

**Camden County Planning Board**

Record of Proceedings

November 16, 2005

7:00 PM

Camden County Senior Center

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, 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: Robert Woodrow

Chairman Burnham called for consideration of the agenda. Leary made a motion to approve the agenda. Etheridge seconded the motion. The motion passed 6-0.

Chairman Burnham called for consideration of the October 19, 2005 minutes. Griffin made a motion to approve the minutes. Etheridge seconded the motion. The motion passed 6-0.

Chairman Burnham called for consideration of the November 8, 2005 minutes. Leary made a motion to approve the minutes. Needham seconded the motion. The motion passed 6-0.

Chairman Burnham called for comments from the public. No Comments.

**New Business**

**Item # 1** Special Use Permit (UDO 2005-10-20) from Mark Ricciardella to conduct a home based business located at 143 Chamberlain Road, South Mills Township

Staff stated the application was a special use permit to conduct a home based business as a Fire Arms Instructor. The home will be used solely as an office using the computer and phone. The training will be conducted off the property. Staff recommended approval of the application with conditions as stated in the finding of facts.

There will not be a firing range or clients on the property.

Griffin made a motion to approve the request. Leary seconded the motion. The motion passed 6-0.

**Item # 2**      Camden Plantation (UDO 1999-04-12) Final Plat – Phase 1B

Staff stated the application was for Phase 1B of Camden Plantation. There was a drainage issue with the first five lots in Phase 1B dealing with septic issues. Staff has met with Dwane Hinson and he has approved the drainage plan. Staff recommends approval of the application with conditions as stated in the finding of facts.

Chairman Burnham questioned did the drainage issue affect the wetlands in the subdivision. Staff stated not for the lots in Phase 1B.

Staff stated that in a meeting with the engineer and the developers the required elevation of the lots will be crowned at 18.5 feet. The first floor of the structure is required to be 24 inches above finished grade. The developer must provide an elevation certificate by a surveyor to ensure that the lots meet the required elevation. One condition from staff is that a building permit will not be issued until the Camden County Health Department accepts designs on engineered type septic systems. Another condition is that the developer shall connect the lots to public sewer when and if it becomes available.

Leary made a motion to approve the application with conditions as recommended by staff. Albertson seconded the motion. The motion passed 6-0.

**Item # 3**      Rezoning Application (UDO 2005-11-12) from Grant Banks to rezone property from General Use (GUD) to Residential (R-2) located on Herman Arnold Road, Courthouse Township

Staff stated the applicants are currently renting property in Elizabeth City and the property owner has sold the property and Mr. Banks has until the end of January to move. Mr. Banks owns the property on Herman Arnold Road which is not zoned for doublewide mobile homes. The request is to rezone the property to R-2 to allow for doublewides. The applicant cannot afford a stick built home. There is a mixture of housing in the area. Staff presented board members with a map of the property and surrounding areas which is owned by family members. Staff has talked with family members and asked them to join the application so the request would not be spot zoning. Staff did not give the board a recommendation because the rezoning is not in compliance with the Land Use Plan.

Mr. Banks stated he owned the property on Herman Arnold Road. Because of health problems and having to move because the property owner has sold the property which he rents and because he already owns the property he would like to be allowed to move his mobile home to his property.

Staff also asked Mr. Banks if he was aware of the time frame that it would take to set-up the mobile home. Mr. Banks stated he was aware of the time it would take.

Griffin questioned where the mobile home would sit on the property. Staff stated the mobile home would face Herman Arnold Road but it would be based on the best suitable spot for the septic system.

Etheridge questioned the process the county would take with a hardship case. Staff stated in the past the county would take a hardship case by a variance to the Board of Adjustment, but a variance in this type of situation is illegal in North Carolina.

Board and staff discussed the future rezoning outside the core villages in the county.

Etheridge made a motion to approve the application with condition as recommended by staff. Needham seconded the motion. The motion passed 6-0.

**Items from Board and Staff**

Staff discussed holding a special meeting to review proposed amendments.

**Next Meeting Date**

The next meeting date will be Thursday, December 8, 2005.

**Adjournment**

Needham made a motion that the meeting be adjourned. Etheridge seconded the motion. The motion passed 6-0. The meeting adjourned at 8:00 PM.

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

\_\_\_\_\_  
Chairman

ATTEST:

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Melissa Joines, Clerk to the Board