

**City of Camden  
Planning Commission  
November 20, 2012**

**Minutes**

The City of Camden Planning Commission met for a regular meeting on Tuesday, November 20, 2012 at 6:00 PM at City Hall. Commission members present were Mr. Bill Ligon, Chairman; Mr. Jim Burns, Mr. Byron Johnson, Mr. Johnny Deal, Mr. Brandon Moore, Mr. Charles Wood, and Mr. Shawn Putnam, Secretary. Commission member Mrs. Joanna Craig was absent.

Mr. Ligon entertained a motion to accept the minutes from the October 16, 2012 meeting. Mr. Burns moved to accept the minutes, and Mr. Wood seconded the motion, which was approved unanimously.

**Zoning Ordinance Update**

Mr. Putnam referred to the draft sections of the ordinance provide to Commission members on cluster development, low impact development, nonconformities, and vested rights. He gave a brief explanation of the section on cluster developments, which would provide the option for a developer to create a subdivision with lots smaller than the minimum size in exchange for a specific amount of open space. After a brief discussion the Commission agreed on the section.

Mr. Putnam reviewed the section on low impact development. He explained the purpose of low impact development is to use techniques that mimic the natural environment to handle stormwater instead of the traditional pipe and retention/detention pond system normally used. After a brief discussion the Commission agreed on the section.

Mr. Putnam reviewed the section on nonconformities and explained that changes were made based on input received from the Commission and staff at the April 17, 2012 meeting. The Commission agreed with the revised section.

Mr. Putnam referred to the section on vested rights and gave a brief explanation of the section. After a brief discussion the Commission agreed on the section.

Mr. Putnam explained that a discussion with the planning consultants raised a question on whether or not to exempt single family residential lots from needing a zoning permit to remove a tree. After a discussion the Commission agreed that single family residential lots less than two acres in size would not be required to obtain a permit to remove a tree.

Mr. Putnam stated that the draft of the tree conservation section had a requirement to require a tree survey of significant trees, but concerns were raised on what would happen if a parcel had a large number of significant trees such as a tree farm. This would put a substantial cost on the developer and make it difficult to determine which trees should be kept and which should

be removed. One solution suggested would be to require a buffer to be maintained on the perimeter of the parcel and to require street trees to help offset the loss of trees on the interior of the property. After a discussion the Commission agreed that this solution was acceptable but would defer to the Urban Forester.

There being no further business, Mr. Deal made a motion to adjourn, and Mr. Burns seconded the motion. The motion was approved unanimously and the meeting was adjourned.

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Shawn Putnam  
Secretary

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Bill Ligon  
Chairman