

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

July 20, 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, Ray Albertson, Michael Etheridge, Robert Woodrow and Terri Griffin

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

Board members absent were: none

Chairman Burnham called for consideration of the agenda. Woodrow made a motion to approve the agenda. Griffin seconded the motion. The motion passed 7-0.

Chairman Burnham called for consideration of the June 15, 2005 minutes. Woodrow made a motion to approve the minutes as amended. Griffin seconded the motion. The motion passed 7-0.

Chairman Burnham called for comments from the public. Teresa Thompson stated her concerns living in a subdivision with surrounding property owners that have an above ground pool without a fence. Mrs. Thompson requested the board recommend an ordinance to require a fence around the above ground pools. Woodrow stated there was a requirement for a fence if you have an in-ground pool. Staff stated the ordinance would be required to be county wide and not limited to a subdivision. The board directed staff to find out any liability and other issues the county would have and report findings.

New Business

Item # 1 Final Plat (UDO 2002-10-26) Magnolia Manor

Staff stated the application was for Final Plat of Magnolia Manor subdivision located on South Highway 343 in Shiloh. There are minor corrections to metes and bounds of some lot boundaries needed to be made to the final plat before it is recorded. Staff recommends approval with conditions as stated in the Finding of Facts, which were read by Dave Parks.

Dan Porter stated that a certificate of occupancy would not be issued for any house until the roads in the subdivision were paved.

Allen Pyle, developer, introduced Scott Mac and Scott Cutchins, stated as the developers they could control the construction and theme of the development and will handle the entire build out of the subdivision.

The open space will have a gazebo, picnic tables, a landscaped buffer, and a nicely landscaped lawn to go with the character of the neighborhood. The developer will have to install a bus stop at the corner of Tulip Tree Drive and Cherry Blossom Way as required by the school administration.

The developer shall provide a final plan of recreational improvements at 25% build out to the Planning Board for approval.

Chairman Burnham called for a motion. Woodrow made a motion to approve the application with conditions recommended by staff and added conditions by the board. Leary seconded the motion. The motion passed 7-0.

Items from Board and Staff

Staff welcomed the new members, Ray Albertson and Michael Etheridge to the board. Staff also stated there would be a training session on August 22, 2005 with the Board of Adjustment and members are welcomed to attend.

Staff and Board discussed new updates, current status of the requests from last months meeting and issues currently going on in the county.

Next Meeting Date

The next meeting date will be August 17, 2005.

Adjournment

Needham made a motion that the meeting be adjourned. Griffin seconded the motion. The motion passed 7-0. The meeting adjourned at 8:54 PM.

Approved: _____

Chairman

ATTEST:

Melissa Joines, Clerk to the Board