

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
April 20, 2005
7:00 PM
Camden County Courthouse Courtroom

Chairman James Burnham called to order a meeting of the Camden County Planning Board with the following members present:

Chairman James Burnham
Vice-Chairman Rodney Needham
Members Calvin Leary, Juanita Staples, Gladys Banks, Robert Woodrow and Terri Griffin

Also present were Dan Porter, Planning Director, David Parks, Permit Officer, and Melissa Joines, Clerk to the Board.

Board members absent were: none

Chairman Burnham called for consideration of the agenda. Staff stated that Item # 3 under New Business the applicant has requested to remove the item from the agenda which would make Item # 4 now Item # 3. Staff also stated the minutes would be in next month's board packet. Woodrow made a motion to approve the agenda as amended. Needham 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 Special Use Permit (UDO 2005-03-18) from Elizabeth City Jaycees

Staff stated the Elizabeth City Jaycees is sponsoring a Power Boat Event and the county requires special use permits for special events.

Russ Haddad, from the Elizabeth City Jaycees stated the main viewing areas in Camden for the Power Boat Event will be on the Camden Causeway. The number of viewers will be limited to 500 people and will be for VIP only. The Jaycees are working with NCDOT and the businesses in the area. The High School will be used for parking. The event will run from September 23, 2005 to September 25, 2005.

Chairman Burnham questioned the time limit on the special use permit. Staff stated the special use permit will be just for the Power Boat Event weekend. Mr. Haddad stated the event would be finished by 7:00pm on Sunday, September 25, 2005.

Needham questioned the communication with the police department and emergency vehicles. Mr. Haddad stated that the following had been contacted: Camden Sheriff's department, Elizabeth City Police Department, Elizabeth City Sheriff's office, State Police, Emergency Management, Wild Life and the Coast Guard.

Woodrow made a motion to recommend approval of the application with staff conditions. Leary seconded the motion. The motion passed 7-0.

Item #2 Rezoning Request (UDO 2005-03-33) from MarkVal, LLC from Light Industrial (I-1) to Highway Commercial (HC)

Staff stated the rezoning request was along Highway 158 Corridor on the way to Currituck County. The current zoning is Light Industrial and the request is to rezone the property to Highway Commercial which would allow for a wider variety of use. The initial property is owned by Mark Gregory in addition the property owned by Camden Church of Christ and the property owned by Michael Bell would also like to have their property rezoned.

Camden Church of Christ request the rezoning because a church is not allowed in a Light Industrial zoned district and the property was purchased prior to the rezoning.

A concern of the board would be the amount of access on to Highway 158. Mr. Gregory stated that feeder roads inside the proposed commercial subdivision would only allow two access roads onto Highway 158.

Woodrow made a motion to approve the rezoning request of 4 lots from Light Industrial to Highway Commercial. Griffin seconded the motion. The motion passed 7-0.

Item # 3 Proposed Amendments

Staff stated the board had received a request from Mr. Moore last month on a proposed amendment change to the parent-to-child subdivision to allow the subdivision to take place on a road which was not state maintained. Staff looked at other county ordinances and proposed changes for the parent-to-child ordinance.

One change to the ordinance would be the amount of years before the property could be sold. The board discussed the option of allowing family subdivisions which would allow grandparent to grandchild subdivisions.

Woodrow made a motion to return the proposed amendment back over to staff and staff could take the recommended changes to rewrite the ordinance. Needham seconded the motion. The motion passed 7-0.

Items from Board and Staff

Staff stated that the Board of Commissioners extended the Moratorium for one year. Staff stated that they were going through the UDO and looking at a lot of changes and requested that if the Board had any changes to make Staff aware of them.

Adjournment

Staples made a motion that the meeting be adjourned. Banks seconded the motion. The motion passed 7-0. The meeting adjourned at 8:17 PM.

Approved: _____

Chairman

ATTEST:

Melissa Joines, Clerk to the Board