

**BOARD OF COMMISSIONERS**

MELVIN JERALDS  
Chairman  
CLAYTON D. RIGGS  
Vice-Chairman  
JEFFREY B. JENNINGS  
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RANDELL K. WOODRUFF  
County Manager

AVA MURGIA  
Clerk of the Board/  
Assistant to the Manager

**Camden County Planning Board**  
Record of Proceedings  
December 16, 2004  
7:00 PM  
Camden County Courthouse  
Historic Courtroom

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, and Melissa Joines, Clerk to the Board.

The following members were absent: none

Chairman Burnham called for consideration of the agenda. Staff added an Item 2 under Information as Subdivision Development Discussion. Woodrow made a motion to approve the amended agenda. Griffin seconded the motion. The motion passed 7-0.

Chairman Burnham called for consideration of the November 17, 2004 minutes. Staples made a motion to approve the minutes. Woodrow 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 Special Use Permit (UDO 2004-11-24) from Belvin Bangle, III to conduct a home based business located at 116 Pine Ridge Drive, South Mills Township***

Chairman Burnham called upon staff. Staff stated the application was from Mr. Bangle for a home based business for a coffee roasting business. Staff stated they informed Mr. Bangle of the past two applications which were denied, and Mr. Bangle still wished to continue with the application.

Mr. Bangle stated he was going to conduct a coffee roasting business with a roasting machine. The business would be conducted in his home and distributed to restaurants

and coffee shops within a one day delivery area. Mr. Bangle stated there would be no customer basis on the property except for a UPS truck or a FedEx truck.

Leary questioned how many pounds per day the business would produce. Mr. Bangle stated the machine would make about 80 pounds per hour.

Woodrow questioned the amount of smell the coffee would produce. Mr. Bangle stated that the machine must be ventilated.

Griffin questioned the number of employees on the property. Mr. Bangle stated there would not be any employees. It would be solely a family business.

Needham stated he felt Mr. Bangle would have to meet the fire and health department requirements.

Woodrow questioned how the coffee machine would be run. Mr. Bangle stated the machine can be run off gas or propane. Woodrow stated the application needed a condition not to allow more than two 100 gallon propane tanks.

Chairman Burnham called for a motion. Griffin made a motion to recommend approval of the application with conditions from staff and amended conditions from the board. Leary seconded the motion. The motion passed 7-0.

#### **Items from Board and Staff Members**

Woodrow made a motion to table the article discussion. Griffin seconded the motion. The motion passed 7-0.

#### **Information**

Staff stated there were articles in the board packet from the County Manager. The board and staff discussed impact fees and growth and development. The board also directed staff to propose an amendment to the ordinance on the bonding of roads in subdivisions.

#### **Consideration of Next Meeting Date**

The next Planning Board meeting will be held on January 19, 2005.

#### **Adjournment**

The meeting adjourned at 8:45 PM.

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

\_\_\_\_\_  
Chairman

ATTEST:

Melissa Joines, Clerk to the Board