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Camden County Planning Board
Record of Proceedings
April 21, 2004
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:

Chairman James Burnham
Members Calvin Leary, Gladys Banks, Robert Woodrow and Terri Griffin

The following members were absent: Vice Chairman Rodney Needham, Juanita Staples

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

Chairman Burnham called for consideration of the agenda. Woodrow made a motion to have Old Business follow New Business. Leary seconded the motion. The motion passed 5-0.

Chairman Burnham called for consideration of the March 17, 2004 Planning Board minutes. Griffin made a motion to approve the minutes. Banks seconded the motion. The motion passed 5-0.

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

New Business

Item #1 Special Use Permit (UDO 2004-03-28) from David Truskowski for a home based business located at 307 Japonica Drive, Courthouse Township

Chairman Burnham called upon staff. Staff recommended approval with conditions as provided in the finding of facts.

Woodrow asked Mr. Truskowski was he going to place signs for his business on his property. Mr. Truskowski stated he would not be placing signs on his property for his business. Mr. Truskowski also stated there would not be any heavy equipment involved in his business.

Woodrow made a motion to recommend approval of the application. Griffin seconded

the motion. The motion passed 5-0.

Item #2 Special Use Permit (UDO 2004-03-41) from Gary Jackson (Blackwater) to construct a driving training facility located at 850 Puddin Ridge Road, South Mills Township

Staff stated there was no one present from Blackwater for the application.

Woodrow made a motion to pull the application from the agenda. Leary seconded the motion. The motion passed 5-0.

Item #3 Preliminary Plat (UDO 1999-04-12) Camden Plantation

Sean Robey of Hyman & Robey representing Boyd Homes, also present was Ken Merner of Boyd Homes and David Ruddiger of Boyd Homes. Mr. Robey presented staff with a copy of the Developmental Impact Statement.

Mr. Robey provided a review and an overview of Camden Plantation during the past five years. There have been several joint meetings on Camden Plantation to discuss the direction that the county would like to see it go and the directions which the developers would need to go. The original Phase I of Camden Plantation which was presented back in 2002 is what will be presented tonight. The original application was for 54 lots which were about 54,000 square feet. They have worked with the health department to reduce to size of the 54 lots to one acre. The same actual acreage was used but the number of lots increased to 61. The request is for approval of the Preliminary Plat application as amended with the new additional lots. They have gone back and discussed the increase in lots with the Technical Review Staff. Staff had given them a list of some concerns which needed to be addressed. Mr. Robey then addressed the concerns of staff and reviewed the input of Technical Review staff.

South Mills Water Association: Approval based on the developer installing a 12 inch water line along US 17 from Culpepper Road to McPherson Road. Mr. Robey stated the developer had agreed to this request.

Health Department: Needs to look at lots 1-12 as access is limited due to wooded section. Remainder of lots approved.

Camden County Schools: Disapproved. Mr. Robey stated that the developer had met with Dr. Dunn who indicated that a new student would impact the schools.

Burnham questioned the scale of the homes. Mr. Ruddiger stated the homes would try and attract the retired homebuyers or homeowners that were not first time homebuyers.

Leary questioned the percentage of the type of homes. Mr. Robey stated it would depend on what the request of the market would be. Griffin addressed the different type of homes that would be built in the subdivision and the way the developer would tie the first proposed lots to the inside of the subdivision. The developer stated the type of homes in the subdivision would be tied together and compatible with each other. The developer stated there would be restrictive covenants to require a certain square footage.

South Mills Fire Department: Disapproved. Needs are equipment and land for new station. Mr. Robey stated that the developer is willing to secure a piece of land and donate it to the county for fire, rescue, and sheriff facilities.

Leary questioned the foundation of the homes, would they be crawl space or slab. Mr. Ruddiger stated they would want to build accessible homes. Mr. Robey stated Camden has an appearance standard of 24 inches which is the minimum height above finished grade.

Public comment: Would the developer build the homes or would they sell lots for other developers to build. Mr. Ruddiger stated it would most likely be a combination of the two but Boyd homes would retain the design requirements.

Public comment: What is the recreation going in the subdivision? Mr. Robey explained the layout of the plat that was displayed.

