

**City of Camden  
Planning Commission  
February 17, 2015**

**Minutes**

The City of Camden Planning Commission met for a regular meeting on February 17, 2015 at 6:00 PM in the Council Chambers at City Hall. Commission members present were Mr. Bill Ligon, Chairman; Mr. Brandon Moore, Ms. Peggy Ogburn, Mr. Charles Wood, Ms. Joanna Craig and Mr. Shawn Putnam, Secretary. Commission members Mr. Byron Johnson and Mr. Johnny Deal were absent. Also attending the meeting were Mr. Ed Royall and Mr. Dan Paxton.

Mr. Ligon called the meeting to order and entertained a motion to accept the minutes from the January 22, 2015 meeting. Ms. Craig made a motion to accept the minutes and Mr. Moore seconded the motion, which was approved unanimously.

**Revision to Site Plan for 2611 Liberty Hill Road**

Mr. Putnam presented a request to revise a site plan for the Department of Mental Health located at 2611 Liberty Hill Road. The approved site plan shows an 80-foot buffer along the western property line which was required by the Planning Commission in 2002. The Department of Mental Health requested the buffer be reduced from 80 feet to 40 feet with the addition of a fence along the property line in order to provide an easement to a development group looking to develop the Beechwood property. This easement would be used to provide an access road between the Beechwood property and Liberty Hill Road. Mr. Putnam explained that for this development adjacent to a residential property the zoning ordinance requires a Type C buffer, which must be a minimum of 30 feet wide. Mr. Putnam reviewed a map with the Commission showing where the easement and access road would be located.

Mr. Ligon stated that the buffer was required to provide separation between the residential development and the commercial development. Mr. Putnam stated that the zoning ordinance allows a Type C buffer to be reduced with the addition of a fence. Ms. Ogburn noted that she thought a 40-foot buffer would be sufficient to provide the desired separation.

Mr. Putnam introduced Mr. Ed Royall and Mr. Dan Paxton and asked if there were any questions. Ms. Craig asked if this was acceptable to the Beechwood developers. Mr. Royall explained that this would allow a third entrance to the property to alleviate traffic on Knights Hill Road.

After some additional discussion, Ms. Craig made a motion to reduce the width of the buffer from 80 feet to 40 feet and require the installation of a 8-foot wood stockade fence five feet from the western property line. Ms. Ogburn seconded the motion which was approved unanimously.

There being no further business, Ms. Craig made a motion to adjourn, and Mr. Wood 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