

**City of Camden
Planning Commission
September 16, 2014**

Minutes

The City of Camden Planning Commission met for a regular meeting on September 16, 2014 at 6:00 PM in the Large Conference Room at City Hall. Commission members present were Mr. Bill Ligon, Chairman; Mr. Brandon Moore, Mr. Byron Johnson, Ms. Peggy Ogburn, Mr. Johnny Deal, Ms. Joanna Craig, Mr. Charles Wood and Mr. Shawn Putnam, Secretary.

Mr. Ligon called the meeting to order and entertained a motion to accept the minutes from the August 19, 2014 meeting. Mr. Deal moved to accept the minutes and Mr. Johnson seconded the motion, which was approved unanimously.

Zoning Ordinance Update

Mr. Putnam indicated that the section of the zoning ordinance currently under review were sign regulations and parking and loading regulations.

Mr. Putnam noted that many of the changes were simple word changes to make requirements clearer to understand. The Commission then engaged in a discussion of the following changes to the requirements.

- Added sign requirements for Corridor Overlay District into this section to have all sign requirements in one place
- Revised color requirements to delete reference to a specific color wheel.
- Deleted requirements that sign lettering can only occupy 25% of sign face. This will provide more flexibility in sign design.
- Revised locations requirements to allow freestanding signs in front yard buffer areas.
- Increased passable area required for sidewalk signs from 3 feet to 6 feet to be more consistent with ADA requirements.
- Revised standards for canopies so they cannot be internally illuminated.
- Changed minimum clearance required for projecting signs from 12 feet to 8 feet to be more consistent with FHWA standards.
- Revised standards for wall signs to allow them to be externally or internally illuminated.
- Changed limit of number of temporary signs from 1 per lot to 1 per street frontage.
- Deleted requirements requiring campaigns to have permission to place political signs on private property.
- Added historical markers and real estate signs to list of exempt signs.
- Deleted requirements for awning signs since they are now in the section on design standards.
- Deleted section on nonconforming signs and moved it to another section on nonconformity.

The Commission then reviewed the section of parking and loading requirements. Mr. Putnam gave a summary of the proposed changes.

- Single family residences are exempt from most parking requirements. Off-street parking now allowed in required yard and setback areas.
- Increased distance off-street parking must be located within a use from 200 feet to 500 feet. Added language to encourage shared parking. Add language to allow city parking lots to fulfill parking requirements for residential units downtown.
- Revised table of dimensions for parking lots. Revised construction standards to only require paving for lots containing more than 10 spaces. Added construction standards for driveways, parking areas and alleys. Added low impact development requirements for parking lots.
- Exempted parking lots with less than 10 spaces from landscaping requirements.
- Added requirements for drive-thru stacking.
- Revised requirement for handicapped spaces to refer to the building code and the Americans with Disabilities Act.
- Revised requirements for parking and storage of non-residential vehicles in residential zones.

Commission members asked for clarification on various standards. Following a brief discussion the Commission members agreed on the section.

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

Shawn Putnam
Secretary

Bill Ligon
Chairman