

**BOARD OF COMMISSIONERS**

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County Manager

AVA MURGIA  
Clerk of the Board/  
Assistant to the Manager

**Camden County Planning Board**  
Record of Proceedings  
February 18, 2004  
7:00 PM  
Senior Center Conference Room  
Courthouse Complex

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, Gladys Banks, Robert Woodrow and Terri Griffin

The following members were absent: Juanita Staples

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

Chairman Burnham called for consideration of the agenda. Staff added discussion on the Permissible Uses Table, Article 12 from the UDO, a memo from Sheriff Tony Perry and information on the new preliminary flood maps. Woodrow approved the agenda as amended. Needham seconded the motion. The motion passed 6-0.

Chairman Burnham called for consideration of the January 21, 2004 Planning Board minutes. Woodrow made a motion to approve the minutes with one correction. Needham 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 Final Plat (UDO 2001-03-10) Taylor's Beach Landing***

Chairman Burnham called upon staff. Dave Parks stated the application was final plat for Taylor's Beach Landing and the infrastructure has been installed. Staff approved the application with conditions as stated in the finding of facts. Staff stated certain conditions were developer must install bus stop sign and the county will require the drainage be re-checked after the subdivision is built out.

Griffin questioned the buffer between the subdivision and Highway 343. Staff stated the plat describes the buffer, there is a ten foot tree buffer along Highway 343 and

twenty foot easement buffer between the subdivision and Taylor's Garage.

Woodrow questioned the amount of dry land in lot 16. Mark Bissell stated there was about an acre of dry land in lot 16.

Needham questioned the letter from NCDOT in the application. Staff stated the letter from DOT stated the conditions were met for the road in the subdivision.

After discussion among the board Chairman Burnham called for a motion. Needham made a motion to approve the application. Griffin seconded the motion. The motion passed 6-0.

***Item #2 Final Plat (UDO 2003-08-30) Pine Ridge Subdivision***

Chairman Burnham called upon staff. Dave Parks stated the application was final plat for Pine Ridge Subdivision. Staff recommended approval with the condition that the final plat could not be recorded until a letter is received from Joe Jackson of South Mills Water Association stating the water taps are installed. Staff also explained condition number four on the bus stop design requirements.

Eddie Hyman, surveyor, stated he had met with Dr. Dunn, Dave Parks, and Alvin Shaw to discuss what type of bus stop would best suit the schools and would also meet the requirements of the ordinance. Mr. Hyman discussed getting prices from companies on a design and have the developer put the amount aside until a bus stop was needed. Mr. Hyman discussed the type of weather materials to use in the design of a bus stop.

Staff stated the bus stop for Pine Ridge was designed to be placed in the residual parcel in case of future development.

Griffin questioned the time frame if the school system was to hold the money for the bus stop and the prices went up for the design, who would pay the difference in cost, the developer or the school system. Mr. Hyman stated he felt it should be left up to the school system to decide. Staff stated the money designated for the bus stop would be for that subdivision unless the school system felt otherwise.

Mr. Hyman also stated the addresses that had been given to the new lots were already being used in that subdivision. The addresses are a tax department issue.

After discussion among the board Chairman Burnham called for a motion. Leary made a motion to approve the subdivision with the recommended conditions. Banks seconded the motion. The motion passed 6-0.

***Item #3 Preliminary Plat (UDO 2003-08-29) Eddie's Acres***

Chairman Burnham called upon staff. Dave Parks stated the application was preliminary plat for Eddie's Acres Subdivision. Staff recommended the ditch along Chamberlain Road needed to be cleaned out. Eddie Hyman stated there was an encroachment agreement with DOT to clean out the ditch. Staff stated the board needed to discuss what type of recreational activity to be provided in the open space and the street name to be changed from Wayland Lane to Wayland Court.

Eddie Hyman, surveyor, requested to pay an in lieu fee instead of recreational activity in the open space such as playground equipment that would not be used and the upkeep would be up to the home owners. Mr. Hyman stated the open space was an acre or bigger and would be too much property for maintenance requirements.

Woodrow questioned if there would be a home owners association for the subdivision and stated to give the home owners an amount of money and let the association decide what would best suit the subdivision needs.

Griffin questioned could the open space be a nature trail with benches and a walking trail rather than recreational activity.

Chairman Burnham questioned the water line. Mr. Hyman stated he had spoken with Joe Jackson and Mr. Jackson has the plans for the water lines.

Needham questioned the bus stop areas. Staff stated there is a designated bus stop on lot 17 and a designated bus stop on the open space lot.

After discussion among the board Chairman Burnham called for a motion. Woodrow made a motion to approve the application with the recommendation that the fee in lieu of open space be paid. Griffin seconded the motion. The motion passed 6-0.

#### ***Item #4 Discussion on Moratorium – Chief Robbie Tarkington, South Camden Fire Department***

Robbie Tarkington stated plans for the next five (5) years include building a new fire station in Shiloh. The fire station would like to replace trucks, possibly a ladder truck and a rescue pumper. The fire department consists of 48 members; 12 Shiloh – 36 Camden. Calls answered in 2000-62; 2001-53; 2002-80; 2003-75. Mr. Tarkington stated the fire tax will have to be increased.

#### **Items from Board members and staff**

Staff handed out a copy of the permissible uses table and asked the board to review it and make suggested changes at the next meeting. Staff also handed out a memo from Sheriff Perry. Staff then informed the board about the preliminary flood maps presented by FEMA and stated there would be a public meeting on the maps. There will be a joint meeting between the Board of Commissioners, Planning Board and the developers of Camden Plantation on Wednesday, March 31, 2004 at 6:00pm. The board requested the Chief of South Mills Fire Department be present at the next meeting.

#### **Information**

1) Board of Commissioners Minutes – Jan. 5, 2004

#### **Consideration of Next Meeting Date March 17, 2004**

The next Planning Board meeting will be held on March 17, 2004 at 7:00 PM.

#### **Adjournment**

Griffin made a motion to adjourn the meeting. Needham seconded the motion. The motion passed 6-0. The meeting adjourned at 9:05 PM.

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

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Chairman

ATTEST:

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Melissa Joines, Clerk to the Board