

**City of Camden
Planning Commission
June 19, 2012**

Minutes

The City of Camden Planning Commission met for a regular meeting on Tuesday, June 19, 2012 at 6:00 PM at City Hall. Commission members present were Mr. Jim Burns, Vice Chairman; Mr. Brandon Moore, Ms. Joanna Craig, Mr. Charles Wood, Mr. Johnny Deal and Mr. Shawn Putnam, Secretary. Commission members Mr. Bill Ligon and Mr. Byron Johnson were absent. Also present was Ms. Peggy Ogburn.

In the absence of the Chairman, Vice-chairman Mr. Burns called the meeting to order and entertained a motion to accept the minutes from the May 15, 2012 meeting. Ms. Craig moved to accept the minutes, and Mr. Wood seconded the motion, which was approved unanimously.

Consideration of final zoning classification for properties in Sunnyhill

Mr. Putnam noted that City Council had approved annexation of five properties in Sunnyhill with an interim zoning classification of R-15: 119 Welsh Street, 221 Welsh Street, 222 Welsh Street, 229 Welsh Street, and 234 Welsh Street. The Zoning Ordinance requires that the Commission recommend a final zoning classification to City Council. Staff recommended the final zoning classification be R-15.

Ms. Craig moved to open the public hearing, and Mr. Wood seconded the motion. The motion passed unanimously. No one from the public spoke during the hearing. Mr. Wood moved to close the public hearing and Ms. Craig seconded the motion. The motion was approved unanimously.

Ms. Craig made a motion to recommend R-15 as the final zoning classification for 119 Welsh Street, 221 Welsh Street, 222 Welsh Street, 229 Welsh Street, and 234 Welsh Street. Mr. Moore seconded the motion, which was approved unanimously.

Zoning Ordinance Amendment – Freestanding Signs

Ms. Craig moved to open the public hearing, and Mr. Wood seconded the motion. The motion passed unanimously. No one from the public spoke during the hearing. Ms. Craig moved to close the public hearing, and Mr. Wood seconded the motion. The motion was approved unanimously.

Mr. Burns asked if there was any discussion on the proposed ordinance. Mr. Putnam stated that after the staff report was written he had a discussion with the Zoning Administrator, John Burns, regarding the amendment. Mr. Burns requested that the requirement that signs be

setback five feet from the property line be removed. There is no such requirement currently, and adding this would make a large number of existing signs nonconforming. Therefore, Mr. Putnam recommended removing the five foot setback part of the requirement.

Mr. Moore asked if that would make the requirement only to have 50 feet of street frontage. Mr. Putnam said that is correct.

Ms. Craig made a motion to recommend the amendment as follows: Delete 157.069(A)(1) and replace with the following, "Principal and institutional freestanding signs are allowed on lots with at least 50 feet of street frontage." Mr. Moore seconded the motion, which was approved unanimously.

Presentation on Zoning Ordinance Update

Mr. Putnam reviewed the format of the draft use table and began a discussion of several areas where input from the Commission was needed. The major changes in the table are combining the current two tables into one table and converting from the SIC system to the NAICS system.

Mr. Deal asked about the line item in the table regarding mobile homes. Mr. Putnam replied that this was included that to show that they were not allowed. Mr. Putnam said that manufactured homes are allowed if they are in manufactured home parks. Mr. Wood asked about the difference between mobile homes and manufactured homes. Mr. Putnam stated that a mobile home is a factory built home built prior to the 1976 HUD standards, and a manufactured home is a factory built home built after the 1976 HUD standards.

Mr. Putnam noted that the line for satellite dishes shows they are now marked as a conditional use instead of permitted use. The requirements need to be revised because the current requirements were for very large satellite dishes, and as satellite dishes have become smaller the requirements need to be changed.

Mr. Putnam noted that the line for bed and breakfast inns was showing that the lines for these entries were combined. Mr. Deal asked if the strikethrough in the line meant that they were not allowed in those districts. Mr. Putnam indicated that was an error and would be corrected.

Ms. Craig asked about the separate entries for historic sites, museums and art galleries. Mr. Putnam indicated this was because the NAICS system is more detailed than the SIC system. These uses were combined into one entry in the SIC system.

Mr. Putnam referred to the entries for churches and said they considered where these would be allowed in the instance that someone wanted to open a megachurch. He explained that two categories were developed were community churches and large churches. They are differentiated by seating capacity, with a community church being 1,200 seats or less and a large church being more than 1,200 seats. The number of seats that divided the categories had been 600 but that would have made a couple of churches nonconforming. Mr. Putnam said the

problem is that this would allow a church over 1000 seats in a residential zone. Ms. Craig said that would be too big for a residential area. Mr. Burns said parking requirements would prevent them from being in residential areas. Mr. Moore said that they definitely need to plan for the possibility of larger churches. Mr. Deal asked what the options were to remove the larger churches from the residential areas. Mr. Wood said they should be careful about restricting churches from building in the city. Mr. Putnam said it is important to make sure that churches are allowed but that parking and other issues need to be considered. After some discussion the Commission agreed on having three categories of churches: small (less than 400 seats), community (400-1,000 seats), and large (more than 1,000 seats). Large churches would not be permitted in any of the residential districts.

Mr. Putnam noted that entries were created for shopping centers to better define these uses. Mr. Deal asked if a Walmart would be allowed in B-3 and GD. Mr. Putnam said he thought that it should be allowed in B-2 instead of B-3. He said he would check on that with the consultants. Mr. Putnam said that the entry for mixed use buildings was added to accommodate these kinds of buildings to show they were allowed downtown to encourage those types of buildings. Mr. Burns asked about the mixed use building on Walnut Street. Mr. Putnam said that was zoned B-1 so it would still be allowed.

Mr. Putnam noted the entries on alternative energy and said that solar power would be permitted in all districts but that wind power would be a conditional use in non-residential districts and not permitted in residential districts. Mr. Burns asked if there were concerns about screening for these uses. Mr. Putnam stated that was one concern why they were listed as conditional uses. Mr. Burns asked if screening was needed for solar panels. Mr. Putnam said no because they were generally roof mounted and unobtrusive.

Mr. Putnam reminded the Commission that the next meeting was June 26 to discuss requirements for design standards. There being no further business, Ms. Craig made a motion to adjourn, and Mr. Wood seconded the motion. The motion was approved unanimously and the meeting was adjourned.

Shawn Putnam
Secretary

Bill Ligon
Chairman