

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
October 22, 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, Calvin Leary, Gladys Banks, Robert Woodrow and Terri Griffin. Also present were David Parks, Permit Officer and Melissa Joines, Clerk to the Board.

Chairman Burnham called for consideration of the agenda. Staff stated an addition under Items from Board Members and Staff:

Item #3: Camden Plantation

Item #4: Tar Corner Subdivision/South Mills Water

Chairman Burnham also stated to switch old business and new business. Woodrow made a motion to approve the amended agenda. Needham seconded the motion. The motion passed 7-0.

Chairman Burnham called for consideration of the September 24, 2003 Planning Board minutes. Staples made a motion to approve the minutes as read. Griffin seconded the motion. The motion passed 7-0.

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

New Business

Item #1 Rezoning Application (UDO 2003-08-37) from Janet Spencer to rezone approximately 7 acres located on Spence Lane, South Mills Township

Chairman Burnham called upon staff who recommended approval stating the rezoning request was for 7 acres to be rezoned from General Use/Highway Commercial to Residential 3-1 to allow for one acre lots.

Chairman Burnham called upon the applicant Mrs. Spencer who stated she was trying to get the property rezoned to be able to subdivide the property to sell off lots to keep her farm a working farm.

After some discussion among the board, Chairman Burnham called for a motion. Woodrow made a motion to approve the application. Needham seconded the motion.

The motion passed 7-0.

Item #2 Special Use Permit (UDO 2003-10-26) from Janet Spencer to create a 7 lot major subdivision locate on Spence Lane, South Mills Township

Chairman Burnham called upon staff who recommended approval with conditions as stated in the findings of fact.

Surveyor Scott Temple stated all the lots were at least the minimum size of one acre.

Needham questioned the small piece of land going to the residual parcel. Mr. Temple stated that it was a 45' right-of-way as part of the residual so that the residual parcel would not be land-locked.

After some discussion among the board, Chairman Burnham called for a motion. Leary recommended approval of the application. Woodrow seconded the motion. The motion passed 7-0.

Item #3 Special Use Permit (UDO 2003-09-04) from Clarence Weaver to conduct a home based business located at 477 Lamb's Road, Courthouse Township

Chairman Burnham called upon staff who recommended approval of the application with the conditions stated in the findings of fact.

Chairman Burnham called upon the applicant, Mr. Weaver stated he wished to conduct a garage/shop out of the building behind his home. Mr. Weaver stated he would be the only one working and he would only be working on one vehicle at a time.

Chairman Burnham called for a motion. Needham recommended approval of the application. Staples seconded the motion. The motion passed 7-0.

Old Business

Item #1 Proposed Amendments

The board discussed Section 210 Appearance Standards. Staff stated the amendment would focus on modular homes. Woodrow made a motion to approve the amendment. Griffin seconded the motion. The motion passed 7-0.

Items from Board members and staff

Item #1 Joint Meeting Information

Staff stated the joint meeting between the Commissioners, the Planning Board and the Technical Review Staff would be Wednesday, October 29, 2003 at 6:00 pm.

Item #2 CAMA Land Use Plan Board Member

Chairman Burnham recommended that Vice Chairman Needham be the member. Needham accepted the position.

Item #3 Camden Plantation

Staff stated the developers of Camden Plantation were requesting a joint meeting. The board made the decision of Thursday, November 13, 2003 at 7:00pm. Staff stated they would recommend the date and time to the Board of Commissioners.

Item #4 Tar Corner Subdivision/South Mills Water Association

Staff stated that South Mills Water was requiring a parcel of land to install a new water tower. The developers of Tar Corner had agreed to donate a parcel of land for the new water tower. Woodrow recommended approval of the proposal from staff. Staples seconded the motion. The motion passed 7-0.

Information

- 1) Board of Commissioners Minutes – Aug. 4, 2003 & Sept. 2, 2003
- 2) Board of Adjustment Minutes – no meeting

Consideration of Next Meeting Date November 19, 2003

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

Adjournment

The meeting adjourned at 8:45 PM.

Approved: _____

Chairman

ATTEST:

Melissa Joines, Clerk to the Board