

**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  
March 19, 2003  
7:00 PM  
Senior Center Conference Room  
Courthouse Complex

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

Vice Chairman Burnham called for consideration of the agenda. Staff stated the following additions:

1. New Business Item #4: UDO Amendments
2. Items from Board members and staff: Rezoning Application

Vice Chairman Burnham made a motion to amend the agenda as follows with the additions from staff:

3. Switch Old Business with New Business

Griffin seconded the motion. The motion passed 4-0.

Vice Chairman Burnham called for consideration of the February 19, 2003 Planning Board minutes. Griffin made a motion to approve the minutes as read. Needham seconded the motion. The motion passed 4-0.

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

**New Business**

***Item #1 Rezoning Application (UDO 2003-02-22) from Lem Simonds, Jr. to rezone approximately 2.5 acres of property located on North 343, South Mills Township – attachments***

Vice Chairman Burnham called upon staff who stated the item was a rezoning application from Lem Simonds, Jr. to rezone his property from General Use to R-2. The county had received letters from surrounding property owners stated they wished to have their property rezoned along with the application.

Lem Simonds, Jr. stated he purchased the property for his sons for them to put doublewides on. He was requesting that the property be rezoned. He and his sons were cleaning up the property. He was trying to have the house burned down.

Needham questioned the time period for cleaning up the property. Mr. Simonds stated as soon as the weather cleared up he would clear the property.

Frank Eason, 916 North 343, stated Mr. Simonds and his sons are going to clean up the property and had plans to put a doublewide on the property.

Vice Chairman Burnham called for a motion, Needham recommend approval of the application. Griffin seconded the motion. The motion passed 4-0.

***Item #2 Special Use Permit Application (UDO 2003-02-37) from Don & Cindy Williams for a proposed Sketch Plan for an Open Space Subdivision located on Old Swamp Road, South Mills Township – attachments***

Vice Chairman Burnham called upon staff who stated the application was an Open Space Subdivision located in South Mills from Don & Cindy Williams. Representing Mr. & Mrs. Williams was Bissell Professional Group. Staff stated additions needed to the plat, a decel lane on Old Swamp Road coming into subdivision, developer to install a walking trail, and an additional BBQ pit.

One open space will be used for recreation and the other open space will be used for farming.

Kim Old, from Bissell Professional Group, representing the Williams' stated they were requesting the board's approval of the presented subdivision. There had been a meeting on the property on Tuesday, and the only concern from surrounding property owners was about the canal running along the back side of the development.

Staff stated the surrounding farmers agreed to maintain the ditch on the back of the property.

The board questioned the number of lots the subdivision will house. Mr. Old stated the subdivision will only be developed with 17 lots.

Homeowners association will maintain the yearly fees and upkeep of the ditches.

Don Keaton, a farmer, his main concern was about the 30' distance by the ditches.

Vice Chairman Burnham made a motion to recommend approval of the application. Griffin seconded the motion. The motion passed 4-0.

***Item #3 Rezoning Application (UDO 2003-03-08) from Susan Ferebee-Jennings and Martha F. Meiggs to rezone approximately 16 acres located on Lamb's Road, Courthouse Township – attachments***

Vice Chairman Burnham called upon staff who stated the application was to rezone property on Lamb's Road from General Use to Light Industrial. Staff recommended that if the application was approved that the whole property be rezoned to I-1.

Martha Meiggs stated that they would continue to farm the land and they will grow crops for livestock from waste material. The State will maintain and regulate the property with four scheduled inspections a year and surprise inspections. Only one person will farm the area with the waste material, Mike Russell. Farming will have no smell.

Mike Russell stated the State would maintain everything about the property. There would be a buffer around the area of farming, there would not be a smell and there were certain regulations he had to abide by.

Jeff Thomas who lives across from the area stated he does not want to see it go in across from his home.

After some discussion among the board and staff, Needham recommended approval of the application. Griffin seconded the motion. The motion passed 4-0.

#### ***Item #4 UDO Amendments***

Vice Chairman Burnham called upon staff who stated these were the changes to the ordinances reflecting the discussions held at the joint meeting between the Commissioners and the Planning Board on Monday, March 17, 2003. After some discussion among the board Griffin made a motion to recommend approval to the Board of Commissioners. Banks seconded the motion. The motion passed 4-0.

#### **Old Business**

##### ***Item #1 UDO Amendments***

Item was included under New Business Item #4.

##### ***Item #2 Proposed Camden County Core Village Maps***

Vice Chairman Burnham made a motion to send the item up to the Commissioners with no recommendation and requested the Commissioners to send the item back to the Planning Board at their next meeting. Griffin seconded the motion. The motion passed 4-0.

##### **Item from Board members and staff**

Staff requested the Planning Board direct staff to initiate a rezoning from Highway Commercial to General Use.

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

#### **Information**

- 1) Board of Commissioners Minutes – Jan. 6, 2003 & Jan. 21, 2003
- 2) Board of Adjustment Minutes – no board meeting in February

#### **Consideration of Next Meeting Date April 16, 2003**

The next Planning Board meeting will be held on April 16, 2003 at 7:00 PM.

**Adjournment**

Griffin made a motion that the meeting of the Camden County Planning Board be adjourned. Needham seconded the motion. The motion passed 4-0. The meeting adjourned at 8:45 PM.

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

\_\_\_\_\_  
Chairman

ATTEST:

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