

BOARD OF COMMISSIONERS

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County Manager

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Clerk of the Board/
Assistant to the Manager

Camden County Planning Board
Record of Proceedings
March 16, 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 Calvin Leary, Juanita Staples, Robert Woodrow and Terri Griffin

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

Board members absent were: Gladys Banks

Chairman Burnham called for consideration of the agenda. Staff added an Item # 3 Proposed Amendment. Needham made a motion to approve the agenda as amended. Woodrow seconded the motion. The motion passed 6-0.

Chairman Burnham called for consideration of the February 16, 2005 minutes. Woodrow made a motion to approve. Griffin seconded the motion. The motion passed 6-0.

Chairman Burnham called for comments from the public. Willie Gallop, 460 Neck Road, stated his home was in bad shape and he needs to repair the house and demolish some building but he needs to subdivide four one acre lots out of a nine acre tract to earn enough money to do the repairs. The board questioned could Mr. Gallop sell the whole nine acre tract. Mr. Gallop stated he wished to keep five acres for his grandchildren in the future. The board stated they did not have the authority over an issue concerning subdivision and with the moratorium in place the subdivision is not allowed.

New Business

Item #1 Daniel Moore – Discussion on Proposed Ordinance Amendment

Daniel Moore, 102 Sandpiper Lane, stated he had purchased 6 acres on the water outside of Whitehall Shores and wished to give an acre of land to his parents. The property could not be subdivided because the property is not on a state maintained road. There is only one neighbor that has a problem with the subdivision. Mr. Moore requested that the board recommend a change to the existing ordinance to allow for the parent to child subdivision not to be required on a state maintained road.

The board stated they would consider the ordinance amendment. Griffin made a motion for the staff to review the ordinance and recommend to the board next month. Woodrow seconded the motion. The motion passed 6-0.

Item # 2 Special Use Permit (UDO 2003-02-37) Tar Corner Village – Preliminary Plat

Staff stated the application was for a common open space subdivision and staff recommended approval with conditions as stated in the finding of facts.

Sean Robey, of Hyman and Robey, stated the sketch plan for the subdivision was approved about two years ago and there had been minor changes to the plat. There has been a one lot minor subdivision and a portion of right-of-way which has already been recorded. There has been a study done of the drainage of the property by Dwane Hinson on the main canal between the subdivision and the Albertson property. The lots have been elevated to eleven feet but they may be reduced by one foot at final plat. The elevations do not intend to affect the surrounding properties, only the house and the septic tank are being elevated. The runoff goes into the canal which is part of the Joys Creek Project. The board and applicant discussed the drainage and water runoff issues in the proposed subdivision.

Griffin questioned would the developer be the main contractor in the subdivision. Mr. Williams stated he would build the homes in the proposed subdivision.

The board discussed the open space and the activities which would be available to the future home owners. Such activities are a BBQ Pavilion, Soccer Field and Walking Trail.

Griffin stated that the subdivision has received disapproval from the school system, fire department and law enforcement and questioned the developer's response to that. Mr. Robey stated they felt sure that the school would recommend denial. Mr. Robey stated he had a conversation with Dr. Dunn and as long as there are "x" number of students plus one, you are over capacity. The county would probably feel the impact of the subdivision within twenty four months.

Staff read through and discussed each recommendation and condition in the findings of facts.

Woodrow stated he would recommend a limit on the number of houses to be built in the subdivision per year. The developer stated he would be in agreement with the limit of permits that could be purchased in a year.

After some discussion from the board, Chairman Burnham called for a motion. Woodrow made a motion to approve the application with conditions recommended by staff including a board recommendation to limit the number of permits per year to six with carry over. Leary seconded the motion. The motion passed 5-1.

Item # 3 Proposed Amendment

Staff stated at the last Commissioners meeting the junk vehicle ordinance was discussed to allow 2 unregistered vehicles per property unless the property owner was overseas with military status showing proper documentation.

The board questioned the number of times this situation has occurred. Staff stated there had only been one code enforcement action involving this type of situation.

After a discussion among the board, Chairman Burnham called for a motion. Woodrow recommended to the Commissioners to hold the ordinance and wait to see how many times this situation occurs. Needham seconded the motion. The motion passed 6-0.

Items from Board and Staff

Staff handed out the School Impact Fee Study for the board and also some newspaper articles for information.

Woodrow requested the "No Growth" article be in the next board packet for discussion.

Needham requested that staff do a Cost Study and have for the next board meeting.

Consideration of Next Meeting Date

The next Planning Board meeting will be held on April 20, 2005.

Adjournment

Staples made a motion that the meeting be adjourned. Needham seconded the motion. The motion passed 6-0. The meeting adjourned at 9:16 PM.

Approved: _____

Chairman

ATTEST:

Melissa Joines, Clerk to the Board