

**City of Camden
Planning Commission
April 16, 2013**

Minutes

The City of Camden Planning Commission met for a regular meeting on Tuesday, April 16, 2013 at 6:00 PM in the City Council Chambers, Second Floor, City Hall. Commission members present were Mr. Bill Ligon, Chairman; Mr. Jim Burns, Mr. Brandon Moore, Mr. Charles Wood, Mr. Johnny Deal, Ms. Joanna Craig and Mr. Shawn Putnam, Secretary. Commission member Mr. Byron Johnson was absent. Also present was Ms. Peggy Ogburn.

Mr. Ligon entertained a motion to accept the minutes from the February 19, 2013 meeting. Mr. Deal moved to accept the minutes, and Mr. Wood seconded the motion, which was approved unanimously.

Recommendation for annexation and interim zoning – 406 Black River Road

Mr. Putnam provided a map showing the property proposed for annexation. Mr. Putnam noted that the parcel contiguous to this property is zoned R-15.

Mr. Ligon entertained a motion to open the public hearing. Mr. Burns moved to open the public hearing, and Mr. Deal seconded the motion. The motion passed unanimously. No one spoke during the hearing. Mr. Ligon entertained a motion to close the public hearing. Mr. Burns moved to close the public hearing and Mr. Deal seconded the motion. The motion was approved unanimously.

Mr. Burns made a motion to recommend to City Council to annex the property located at 406 Black River Road with an interim zoning classification of R-15. Mr. Deal seconded the motion, which was approved unanimously.

Presentation on Zoning Ordinance Update

Mr. Putnam referenced articles 1-3 of the zoning ordinance that were sent for the March meeting and indicated they were ready for review by the Commission. He then provided a summary of the articles.

Article 1 is titled “Authority and Purpose” and references the state law that gives cities authority to enact zoning, and to describe the purpose of the ordinance, which is to promote public health, safety, and general welfare of the community. Article 2 is titled “Applicability and Conformity” and states that any structures or uses shall not be allowed without a zoning permit, and that a building permit shall not be issued for a new or existing structure until the Zoning Administrator determines it meets the zoning requirements. Article 3 defines the zoning

districts and provides a table that shows which uses are allowed in each zoning district. The main changes in this article were changing from using the Standard Industrial Classification (SIC) system to the North American Industrial Classification System (NAICS) to match the business license ordinance, combining the two existing use tables into one table to make it easier to use, and listing the temporary uses at the end of the table. The overlay districts, except for the Historic Overlay District, were deleted and all of the design requirements for those districts will now be in a table of design standards in Article 6. Some of the zoning district names were changed to better reflect the nature of the district. The section on Planned Development Districts was revised to remove language regarding type A PDDs since they do not exist anymore, and to better explain that the nature of the district should be mixed use development. After some discussion the Commission came to a consensus on the three articles.

Comprehensive Plan Update

Mr. Ligon referred Commission members to the list of goals and strategies provided in their packet. Mr. Putnam explained that a review of the goals and strategies was conducted, and several items were identified to be deleted because they are complete, will be complete when the zoning ordinance is updated, or are no longer applicable. Some examples of items that are not applicable include pursuing a joint county-city planning commission, becoming a Certified Local Government, and constructing a north-south bypass. Mr. Ligon noted that the bypass was no longer needed because of pursuing a truck route.

Mr. Deal made a motion to recommend deleting the list of goals and strategies from the Comprehensive Plan. Mr. Moore seconded the motion, which was approved unanimously.

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

Shawn Putnam
Secretary

Bill Ligon
Chairman