

BOARD OF COMMISSIONERS

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Camden County Planning Board
Record of Proceedings
December 21, 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
Members Terri Griffin, Calvin Leary, Ray Albertson,
Robert Woodrow, and Michael Etheridge

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

Board members absent: Vice Chairman, Rodney Needham

Chairman Burnham called for consideration of the agenda. Dave Parks requested to amend the Agenda to include New Item # 3, Proposed Amendments to Article 151 of the Camden County Code, and under Items from the Staff #1, discuss a date for the workshop. Woodrow made a motion to approve the agenda. Etheridge seconded the motion. The motion passed 6-0.

Chairman Burnham called for consideration of the November 16, 2005 minutes. A motion was made to approve the minutes. Mike Etheridge seconded the motion. The motion passed 6-0.

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

New Business

Item #1 Rezoning Application (2005-11-41) from Ricky Edwards to rezone property from General Use (GUD) to Basic Residential (R3-1) on property located at One Mill Road in Shiloh Township, NC

Staff commented on this application and stated that rezoning this property to Basic Residential was not in compliance with CAMA Land Use Plan as the property is located outside the Core Village of Shiloh. Staff also stated that with the current adequate facilities existing in the County, any rezoning that causes higher density should be denied.

At this time, Chairman Burnham opens the matter to discussion from the applicant. Eddie Hyman of Hyman & Robey represented Ricky Edwards. Hyman requested that the board consider rezoning the property based on the fact that this proposal is semi-compatible with the land use plan and provides the desired water access plan for the public. In addition, Mr. Hyman also stated that the property is one of the few left in the county that would provide possible public access to water, and that the adjacent property owner was working on a proposed development as a marina. Mr. Hyman stated that all they are requesting is consideration of the rezoning, and if approved, would allow the owner to proceed with a possible upscale development. Dan Porter asked if the owner ever considered zoning to a Planned Unit Development (PUD) which would allow for smaller lots and leave open space. Mr. Hyman said that that could be a possibility, and will take it under consideration. Terri Griffin stated, considering what the staff and planning board are working on, the board should table this business until the board has time to finish review of the entire county. Michael Etheridge recommended that the board table the rezoning. Bob Woodrow seconded the motion. The motion then passed 6-0.

Item # 2 Rezoning Application (2005-11-43) from Merlan, LLC to rezone property from Basic Residential (R3-2) to General Use (GUD) on property located off Island Road, South Mill Township.

Ray Albertson recused himself as he is the manager of Melran LLC.

Staff recommends the approval for the rezoning of the property off Island Road. The staff stated that the proposed zoning change and permitted uses are more compatible with the current land use plan. Bob Woodrow asked the staff for further clarity as to why the property was zoned Basic Residential. Dan Porter, Camden County Planning Director, cited changes that were made in 2002. Porter explained that land use impacts were not as well conceived at that time. After further discussion on the possible proposed use and possible impacts on the county, Michael Etheridge made a motion to approve the rezoning. Terri Griffin seconded the motion. The motion passed 5-0.

Item # 3 Proposed Amendment to Article 151 of the Camden County Code of Ordinances.

The staff stated that the proposed minor changes, decided upon at the special meeting on December 8, 2005, be presented to the Board of Commissioners for possible approval. After discussing the minor changes, Michael Etheridge made a motion to approve the proposed amendments with the changes from staff. Bob Woodrow seconded the motion. The motion passed 6-0.

Items from Board and Staff

Staff polled the Planning Board for another workshop. The board agreed to meet Thursday, January 12, 2006.

Consideration of Next Meeting Date

The next Planning Board meeting is scheduled for January 18, 2006.

Adjournment

Woodrow made a motion that the meeting be adjourned. Etheridge seconded the motion. The motion passed 6-0. The meeting adjourned at 8:16 PM.

Approved: _____

Chairman

ATTEST:

Lori Tuss, Clerk to the Board