Public comment: With the smaller lots would the lots have septic tanks on them? Mr. Ruddiger stated no the lots would not have septic systems. Mr. Ruddiger stated Boyd Homes would have to come up with the appropriate sewage treatment facilities.

Public concerned with the impact the development will have on the school system. The public is also interested in how the development will contribute to the schools.

Public comment: How will the development address the rain run-off? Mr. Ruddiger stated they are required to provide for storm water retention. Mr. Robey stated there would be ponds in the subdivision to help with water run-off.

Sheriff Department: Approval based on developer addressing the impact on Law Enforcement.

South Mills Post Office: Approved

Cable Company: no response

NCDOT: No roads required in this section, have several comments. Mr. Robey stated that DOT requested that because there was no road construction they did not have a problem with the development however that there be an additional right-of-way at the curve in McPherson Road to be a 16 degree curve.

Soil Conservation: Approved if lots are crowned, swales installed along property line, and a swale on 6:1 side slopes on the rear property line.

Griffin requested a proposed copy of the restrictive covenants. Staff stated the covenants will be submitted at final plat.

Public comment: The public requested a meeting with the developers. Mr. Ruddiger stated the developers would meet with the adjacent property owners surrounding the subdivision.

Public comment: The public was under the impression that there would be a school in the development. Staff stated that was in the original plan and from the original developer.

Mr. Ruddiger stated the meeting tonight was not to address the entire development because they are still working on the concept of the proposed project. The meeting tonight is just to get the process started on the proposed lots. Mr. Ruddiger stated there will be some meeting to hear the public's concerns that surround the development.

Dave Parks wanted to review the staff recommendations which were discussed and the developer committed to. Mr. Ruddiger stated they had discussed the staff recommendations and are agreeable to the conditions.

Condition #3: Staff requested that the developer update the developmental impact statement which the developer had done.

Condition #4: Staff got together with the school board and discussed the school bus stops. Staff requested the developer to purchase school bus stop signs and donate them to the school and the school will use them as they see fit. There will be internal bus shelters in the development.

Condition #5: Homeowners association will be responsible for the upkeep of the bus stop shelter once they are in place.

Condition #6: The developer is required to install a 12 inch water main along Highway 17 from Culpepper Road to McPherson Road per South Mills Water Association specifications. Staff stated the developer has agreed to this condition.

Condition #7: Staff stated that once public sewage was available the proposed lots would be connected to county sewer.

Condition #8: The developer should consider donating a parcel of land for fire, rescue and sheriff facilities. Staff requested the condition to state that the developer had proposed to donate a parcel of land for the facilities.

Condition #9: Albemarle Soil and Water Conservation District to evaluate part of Phase I that extends into existing woods.

Condition #10: Staff stated there were minor corrections on the plat.

Chairman Burnham called for a motion. Woodrow made a motion to recommend approval of the application. Leary seconded the motion. The motion passed 5-0.

Old Business

Item #1 Moratorium Recommendations

Staff handed out an updated list of the proposed and approved subdivisions and the number of single family dwellings issued.

Staff stated the board needed to discuss the moratorium because it will be brought before the Commissioners on the first Monday meeting in May for consideration. Staff recommended extending the moratorium for twelve months.

Board and staff discussed the issues which require the county to have a moratorium.

Jeff Castelow, 128 Culpepper Road suggested organizing an advisory board to review and address adequate facilities.

Woodrow recommended taking two members from each board and establishing an agenda on issues to be discussed for adequate facilities.

Leary recommended a six month extension on the moratorium.

Board recommended to commissioners to extend the moratorium for six months, to establish a board to address adequate facilities and take into consideration Mr. Castelow's suggestions.

Items from Board members and staff

Hearing none Chairman Burnham continued with the agenda.

Information

1) Board of Commissioners Minutes – March 1, 2004 & March 15, 2004

Consideration of Next Meeting Date May 19, 2004

The next Planning Board meeting will be held on May 19, 2004 at 7:00 PM.

Adjournment

Griffin made a motion to adjourn the meeting. Leary seconded the motion. The motion passed 5-0. The meeting adjourned at 9:18 PM.

Approved: _____

Chairman

ATTEST:

Melissa Joines, Clerk to the Board