

**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  
October 20, 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, Juanita Staples, Gladys Banks, Robert Woodrow and Terri Griffin

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

Chairman Burnham called for consideration of the agenda. Staff stated there were two additions to the agenda. Needham made a motion to approve the agenda as amended. Griffin seconded the motion. The motion passed 7-0.

Chairman Burnham called for consideration of the August 18, 2004 minutes. Woodrow made a motion to approve the minutes. Leary seconded the motion. The motion passed 7-0.

Chairman Burnham called for consideration of the August 24, 2004 minutes. Woodrow made a motion to approve the minutes. Banks seconded the motion. The motion passed 7-0.

Chairman Burnham called for consideration of the September 15, 2004 minutes. Staples made a motion to approve the minutes with two corrections. Leary 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 Commercial Development Discussion from Mark Gregory***

Mark Gregory presented to the board a site plan and explained his plan of commercial

development located on Highway 158 East, located just east of his business. Mr. Gregory stated there would be an industrial park in the rear of the development, with a convenience store and a grocery store located near the highway. The development needs sewer and Mr. Gregory stated that the first phase of the development would be on a septic system. The development would proceed as far as possible until the septic system would be considered at capacity.

Chairman Burnham questioned the landscaping of the development. Mr. Gregory stated that he felt the landscaping would sell the business and the development would be nicely landscaped.

Mr. Gregory stated his proposal would begin in less than two years and felt he wanted give the board a knowledge of the development.

### ***Item #2 Proposed Amendment***

Dan Porter explained to the board the proposed amendment to the flood ordinance to delete the required 24 inch freeboard above base flood elevation. Mr. Porter stated that the original ordinance had bypassed the Planning Board and had been sent to the Commissioners due to the need to have the ordinance approved in a short period of time. The request from the Commissioners is to review the 24 inch requirement.

Curtis Lawson, 138 Carolina Road, stated he feels the 24 inches above base flood is a safety factor. The 24 inches would help to keep the systems in a home from failing.

The board requested what the recommendation would be from staff. Dave Parks stated the staff would recommend at least 1 foot of freeboard above base flood elevation.

The board discussed the 24 inch freeboard difference in residential development and commercial development.

After discussion from the board, Chairman Burnham called for a motion. Needham made a motion to table the proposed amendment. Woodrow seconded the motion. The motion passed 7-0.

### **Items from Staff**

Staff stated the board had a copy of a letter which was sent to Congressmen Butterfield and Jones and Senator Dole on the new FEMA flood maps. Staff also stated there should be FEMA officials in Elizabeth City next week for a meeting.

Staff stated that the board had a copy of the results of the future land use exercise from last meeting.

Staff also gave the board a copy of the school capacity which showed that even with the new modular classroom units at Grandy, the membership is still greater than the capacity.

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

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

**Adjournment**

The meeting adjourned at 8:36PM.

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

\_\_\_\_\_  
Chairman

ATTEST:

\_\_\_\_\_  
Melissa Joines, Clerk to the Board