

BOARD OF COMMISSIONERS

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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
May 21, 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, Terri Griffin and Calvin Leary. Also present were David Parks, Permit Technician and Melissa Joines, Clerk to the Board. Absent board member was: Gladys Banks

Chairman Woodrow called for consideration of the agenda. Staff recommended an addition as New Business Item # 2 Wharf's Landing Subdivision plat amendment.

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

Chairman Woodrow called for consideration of the April 16, 2003 Planning Board minutes. Burnham made a motion to approve the minutes as read. Staples seconded the motion. The motion passed 6-0.

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

Old 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 that the board had tabled this item last month due to a dispute with the survey and property lines. Staff stated this was a civil matter and had nothing to do with the application.

The applicants stated they wished to move forward with the application and they had received a letter of approval from South Mills Water Association. The applicants also stated they would meet the requirements of staff.

The board questioned the applicants of why they would continue with the application if there was a dispute and the board also had a problem with the drainage and whether the land would pass a soil evaluation test.

The applicants stated they stand by the survey and would like to move forward with the application.

After some disputing and discussion among the board, Chairman Woodrow called for a motion. Staples made a motion to recommend disapproval of the application. Burnham seconded the motion. The motion passed 6-0.

New Business

Item #1 Minor Subdivision

Chairman Woodrow called upon staff who presented the application and the survey submitted by the applicant. Staff stated the recommended conditions. Staff stated that looking at the survey through a Planning point of view the survey would show a possible future subdivision with the two right-of-ways back to the residual property. Staff also stated that Mr. Riggs could access the property off Sassafra Lane.

Needham recommended deleting the 45' right-of-way and having the right-of-way adjoin the residual property to create a flag lot. Needham also questioned the pricing differences in any application. Staff stated the price depended on the type of application and staff stated they would send Needham a copy of the Fee Schedule.

The applicant Mr. Riggs stated he would have created the survey without the 45' right-of-way but he had never done a subdivision before.

After some discussion among the board, Chairman Woodrow called for a motion. Needham recommended approval of the application deleting conditions 2, 3 and 4 from staff. Leary seconded the motion. The motion passed 6-0.

Item #2 Amendment to Wharf's Landing Subdivision plat

Kim Hamby from Hyman & Robey, stated they were requesting an amendment to the approved Wharf's Landing Subdivision plat for future development. Staff stated this was an administrative decision and the board stated they approved of the change.

Item from Board members and staff

Burnham recommended staff to draft up an amendment to a subdivision application that the developer have the soil evaluation test for the land prior to submitting an application. Griffin seconded the motion. The motion passed 6-0.

Information

- 1) Board of Commissioners Minutes – March 3, 2003 & March 17, 2003
- 2) Board of Adjustment Minutes – March 3, 2003

Consideration of Next Meeting Date June 18, 2003

The next Planning Board meeting will be held on June 18, 2003 at 7:00 PM.

Adjournment

Burnham made a motion that the meeting of the Camden County Planning Board be adjourned. Staples seconded the motion. The motion passed 6-0. The meeting adjourned at 8:15 PM.

Approved: _____

Chairman

ATTEST:

Melissa Joines, Clerk to the Board