

**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  
April 16, 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, James Burnham, Rodney Needham, Juanita Staples, Gladys Banks and Calvin Leary. Also present were David Parks, Permit Technician and Melissa Joines, Clerk to the Board. Absent board member was: Terri Griffin

Chairman Woodrow called for consideration of the agenda. Staff recommended an addition as New Business Item # 5 a Rezoning Proposal. Chairman Woodrow recommended to Switch Old Business with New Business

Burnham made a motion to approve the new agenda. Staples seconded the motion. The motion passed 6-0.

Chairman Woodrow called for consideration of the March 19, 2003 Planning Board minutes. Staples made a motion to approve the minutes as read. Banks seconded the motion. The motion passed 6-0.

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

**New Business**

***Item #1 Special Use Permit Application (UDO 2003-03-15) from G.C. Bingaman, Charles Davis, and Todd Cartwright to create a (4) lot plus residual minor subdivision located on Spencer Ave, South Mills Township – attachments***

Chairman Woodrow called upon staff who stated they had received a boundary survey but did not have enough to distribute to each member, but could pass the survey around. Staff stated the application was a proposal to create a (4) lot minor subdivision in South Mills.

Todd Cartwright, applicant stated he and Mr. Davis and Mr. Bingaman had purchased the property in hopes of establishing new residents and hoping to bring the value of the area up.

Gary Craig, 305 Spencer Ave stated his home is right beside the property and when they surveyed the property the line comes within 5 feet of his home and he is very

concerned.

Bradley Johnson, 206 S. Elm Street stated his property abuts this property and he does not think the property will perc. There is not enough drainage on the property for the water that runs off. He stated that the property never dries up. He is very concerned with the land and the drainage problems.

Gary Craig, 305 Spencer Ave stated the applicants will turn the road into the subdivision over to the state and the state will maintain the road and could dig right-of-ways if required. Therefore the road would run right beside his house.

Needham asked Mr. Craig would he legally challenge the survey. Mr. Craig stated he would.

Therefore Chairman Woodrow recommended the board to table the item until it was resolved. Needham seconded the motion. The motion passed 6-0.

***Item #2 Rezoning Application (UDO 2003-03-38) from Marty Spencer to rezone approximately 30 acres from Highway Commercial to General Use located at 174 Horseshoe Road, South Mills Township – attachments***

Chairman Woodrow called upon staff who stated that the application was to rezone the property on Horseshoe Road from Highway Commercial to General Use. Mr. Spencer was granted a waiver from the moratorium in 2002 to subdivide the land. He wishes to build site built homes on the property but a site built home is not allowed in a Highway Commercial zoned district.

After some discussion among the board Burnham recommend approval of the rezoning. Woodrow seconded the motion. The motion passed 6-0.

Mark Clow, a business owner in South Mills stated he was concerned with zoning of his property. Chairman Woodrow directed Mr. Clow to Dave Parks and said he could assist him in with any questions Mr. Clow might have.

At this time Planning Board member Terri Griffin came in the meeting and was not counted as absent.

***Items #3 & #4 Special Use Permit Applications (UDO 2003-03-45 &UDO 2003-03-46) from Stephen K. Bray to install a new Class A doublewide mobile home located at 108 & 112 Crestwood Drive, Courthouse Township – attachments***

Chairman Woodrow stated the board would vote on items three and four together. Chairman Woodrow called upon staff who stated the applications were to place a doublewide mobile home on each property on Crestwood Drive.

After little discussion among the board Burnham recommended approval of both applications. Needham seconded the motion. The motion passed 7-0.

***Item #5 Rezoning – South 343***

Staff stated that the Commissioners recommended that the property in between Bartlett's Landing and the Proposed Subdivision Magnolia Manor be rezoned from R3-

2 to R3-1.

Griffin recommended approval of the rezoning. Leary seconded the motion. The motion passed 7-0.

**Old Business**

***Item #1 Camden County Core Villages***

The board reviewed the proposed core village maps presented by staff and after little discussion Burnham made a motion to send the proposed maps to the Board of Commissioners as presented. Needham seconded the motion. The motion passed 7-0.

**Item from Board members and staff**

Chairman Woodrow then reviewed an item which was sent to the Board of Commissioners and stated that the applicant Mr. Burgess withdrew his application after the neighborhood did not like his idea of installing a modular home.

**Information**

1) Board of Commissioners Minutes – Feb. 3, 2003 & Feb. 17, 2003

**Consideration of Next Meeting Date May 21, 2003**

The next Planning Board meeting will be held on May 21, 2003 at 7:00 PM.

**Adjournment**

Staples made a motion that the meeting of the Camden County Planning Board be adjourned. Banks seconded the motion. The motion passed 7-0. The meeting adjourned at 8:25 PM.

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

\_\_\_\_\_  
Chairman

ATTEST:

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