

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

Minutes

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

Mr. Ligon called the meeting to order and entertained a motion to accept the minutes from the November 18, 2014 meeting. Ms. Craig moved to accept the minutes and Mr. Moore seconded the motion which was approved unanimously.

Zoning Ordinance Update

Mr. Putnam indicated that there were two sections of the ordinance to be reviewed during the meeting. The first section covers requirements for landscaping, buffers, open space and tree conservation. At a previous meeting a comment was made regarding buffers being required downtown. This was related to a rezoning request approved earlier in the year in which a buffer was required but the new ordinance would not require a buffer in the same scenario. Mr. Putnam said he worked with John Burns and Liz Gilland to determine a way to address this concern. The proposed solution was to add a statement requiring a buffer in the downtown for a proposed non-residential use that is adjacent to an existing residential use. The commission agreed to the proposal.

The second section to review is on administration and enforcement. Mr. Putnam explained that this section outlines how the ordinance will be administered and duties of different staff members. The section includes the following changes:

- ❖ Added duties for the following: city planner, urban forester, city manager and city council. These were not listed in the current ordinance.
- ❖ Provided more detail on what is required for a site plan so it is clearer to applicants on what is required.
- ❖ Added specific penalties for violations of requirements relating to landscaping, buffers and tree conservation. Also establishes a tree fund that applicants can pay a fee into if compliance is not possible for certain reasons. The fund is restricted to only be used to fund installation or maintenance of trees on public property.

After some discussion the Commission agreed to the changes and the section. Mr. Putnam announced that a public hearing on the entire ordinance at the January 2015 meeting.

There being no further business, Ms. Craig 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