

**City of Camden
Planning Commission
June 18, 2013**

Minutes

The City of Camden Planning Commission met for a regular meeting on Tuesday, June 18, 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 were Mr. Henry Beard, Ms. Lana Wright and Ms. Catherine Robinson.

Mr. Ligon entertained a motion to accept the minutes from the April 16, 2013 meeting. Mr. Deal moved to accept the minutes, and Mr. Burns seconded the motion, which was approved unanimously.

Recommendation on rezoning – 2613A Salmond Street and 2627 Salmond Street

Mr. Putnam provided a map showing the property proposed for annexation. He then introduced Mr. Beard to give a presentation on the request. Mr. Beard explained the two properties adjoin his parcel fronting Broad Street that contained Horton Tire. He said there are no plans to build anything on the lots, but having the zoning of those lots change to match the larger parcel would enhance the value of the property. He would prefer to sell the property eventually to have commercial buildings constructed on it.

Mr. Ligon entertained a motion to open the public hearing. Mr. Deal moved to open the public hearing, and Mr. Wood seconded the motion. The motion passed unanimously.

Ms. Wright stated that the neighborhood adjacent to the properties is mostly single family homes, but there have been problems with duplexes in the area. The residents of the duplexes have created nuisance issues in the neighborhood. She said she is okay with rezoning it for business purposes but would prefer not to have duplexes built there.

Mr. Ligon entertained a motion to close the public hearing. Mr. Burns moved to close the public hearing and Mr. Wood seconded the motion. The motion was approved unanimously.

After a brief discussion, Mr. Burns made a motion to recommend changing the zoning classification from R-6 to B-2. Mr. Wood seconded the motion, which was approved unanimously.

Presentation on Zoning Ordinance Update

Mr. Putnam referenced Article 4 which involves conditional uses. He reviewed the changes being proposed and explained background behind the changes.

Ms. Craig asked why the section on townhouses states that the requirements in Article 5 are waived for this particular use. Mr. Putnam explained that it is because the requirements in Article 5 apply to everything, and the nature of townhouses necessitates different requirements.

Mr. Craig noted that on the section on bed and breakfast inns, that in the title the term 'inns' is changed to 'homes', but that in the rest of the section they are referred to as 'inns.' She said it should be consistent through the section. After a brief discussion the Commission agreed it should use the word 'homes.'

Mr. Moore asked about the requirement that a bed and breakfast home can only serve breakfast to guests. Mr. Putnam indicated that was included to be consistent with the state law for bed and breakfast homes.

Ms. Craig asked about the change of the allowed size of a sign for bed and breakfast home from two square feet to four square feet. Mr. Putnam said he was proposing that change because two square feet is too small.

Ms. Craig asked if any consideration should be given to materials used to build mini-warehouses. Mr. Putnam said that would be covered in Article 6 on design standards.

Ms. Craig also asked that museums be included in the list of uses that a sexually oriented business be required to be more than 1,000 feet away from. The Commission agreed to this change.

Ms. Craig suggested adding paddock to the list of uses in the section on commercial equine uses that require a buffer. The Commission agreed to this change.

Mr. Ligon noted that in the section on pets in residential areas that one part states a maximum of three dogs, but another section has requirements for pens holding more than three dogs. Mr. Ligon asked about the proposed change to increase the number of chickens from ten to twenty. Mr. Putnam explained that was requested because of foxes and other predators carrying away chickens which were reducing the amount of eggs being produced. Ms. Craig suggested changing the wording for the requirement on food for animals to match the wording for the same requirement relating to commercial equine uses. The Commission agreed to these changes.

When reviewing the sections on solar and wind energy, Mr. Putnam asked to defer discussion on these due to concerns the Zoning Administrator had on them. The Commission agreed to

defer discussion on these sections.

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

Shawn Putnam
Secretary

Bill Ligon
Chairman