

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
August 18, 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, Juanita Staples, Robert Woodrow and Terri Griffin

Members absent were Vice-Chairman Rodney Needham and Gladys Banks.

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

Chairman Burnham called for consideration of the agenda. Staff stated there would be items from staff. Woodrow made a motion to approve the agenda as amended. Griffin seconded the motion. The motion passed 5-0.

Chairman Burnham called for consideration of the July 21, 2004 Planning Board minutes. Staples made a motion to approve the minutes with corrections. Woodrow seconded the motion. The motion passed 5-0.

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

Old Business

Item #1 Amendment request to Camden Yards Special Use Permit

Chairman Burnham read the recommendations from staff.

- Amend operating hours to Monday-Friday from 7:00AM to 6:00PM. Their request for Saturday is denied for a period of six months from the date of approval (if approved by the Board of Commissioners). After the six month period if there are no violations to any part of the original permit and this amendment, Camden Yards may request through the County's Administrator for Saturday operations of 9:00AM to 4:00PM.

- Extend the paved portion of Ponderosa Drive an additional two hundred (200) feet within sixty (60) days of approval (if approved).

Griffin requested to add that the hours could not be extended until the required portion of the road was paved.

Chairman Burnham called for a motion. Leary made a motion to approve the request with staff recommendations including the additional request from Griffin. Griffin seconded the motion. The motion passed 3-1. Chairman Burnham did not vote.

New Business

Item #1 Special Use Permit (UDO 2004-06-42) from Bruce & Lillian Drahos to conduct a home based business located at 112 Windy Heights Drive, Courthouse Township

Chairman Burnham called upon staff. Staff stated to recommend approval based on the ordinance. There would be no posting of signs for the business, no customer base on the property, and no equipment pertaining to the business on the property.

Bruce Drahos, applicant stated there would be no employees for the business, there would be no equipment for the business, and the operations would take place off the property. The application is just to make the address a legal place of business.

Woodrow called on the Home Owners Association President to ask what the main reason the neighborhood was upset.

Mike Stimac, 101 Magnolia Drive, stated the neighbors were upset over businesses in general with regards to the restrictive covenants.

The board explained the process and requirements of a special use permit.

Chairman Burnham called for a motion. Woodrow made a motion to approve the application. Griffin seconded the motion. The motion passed 5-0.

Item #2 Final Plat (UDO 2003-08-39) Eddie's Acres

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

Woodrow made a motion to approve the Final Plat. Leary seconded the motion. The motion passed 5-0.

Item #3 Special Use Permit (UDO 2004-07-19) from E&J Holding to conduct a Research and Development Shop located at 850 Puddin Ridge Road, South Mills Township

Chairman Burnham called upon staff. Staff recommended approval of the application and stated that it was a permissible use in the current zoning.

Woodrow made a motion to approve the application. Griffin seconded the motion. The motion passed 5-0.

Item #4 Election of Chairman and Vice-Chairman

Chairman Burnham turned the floor over to staff. Staff requested a motion for Chairman. Woodrow made a motion to keep James Burnham Chairman. Leary seconded the motion. The motion passed 4-0.

Staff requested a motion for Vice-Chairman. Woodrow made a motion to keep Rodney Needham as Vice-Chairmen. Leary seconded the motion. The motion passed 5-0.

Items from Board members and staff

Staff stated there was a developer interested in bringing Commercial Development to the county and would like to meet with the board. The meeting will be held on Tuesday, August 24, 2004. Staff also stated the status of Wharfs Landing Subdivision.

Information

1) Board of Commissioners Minutes – June 7, 2004 & June 21, 2004

Consideration of Next Meeting Date August 18, 2004

The next Planning Board meeting will be held on September 15, 2004 at 7:00 PM.

Adjournment

Staples made a motion to adjourn the meeting. Griffin seconded the motion. The motion passed 5-0. The meeting adjourned at 8:28 PM.

Approved: _____

Chairman

ATTEST:

Melissa Joines, Clerk to the Board