

BOARD OF COMMISSIONERS

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County Manager

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Clerk of the Board/
Assistant to the Manager

Camden County Planning Board
Record of Proceedings
February 19, 2003
7:00 PM
Senior Center Conference Room
Courthouse Complex

Chairman Robert Woodrow called to order a meeting of the Camden County Planning Board with the following members present: Robert Woodrow, Rusty Jacobs, Rodney Needham, Juanita Staples and Terri Griffin. Also present were David Parks, Permit Technician and Melissa Joines, Clerk to the Board. Absent board members were: James Burnham and Gladys Banks

Chairman Woodrow called for consideration of the agenda. Chairman Woodrow made a motion to make the following additions to the agenda:

1. Old Business Item #2: Special Use Permit Application Sketch Plan-UDO 2002-10-26
2. New Business Item #3: Special Use Permit Application from Robert & Catherine Crain - UDO 2003-02-32
3. New Business Item #4: UDO Amendments
4. New Business Item #5: Proposed Core Village Maps
5. Switch Old Business with New Business

Jacobs made a motion to approve the new agenda. Staples seconded the motion. The motion passed 5-0.

Chairman Woodrow called for consideration of the January 15, 2003 Planning Board minutes. Jacobs made a motion to approve the minutes as read. Staples seconded the motion. The motion passed 5-0.

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

New Business

Item #1 Special Use Permit Application (UDO 2003-01-34) from Ralph T. Burgess to install a new modular home located at 111 Pine Ridge Road, South Mills Township – attachments

Chairman Woodrow called upon staff who stated that the application was a Special Use Permit from Ralph T. Burgess for a new Modular Home located in Pine Ridge Subdivision and staff recommended approval with the conditions as stated in the findings of fact.

After some discussion among the board, and hearing no objections from the public, Jacobs made a motion to recommended approval of Item #1 under New Business, Mr. Ralph Burgess Modular Home. Woodrow seconded the motion. The motion passed 5-0.

Item #2 Special Use Permit Application (UDO 2003-01-48) from Frank Williams Farms for a Borrow Pit located on Ponderosa Drive, South Mills Township – attachments

Chairman Woodrow called upon staff who stated the application was a Special Use Permit from W.W. Realty and Frank Williams Farms, for a Borrow Pit located on Ponderosa Drive and recommended approval with the conditions stated in the findings of fact.

Dick Browner was representing Mr. Frank Williams and stated he would answer any questions the board members might have. Mr. Browner stated he would like to tell the board some back ground information and the general purpose of the borrow pit. 1. The material is needed for the construction of Route 17. The contractor is Barnhill Construction. Barnhill approached Mr. Williams about getting material from the pit. Barnhill is interested in this area because of the 40' haul road located on the Virginia side of the state line. 2. The material will go directly to the right-of-way to the existing road and the trucks will not have to get onto Highway 17. The new construction will be parallel to Highway 17. 3. Barnhill had a safety issue with the subdivision located beside Ponderosa Drive. They did not want to use the small right-of-way. The borrow pit will be used primarily for the construction of Highway 17, but it will be used for the future landfill going in just below the pit. Mr. Browner requested on behalf of Barnhill to have operation hours from 7am to 7 pm Monday through Saturday.

Needham questioned the state permits and if the land was verified by the Corp of Engineers. Mr. Browner stated he had a letter from the Corp of Engineers stating they approved of the property and the land is not in a flood zone. Needham questioned could they reclaim the pit. Mr. Browner stated that one of the requirements of the state permit was that the slopes had to be reclaimed. Needham questioned the safety of the area in the case that a child would be around the pit. Mr. Browner stated that the state permit required the slopes be a certain angle.

Chairman Woodrow questioned about the hours of operation. Mr. Browner stated that if it was accepted, the contractor being Barnhill would like to work from 7 am to 7 pm.

