

BOARD OF COMMISSIONERS

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Clerk of the Board/
Assistant to the Manager

Camden County Planning Board
Record of Proceedings
July 21, 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, Juanita Staples, Robert Woodrow and Terri Griffin

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

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

Chairman Burnham called for consideration of the April 21, 2004 Planning Board minutes. Woodrow made a motion to approve the minutes. Staples seconded the motion. The motion passed 7-0.

Chairman Burnham called for consideration of the May 19, 2004 Planning Board minutes. Woodrow made a motion to approve the minutes. Needham seconded the motion. The motion passed 7-0.

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

New Business

Item #1 Amendment request to Camden Yards Special Use Permit

Chairman Burnham called upon staff. Staff stated the county had received complaints from property owners on the hours of operation on Ponderosa Road. Staff stated a letter had been sent to Camden Yard and they had presented a request to amend the Special Use Permit. Staff recommendations were to extend the hours of operation Monday-Friday 7am-6pm and Saturday 9am-4pm; and to extend the paved portion of Ponderosa Road 200 feet due to the issue with dust.

Chris Coleman, applicant, stated the request for the hours to be extended was due to the increase of demand of service in the county. Coleman stated the hours were hurting the company because they could not service the customers at a timely hour when the customer could be at home and due to this he was losing business. Coleman stated a big concern was the speed of the trucks running on Ponderosa Road. The trucks that run over the speed limit are independent trucks and he has talked with the companies and was doing what he could.

Griffin questioned the agreement on extending the paved portion of Ponderosa Road. Coleman stated he was not aware of the recommendation. Coleman stated he would rather spend the money to put in an irrigation system to water the road instead of paving the road.

Leary questioned would the amount of work force increase. Coleman stated that it would and he had already ordered more trucks for his business. Coleman stated there were about 35-40 trucks running during business hours and each truck runs an average of 6 loads in one day.

Pam Brown, 101 Deer Trail, stated the trucks start running at 6:00am in the morning and the trucks run the stop sign at Highway 17. Ms. Brown stated all the trucks come from Virginia and she had called the company and complained.

Dan Korzeniowski, 111 Deer Trail, stated he had spoken to Mr. Coleman about the speed of the trucks and that Mr. Coleman had lied to him and to the county. Mr. Korzeniowski asked the board members to watch the tapes he had made of the trucks and recommended that the board have someone monitor the trucks. Mr. Korzeniowski stated the Pit Boss of Camden Yard had no control over the trucks and the violating of hours. Camden Yard is suppose to maintain the buffer and it took them six months after the hurricane to fix the buffer. Mr. Korzeniowski suggested giving the company time to prove they can follow the rules from the county. Mr. Korzeniowski stated he does not want the hours extended and does not what the company able to work on Saturdays.

Joe Higginbotham, 115 Deer Trail, stated he is the last house on the road and his home catches all the dust. He stated he never received any information about zoning. He stated the trucks never obey the speed limit and they do not stop at the stop signs. He stated he does not want the hours extended and Camden Yard has a permit and should abide by the permit. He suggested giving them a trail period. Mr. Higginbotham stated he felt the property owners should not have to come up with a solution. Mr. Higginbotham stated that if the trucks where monitored and the road was paved 200 feet, he would be in agreement to extending the hours during the week but not on the weekends.

Bill Bland, 112 Deer Trail, stated he felt that Camden Yard had not been a good neighbor. He does not believe that the company would abide by the 9am starting hour on Saturday.

Lokie Flythe, 105 Deer Trail, stated the company has not proven they can abide by the conditions or rules set by the county. He stated he does not want the hours extended and if the road was paved and extended the speed would increase.

Marvin Myers, 109 Deer Trail, stated he did not want the hours extended especially on

Saturdays.

Terry Mize, 102 Heritage Drive, stated the drivers do not stop at the stop sign and is opposed to the Saturday hours.

Chairman Burnham called for a motion. Staples made a motion to table the item for next meeting. Needham seconded the motion. The motion passed 7-0.

Items from Board members and staff

Staff stated the Commissioners had disapproved the home based business for the landscaping in Whitehall Shores. Staff stated that the applicant had written a letter to the Commissioners requesting a refund but the Commissioners had not responded. Staff also stated the status of Wharfs Landing Subdivision.

Information

1) Board of Commissioners Minutes – May 17, 2004 & May 24, 2004

Consideration of Next Meeting Date August 18, 2004

The next Planning Board meeting will be held on August 18, 2004 at 7:00 PM.

Adjournment

Staples made a motion to adjourn the meeting. Leary seconded the motion. The motion passed 7-0. The meeting adjourned at 9:15 PM.

Approved: _____

Chairman

ATTEST:

Melissa Joines, Clerk to the Board