

**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**  
**January 19, 2005**  
7:00 PM  
Camden County Courthouse Courtroom

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

Chairman James Burnham  
Vice-Chairman Rodney Needham  
Members Robert Woodrow and Terri Griffin

Also present were David Parks, Permit Officer, Dan Porter, Planning Director, and Melissa Joines, Clerk to the Board.

The meeting began at 7:25pm.

The following members were absent: Calvin Leary, Juanita Staples and Gladys Banks

Chairman Burnham called for consideration of the agenda. Woodrow stated to remove Item #1 Discussion of Articles. Woodrow made a motion to approve the amended agenda. Griffin seconded the motion. The motion passed 4-0.

Chairman Burnham called for consideration of the December 16, 2004 minutes. Woodrow stated there needed to be one correction. Needham made a motion to approve the minutes with one correction. Woodrow seconded the motion. The motion passed 4-0.

Chairman Burnham called for comments from the public. Hearing none he continued with the agenda.

**New Business**

**Item #1 CAMA Land Use Plan**

Staff stated Dale Holland was unable to make the meeting due to weather conditions. Staff advised the board to either table the Land Use Plan or recommend to the Commissioners.

Needham stated he felt the need for more drainage issues in the Land Use Plan. Staff stated that due to hurricanes the creeks were not draining properly. Staff stated the Hobbs and Upchurch was doing a drainage study of the county.

Woodrow questioned the difference between Modern Density and Medium Residential Density. Woodrow also questioned the Neighborhood Commercial zoning. Staff stated the Neighborhood Commercial zoning had also been a zoning district and it fell in the Shiloh area.

Chairman Burnham called for a motion. Woodrow made a motion to table the item until the next meeting. Needham seconded the motion. The motion passed 4-0.

**Item #2 Proposed Amendment**

Staff stated the amendment was on Wireless Towers and Bonding Roads in subdivisions. The county does not allow for towers over 300 feet. There are towers in surrounding areas which are over 300 feet. The county has been approached with a request for a tower proposed to be over 300 feet. Staff stated the bonding of roads in subdivisions will allow the roads to settle and the developer will have to pave them within twelve months. The developer will have to pave the roads before a certificate of occupancy would be issued.

The board asked would there be any downfall from allowing the developer to bond the roads. Staff stated they had not seen a downfall in other counties.

Chairman Burnham called for a motion. Woodrow made a motion to recommend approval to the Commissioners. Needham seconded the motion. The motion passed 4-0.

**Items #3 Core Villages**

Staff directed board to look at the Core Villages and at the next board meeting would discuss any recommended changes. Board and staff discussed Core Villages and Zoning.

**Consideration of Next Meeting Date**

The next Planning Board meeting will be held on February 16, 2005.

**Adjournment**

The meeting adjourned at 8:35 PM.

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

\_\_\_\_\_  
Chairman

ATTEST:

\_\_\_\_\_

Melissa Joines, Clerk to the Board