

**BOARD OF COMMISSIONERS**

JEFFREY B. JENNINGS  
Chairman  
SAMUEL K. SHAW, SR.  
Vice-Chairman  
J.C. ROUNTREE  
MELVIN JERALDS  
CLAYTON D. RIGGS



RANDELL K. WOODRUFF  
County Manager

AVA MURGIA  
Clerk of the Board/  
Assistant to the Manager

**Camden County Planning Board**  
Record of Proceedings  
November 20, 2002  
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, Rusty Jacobs, James Burnham, Juanita Staples, Gladys Banks and Terri Griffin. Also present were David Parks, Permit Technician and Melissa Joines, Clerk to the Board. Members absent were H.B. Briggs, Jr.

Chairman Woodrow called for consideration of the agenda. Jacobs made a motion to reverse items #5 & #6. Burnham seconded the motion. The motion passed 6-0.

Chairman Woodrow called for consideration of the October 16, 2002 Planning Board minutes. Burnham made a motion to approve the minutes with one correction. Staples 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 2002-10-22) from Dwayne Harris to conduct a home based business on his property located at 115 One Mill Road, Shiloh Township – attachments***

Chairman Woodrow called upon staff who stated that the application was from Dwayne Harris to conduct a home based business on his property with no retail sale. Staff recommends approval of the application.

Dwayne Harris, 113 One Mill Road stated it would be his business located on his property and there would not be any retail sale. The cabinets that would be made would be built and shipped out to the job site which would be at the beach.

After some discussion among the board, Jacobs recommended approval of the application with conditions as recommended by staff. Burnham seconded the motion. The motion passed 6-0.

***Item #2 Rezoning Application (UDO 2002-10-33) from E.W. Old, Jr. to rezone approximately 30 acres from R3-2 to R3-1 on his property located on Bass Lake Road, South Mills Township – attachments***

Chairman Woodrow called upon staff who stated the application was from E.W. Old, Jr. and he wished to rezone his property on Bass Lake Road from R3-2 which is two acre lots to R3-1 which is one acre lots.

Eddie Hyman stated he was representing Mr. Old and he had surveyed the land to create the remainder of Eddie's Acres. Mr. Old wished to rezone the property to one acre lots so he could complete the subdivision.

The residents do not want two lane traffic on a one lane road, but they are not opposed to the subdivision.

Burnham stated the Planning Board and the Board of Commissioners met for a period of about nine months to discuss the rezoning of Camden County. The majority of South Mills were in agreement to the two acre lots. The purpose of the rezoning was to control growth in the county.

After some discussion among the board, Burnham recommended disapproval of the rezoning application. Jacobs seconded the motion. The motion passed 5-1.

***Item #3 Final Plat Review (UDO 2000-05-30) Sanders Crossing Phase 3***

Eddie Hyman, representing Sanders Crossing stated he was requesting final plat approval of Phase 3. Mr. Hyman stated that the ditches were cleaned out between Mr. Williams' property and the Subdivision property.

After some discussion among the board, Chairman Woodrow recommended approval of Final Plat Phase 3 of Sanders Crossing. Jacobs seconded the motion. The motion passed 5-1.

***Item #4 Final Plat Review (UDO 2000-08-28) Deerfield Manor Phase 1a***

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

Melissa McAllister, representing Deerfield Manor stated she was requesting final plat approval of Phase 1a of Deerfield Manor which contained 12 lots on the first cul-de-sac named White Tail Court.

After some discussion among the board, Jacobs recommended approval of Deerfield Manor Phase 1a. Burnham seconded the motion. The motion passed 6-0.

***Item #5 Rezoning Application (UDO 2002-10-08) from Tark & Associates, Inc. to rezone the proposed subdivision Magnolia Manor from R3-2 to R3-1, located on South 343, Shiloh Township – attachments***

Mark Gregory, Tark & Associates, Inc. stated he was requesting rezoning from R3-2 to R3-1 for a proposed subdivision.

Staff recommended approval of the rezoning application.

After some discussion among the board, Jacobs recommended disapproval of the

rezoning application. Burnham seconded the motion. The motion passed 6-0.

***Item #6 Sketch Plan Application (UDO 2002-10-26) from Magnolia Manor, a proposed 42 lot subdivision located on South 343, Shiloh Township – attachments***

Staff stated the application was a sketch plan for a proposed 42 lot subdivision. Staff recommended approval of the application.

Mark Gregory stated that money would be donated to county for the open space.

Jacobs questioned the bus stop in the middle of the subdivision and stated there should be a temporary bus stop at the entrance of the subdivision until enough homes are built for the bus to come into the subdivision. Chairman Woodrow stated he would check with the school system on their requirements.

Jacobs questioned the island at the entrance of the subdivision, stating it could be a hindrance for view, should the island be on the side.

After some discussion among the board, Chairman Woodrow recommended approval of the Sketch Plan application upon the Commissioners approving the rezoning. Staples seconded the motion. The motion passed 6-0.

***Item #7 Proposed UDO Amendments from staff***

Staff proposed changes to Article 2 Section 204 Set Back Requirements, Article 9 Section 923 Design Standards for Private Access Subdivisions, and Article 14 Section 1407 Abandonment and Discontinuance of Nonconforming Situations

Staples recommend that Item #7 be tabled until the next meeting. Jacobs seconded the motion. The motion passed 6-0.

**Information**

- 1) Board of Commissioners Minutes – Sept. 3, 2002 & Sept. 16, 2002
- 2) Board of Adjustment Minutes – October 7, 2002

**Consideration of Next Meeting Date December 18, 2002**

The next Planning Board meeting will be held on December 18, 2002 at 7:00 PM.

**Adjournment**

Staples made a motion that the meeting of the Camden County Planning Board be adjourned. Burnham seconded the motion. The motion passed 6-0. The meeting adjourned at 8:45 PM.

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

\_\_\_\_\_

Chairman

ATTEST:

---

Melissa Joines, Clerk to the Board