Jacobs questioned the length of the haul road from Highway 17. Mr. Browner stated that the road work will be running parallel to the existing road. The haul road will be coming in about 150' to 200' east of Highway 17. Jacobs questioned was there anyone which lived on the parcel adjacent to the state line and Highway 17. Staff stated no one lived on this parcel. The parcel is owned by Robert Nobles and there was only a tower proposed on that property.

Staff commented on the hours of operation. Staff feels that 7 am is fine 7 pm is too late. Not sure on how the noise carries in that area. Jacobs questioned the hours of operation for the other pit. Staff stated that they run 7am to 4 pm Monday through Saturday.

Jacobs stated a condition should be that they could not use Ponderosa Drive. Mr. Browner stated they did not want to use Ponderosa Drive for the Borrow Pit to get to Highway 17, but the pit might be used for the future Industrial Park. Staff stated that in the conditions it is stated that all traffic will be limited to the proposed 40' haul road.

Staff recommends hours of operation Monday through Friday be 7 am to 7 pm be approved, Saturday hours be 8 am to 4 pm on the basis that once any complaints are received by the county, the county will have the authority to change the hours of operation. The recommendation is based on any complaints from the surrounding property owners.

Needham stated that giving the hours of operation 6 months for a complaint is making the situation a compliant before one is received. Needham stated give the operation 3 months, if there are complaints change the hours of operation.

After some discussion among the board, Chairman Woodrow called for a motion. Jacobs made a motion recommend approval to the Board of Commissioners with the conditions recommended by staff and the conditions that the hours of operation be from 7am to 7pm six days a week Monday through Saturday and also that no vehicular traffic other than small trucks and cars less than 6000 pounds be allowed on Ponderosa Road. If any complaints are received by a county taxpayer, then the hours of operation will be reassessed in six months. Needham seconded the motion. The motion passed 5-0.

Item #3 Special Use Permit Application (UDO 2003-02-32) from Robert & Catherine Crain to install a new Modular Home located at 413 Horseshoe Road, South Mills Township – attachments

Chairman Woodrow called upon staff who stated the application was a special use permit from Robert and Catherine Crain. Staff stated there had been a mix up with the mobile home dealer and Mr. Crain had to be out of his home the first of April. Therefore the application was added to the agenda. Staff recommends approval with the conditions as stated in the findings of fact.

Jacobs made a motion to recommend approval of the Special Use Permit from Robert & Catherine Crain. Griffin seconded the motion. The motion passed 5-0.

Item #4 UDO Amendments

Chairman Woodrow stated to table the item until next meeting so that the board would have time to review the contents. Staples seconded the motion. The motion passed 5-0.

Item #5 Proposed Camden County Core Village Maps

Chairman Woodrow stated to table the item until next meeting so that the board would have time to review the contents. Staples seconded the motion. The motion passed 5-0.

Old Business

Item #1 UDO Amendments

Chairman Woodrow called upon staff who stated the amendments are to change to process of an application from a Special Use Permit to a Conditional Use Permit.

Chairman Woodrow made motion to recommend approval to the Board of Commissioners. Jacobs seconded the motion. The motion passed 5-0.

Item #2 Special Use Permit Application (UDO 2002-10-26) from Tark & Associates, Inc. for a proposed Sketch Plan for Magnolia Manor Subdivision

Jacobs made a motion to recommend approval to the Board of Commissioners. Staples seconded the motion. The motion passed 5-0.

Item from Board members and staff

Rusty Jacobs stated he had been on the Planning Board for almost ten years and at this time he is resigning.

Chairman Woodrow then reviewed the items and the response to the items which were sent to the Board of Commissioners.

Information

- 1) Board of Commissioners Minutes – Dec. 2, 2002
- 2) Board of Adjustment Minutes – Jan. 6, 2003

Consideration of Next Meeting Date March 19, 2003

The next Planning Board meeting will be held on March 19, 2003 at 7:00 PM.

Adjournment

Jacobs made a motion that the meeting of the Camden County Planning Board be adjourned. Staples seconded the motion. The motion passed 5-0. The meeting adjourned at 8:07 PM.

Approved: _____

Chairman

ATTEST:

Melissa Joines, Clerk to the Board