Commercial as it is consistent with current land uses.

The applicant, George Berry, is requesting to rezone approximately 6 acres from General Use District (GUD) to Neighborhood Commercial (NC). Representing Mr. Berry is Camden County resident Melvin J Jeralds. Mr. Jeralds stated that Mr. Berry is not present and Mrs. Berry is present, but he will be speaking on behalf of the applicants.

Mr. Jeralds stated that in 1996, Mr. Berry obtained a Special Use Permit. The permit zoned the property as Highway Commercial (HC). While the current application states that the applicant has listed Neighborhood Commercial, Mr. Jeralds stated that Mr. Berry wishes to have it under Highway Commercial.

After lengthy discussion between Planning Board, staff and Melvin Jeralds, Michael Etheridge made a motion to approve the application UDO 2006-09-27- Special Use Permit- Rezoning Application of George Berry's property located at 495 N Hwy 343 of Courthouse Township from General Use District to Highway Commercial as consistent with current land use. Terri Griffin seconded the motion. The motion passed with Chairman James Burnham, Vice Chairman Rodney Needham, Members, Terri Griffin, Ray Albertson, Michael Etheridge, Calvin Leary, and John Aydlett voting aye; none voting no; none absent; none not voting.

### **Item #2) Special Use Permit Application (UDO 2006-09-06) – South Mills Water Association**

Chairman James Burnham recused himself from this application request as he is a board member for South Mills Water Association. Vice Chairman Rodney Needham will stand in his place.

Staff recommends approval of Special Use Permit Application (UDO 2006-09-06) located at the intersection of 343 North and Riverbridge Road, South Mills Township with conditions based on the fact that it does not endanger the public health and safety and does not injure the value of adjoining or abutting property. In addition, the proposed use maintains the harmony in the area in which it is located, it conforms with land use plans, and will not exceed the County's ability to provide public facilities.

Lloyd McCoy, the applicant, was present for questions from the Planning Board. After question and answers from the Board and applicant, Michael Etheridge made a motion to approve Special Use Permit Application UDO 2006-09-06 with condition as it is consistent with the current land use plan. Ray Albertson seconded the motion. The motion passed with Vice Chairman Rodney Needham, members Terri Griffin, Ray Albertson, Michael Etheridge, Calvin Leary, and John Aydlett voting aye; none voting no; none absent; one not voting ( recused- Chairman James Burnham).

**Item #3) Special Use Permit Application (UDO 2006-10-17)- Intermediate School**

Staff recommends approval of the Special Use Permit Application UDO 2006-10-17- Intermediate School to be located at 175 Highway 343 North Courthouse Township. Dan Porter presented a site plan with projected plans of completion. After discussion between the staff and Planning Board, Calvin Leary made a motion to approve the Special Use Permit application UDO 2006-10-17 for the proposed construction of the new Intermediate School as it is consistent with the current land use. Member John Aydlett seconded the motion. The motion passed with Chairman James Burnham, Vice Chairman Rodney Needham, Members, Terri Griffin, Ray Albertson, Michael Etheridge, Calvin Leary, and John Aydlett voting aye; none voting no; none absent; none not voting.

**Old Business:**

**Item #1 Planning Board of Adjustments**

Staff presented a recommendation that the Planning Board consider merging the Board of Adjustments and Planning Board. Staff and Planning Board discussed it at length. Calvin Leary made a motion to pass the recommendation on to the Board of Commissioners for approval. Terri Griffin seconded the motion. The motion passed with Chairman James Burnham, Vice Chairman Rodney Needham, Members, Terri Griffin, Ray Albertson, Calvin Leary and John Aydlett voting aye; one voting no (Michael Etheridge); none absent; none not voting.

## Item #2) Focus Group Discussion

Dan Porter held a discussion on Design Standards and Processes. The Board was polled for their ideas. The following are the ideas generated by the Board members.

<b><i>Substantive Goals</i></b>	<b><i>Process Goals</i></b>
Variety of Ideas/ Mixed Audience	Inclusive
Public Support	Ongoing
Vision	Built Support
Managed Growth Defined	Effective
Education	Positive
Basic Needs	Participation
Marketing Strategy	-Change locations -know your competition -advertise
	Competition -advertise
	Buy into the process
	Outside Knowledge
	Unity

### **Information from Board and Staff**

#### **Camden Plantation**

Staff asked the Planning Board for input on a proposed storage facility for Camden Plantation. The staff and Board discussed pros and cons.

#### **Consider Date Events and Regular Meeting**

October 25, 2006 the staff invites the Planning Board to attend a presentation by David Owens in Elizabeth City at the Administration Building at 2:00 PM. Staff will provide transportation at 1:30 PM from Camden County.

November 15, 2006 – Regular Planning Board Meeting

**Adjournment**

Hearing no further business, Chairman Burnham calls for a motion to adjourn. Michael Etheridge made a motion to adjourn the meeting. Ray Albertson seconded the motion. The motion passed with Chairman James Burnham, Vice Chairman Rodney Needham, Members, Terri Griffin, Ray Albertson, Michael Etheridge, Calvin Leary, and John Aydlett voting aye; none voting no; none absent; none not voting.

Meeting is adjourned at 9:25 PM

Approved: \_\_\_\_\_  
Chairman James Burnham

Attest: \_\_\_\_\_  
Clerk to the Planning Board, Lori Tuss