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Assistant to the Manager

**Camden County Planning Board**  
Record of Proceedings  
May 15, 2002  
7:00 PM  
Senior Center Conference Room  
Courthouse Complex

Chairman Woodrow called to order a meeting of the Camden County Planning Board with the following members present: Robert Woodrow, Rusty Jacobs, James Burnham, and Juanita Staples. Also present were David Parks, Permit Technician and Melissa Gray, Clerk to the Board. Members absent were H.B. Briggs, Jr., Gladys Banks, and Matthew Couch.

Chairman Woodrow called for comments from the public not having to do with the item on the agenda. Hearing none he continued on with the agenda.

Chairman Woodrow called for consideration of the agenda. Woodrow made a motion to approve the agenda with (1) addition, adding an Item 6A, the minutes from the Special joint meeting the Board of Commissioners and the Planning Board. Burnham seconded the motion. The motion passed 4-0.

Chairman Woodrow called for consideration of the March 20, 2002 Planning Board minutes. Burnham made a motion to approve the March 20, 2002 minutes as read. Jacobs seconded the motion. The motion passed 4-0.

**New Business**

***Item # 1 Special Use Permit from Charles Ralph Sawyer to build a dirt bike track for recreational use (UDO 2002-04-24)***

Chairman Woodrow called upon staff, David Parks, Permit Technician stated the findings of fact and recommended approval of the dirt bike track (UDO 2002-04-24) with conditions in the findings of fact.

Ralph Sawyer, applicant, stated he and his family had provided a safe place for young people to ride and enjoy themselves without getting into trouble for over 40 years. The dirt bike riding track had been going on for over 30 years. Mr. Sawyer said he sold Mr. Peal a piece of property in January of 1999. Mr. Sawyer stated that the Code Enforcement Officer had issued a stop riding order on his property.

Chairman Woodrow made motion to go into a public hearing. Burnham seconded the motion. The motion passed 4-0.

David Peal, of 115 Pudding Ridge Road, stated he had purchased his property from

Mr. Sawyer and that the dirt bike track was not in use at the time of purchase or at the time of construction of his home. Mr. Peal stated Gary Sawyer had confronted him before construction of the dirt bike track. Mr. Sawyer had given Mr. Peal the impression that only Mr. Sawyer's sons would be riding on the track. Anytime the wind blows, dirt blows onto Peal's property, and he stated he could not enjoy his property. Mr. Peal stated that the riders have cut-up even more since he had made the complaint about the track.

Robert Moore, of 103 North Point Road stated he was in support of the track and thought that the track was a good place for the young people that rode there. He stated that young people have limited places to ride and that he felt the Sawyer's track was safe and a nice place to ride.

Debbie Smith, of 110 Taylor Leigh Drive, stated she and her husband felt that the track would decrease the value of the surrounding properties. She also stated that the main concern was the noise that was caused by the track.

Andrew Baker, of 108 Taylor Leigh Drive, stated he was most concerned with the noise. He feels there could be a better place for the track.

James Hewitt, of 102 Taylor Leigh Drive, stated that one of his grandson's road on this track. He stated that the track was not in use in 1999. He felt the track had grown and was also concerned with the noise from the track. He stated that the sand from the track will blow onto his property if the wind shifts in the right direction.

Lou Vicknair, of 220 Smith Drive, stated he was one of the riders on the track. He said the track does stir up a lot of dust when they ride, but they do wet the track down before they ride. The Sawyer's track is a private track for invited guest only and that no money is charged for the ones that ride.

Frank Wall, of 116 Taylor Leigh Drive stated the area was somewhat noisy, but his property is blocked by a wooded area. He would like to see a compromise.

Gary Sawyer, of 154 Bunker Hill Road, stated that the application was for the property behind Ralph Sawyer's shop, not the property where the track is now. Mr. Sawyer stated he did confront Peal about the track and stated if Mr. Peal had a problem to come see Mr. Sawyer. Mr. Sawyer stated he knew dust and dirt did blow on Mr. Peal's property but that the track was irrigated to wet down the dust and dirt. Mr. Sawyer stated that not more than six riders were on the track at one time. Mr. Sawyer stated that the track was private and anyone who would ride by and visit the track would be turned away. Mr. Sawyer stated he had been riding on the track since he was eight years old.

Mr. Sawyer stated the track would not decrease the value of the surrounding properties.

David Peal stated that kids and adults ride on the track. He stated that he had contacted a realty company and had gotten a quote saying that the property value will go down. Mr. Peal stated he was not against anyone riding, but he did not want the track near his home.

Robert Moore stated that he would like to know the real problem behind the meeting.

He stated that to accommodate everyone, for the Sawyer's to set a time riding limit.

Debbie Smith stated that she did not like the track around the homes. She did not like the noise but could agree with a set time for riding or occasional riding.

James Hewitt stated he searched around before buying his property. He stated his does not dislike the track, but he does dislike the noise and set-off that comes from the track.

Lou Vicknair stated that he and the Sawyer's were looking for a place to move the track.

Frank Wall stated his in-laws were looking at purchasing the piece of property beside Peal and they did not have a problem with the noise.

Gary Sawyer stated he thought that the property owner had the right to his property. He stated he would be glad to compromise with the surrounding property owners.

Woodrow made a motion to close the public hearing. Burnham seconded the motion. The motion passed 4-0.

After more discussion and questions from the board members and staff Chairman Woodrow made a motion to tabled the item for 30 days until the next meeting. Burnham seconded the motion. The motion passed 4-0.

### **Items from the Board Members and Staff**

Chairman Woodrow called for consideration of the May 13, 2002 special meeting minutes. Woodrow made a motion to approve the May 13, 2002 minutes as read. Burnham seconded the motion. The motion passed 4-0.

### **Information**

- 1) Board of Commissioners Minutes – March 4, 2002
- 2) Board of Adjustment Minutes – March 11, 2002

### **Consideration of Next Meeting Date June 19, 2002**

The next Planning Board meeting will be held on June 19, 2002 at 7:00 PM.

### **Adjournment**

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

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

\_\_\_\_\_  
Chairman

ATTEST:

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