

**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  
September 24, 2003  
7:00 PM  
Senior Center Conference Room  
Courthouse Complex

Chairman James Burnham called to order a meeting of the Camden County Planning Board with the following members present: James Burnham, Rodney Needham, Juanita Staples, and Terri Griffin. Also present were David Parks, Permit Officer and Melissa Joines, Clerk to the Board. Board members absent were: Calvin Leary and Gladys Banks

Chairman Burnham called for consideration of the agenda. Staff stated a new agenda was handed out. Chairman Burnham also stated to move old business behind new business.

Chairman Burnham called for consideration of the August 20, 2003 Planning Board minutes. Staples 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 Final Plat – (UDO 1999-07-08) Wharfs Landing Phase 2***

Chairman Burnham called upon staff who recommends approval of the application. Dave Parks stated he had held a meeting with the developers of Wharfs Landing and the adjacent farmers who were unhappy with the drainage issues. Mr. Parks stated that after the meeting all persons were in agreement with the outcome. The developer agreed to open drainage path for ditches to cut down on the flooding on adjacent farmland.

Eddie Hyman, surveyor for Wharfs Landing discussed with the board the drainage issues.

After some discussion among the board, Chairman Burnham called for a motion. Staples made a motion to approve the application. Needham seconded the motion. The motion passed 4-0.

***Item #2 Preliminary Plat – (UDO 2002-10-26) Magnolia Manor***

Chairman Burnham called upon staff who recommends approval with recommended conditions for the subdivision. Staff stated the Technical Review staff either approved the subdivision with comments or had no comment.

Mark Gregory, the developer discussed with the board the options for the open space. Mr. Gregory stated he would submit a plan for the open space prior final plat.

After some discussion among the board, Chairman Burnham called for a motion. Needham recommended approval of the application. Griffin seconded the motion. The motion passed 4-0.

***Item #3 Special Use Permit (UDO 2003-08-29) Sketch Plan for Eddie's Acres Phase 3***

Chairman Burnham called upon staff who recommended approval of the application. Staff stated the residents surrounding the subdivision were concerned with the traffic that would be created on Bass Lake Road but the proposal would not create any traffic on Bass Lake Road. All the traffic from the proposed subdivision would be directed to Chamberlain Road.

Chairman Burnham stated he was concerned with the school capacity. Griffin stated that the school board had recommended approval of the subdivision. Dave Parks suggested a joint meeting with the Planning Board, Commissioners and the Technical Review Staff.

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

***Item #4 Special Use Permit (UDO 2003-08-30) Sketch Plan for Pine Ridge Subdivision Phase 4***

Chairman Burnham called upon staff who recommended approval of the application. Staff stated that the proposed subdivision was a continuation of the Pine Ridge subdivision. Staff stated all the improvements were already installed.

Hearing no other comments, Chairman Burnham called for a motion. Staples recommend approval of the application. Griffin seconded the motion. The motion passed 4-0.

**Old Business**

***Item #1 Proposed Amendments***

Waverly Sawyer, a developer stated he was concerned with the appearance standards for the porches on houses. He requests that the "Appearance Standards" be deleted from the UDO.

Chairman Burnham stated the board would take his concern into consideration.

The board discussed Section 201 and 202 Minimum lot size. Staples recommended approval of the amendment. Griffin seconded the motion. The motion passed 4-0.

The board discussed Section 210 Appearance Standards. Staples recommended sending the amendments to the Board of Commissioners without a recommendation. Needham seconded the motion. The motion passed 4-0.

The board discussed Section 1205 Accessory Uses. Staples recommended approval of the amendments as to say “not more than one (1) truck, van, car, or other vehicle which is visibly for commercial use if kept on the property”. Griffin seconded the motion. The motion passed 4-0.

**Items from Board members and staff**

***Item #1 Proposed amendment to the South Mills Core Village Map***

Staff proposed an amendment to the South Mills Core Village Map. Needham recommended approval of the amendment. Griffin seconded the motion. The motion passed 4-0.

**Information**

- 1) Board of Commissioners Minutes – July 7, 2003 & July 21, 2003
- 2) Board of Adjustment Minutes – no meeting

**Consideration of Next Meeting Date October 15, 2003**

The next Planning Board meeting will be held on October 22, 2003 at 7:00 PM.

**Adjournment**

Staples made a motion that the meeting of the Camden County Planning Board be adjourned. Griffin seconded the motion. The motion passed 4-0. The meeting adjourned at 9:00 PM.

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

\_\_\_\_\_  
Chairman

ATTEST:

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