

**City of Camden
Planning Commission
June 26, 2012**

Minutes

The City of Camden Planning Commission met for a regular meeting on Tuesday, June 26, 2012 at 6:00 PM at City Hall. Commission members present were Mr. Bill Ligon, Chairman; Mr. Jim Burns, Mr. Brandon Moore, Ms. Joanna Craig, Mr. Charles Wood and Mr. Shawn Putnam, Secretary. Commission members Mr. Johnny Deal and Mr. Byron Johnson were absent. Also present were Ms. Cheryl Matheny, Ms. Carol Rhea, Ms. Peggy Ogburn, Ms. Laurie Parks and Mr. Rick Trott.

Presentation on Zoning Ordinance Update

Ms. Rhea reviewed the discussion and points agreed upon from the May meeting, which focused on zoning districts, use table, conditional uses, and special exceptions. Commission members agreed on the points presented and the direction to move forward.

Ms. Rhea reviewed action items discussed at the January meeting on design standards. These included the following:

- Focus on the intent of regulations, looking to the SmartCode as a guide for developing standards.
- Keep basic concepts of the Smartcode but tailor them to meet Camden's needs
- Increase opportunities for residential uses and provide for a better mix of uses
- Apply standards citywide where appropriate
- Work requirements for transects into existing zoning districts

Ms. Rhea reviewed the table on private frontages from the Smartcode and indicated this was the only table that would be used from the Smartcode. She referenced the Smartcode Incorporation Summary provided to Commission members and explained how it explains the incorporation of elements of the Smartcode into the zoning ordinance. Ms. Rhea explained the format of the table of design standards, how to read it, and the meaning of highlighted sections.

Ms. Matheny and Ms. Rhea asked the Commission members to review the design standards, looking at the format, readability, whether or not the design standards are relevant for Camden, which districts each standard is required, and any other corrections that should be made. They noted that the standards were simply pulled from the Smartcode and they are not set in stone, so members are encouraged to review the standards and suggest changes to ensure they are right for Camden.

Ms. Craig asked if the font size could be increased or the symbols changed to make it a little

easier to read. Ms. Rhea stated she would change the symbols to be more readable. Mr. Ligon noted that some sections were blank and asked if they should be blank. Ms. Rhea mentioned that any sections that are blank are areas where input is needed on which districts the standards should be required. Mr. Burns requested the zoning districts be listed on the top of each page. Ms. Craig referenced a requirement stating “corner buildings may be oriented to address the corner.” She asked if the word “address” could be changed to make it clearer that the building could face the corner. Ms. Rhea said that change would be made. Several members stated they liked the format of the table and it was readable. Ms. Craig asked about color requirements in the standards and if the requirements would replace the existing color requirements. Ms. Matheny said that it would and that this is the type of requirement a Board of Architectural Review would approve.

After a brief discussion, the Commission decided to schedule a meeting on July 9 to discuss the design standards in detail. There being no further business, Ms. Burns 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