

**City of Camden  
Planning Commission  
May 19, 2015**

**Minutes**

The City of Camden Planning Commission met for a regular meeting on May 19, 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, Mr. Johnny Deal, Mr. Byron Johnson, Ms. Joanna Craig and Mr. Shawn Putnam, Secretary. Approximately 50 members of the public also attended.

Mr. Ligon called the meeting to order and entertained a motion to accept the minutes from the March 17, 2015 meeting. Mr. Deal made a motion to accept the minutes and Mr. Wood seconded the motion, which was approved unanimously.

**Request for annexation and recommendation of an interim zoning classification for 16 Chestnut Ferry Road, 33 Chestnut Ferry Road and 200 Lynwood Street**

Mr. Putnam stated that the owners of the three properties listed had requested to be annexed into the city limits. He indicated that the current county zoning classification is R-6 and that he was recommending the same zoning classification of R-6 for the interim zoning.

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

Ms. Ogburn made a motion to recommend to City Council to annex the properties located at 16 Chestnut Ferry Road, 33 Chestnut Ferry Road and 200 Lynwood Street with an interim zoning classification of R-6. Mr. Deal seconded the motion, which was approved unanimously.

**Request to rezone property at 2615 Liberty Hill Road and major change to the approved PDD for property at 100 Knights Hill Road**

Mr. Putnam introduced Mr. Ed Royall to give a presentation on the development proposal. Mr. Royall explained that the proposal being presented was the result of a committee he worked with over the past six years. The development would be a retirement community where the residences would be restricted to individuals age 55 and older. The project consists of 254 units of which 140 would be single family detached houses, 64 would be condominiums and a 50-unit assisted living facility. None of the new structures would exceed two stories in height. The existing house would be restored and used as office space and a community center with a dining facility for residents behind the house.

Mr. Ligon entertained a motion to open the public hearing. Ms. Craig moved to open the public hearing, and Mr. Moore seconded the motion. The motion passed unanimously.

Ms. Katie Nooe stated she was not opposed to the overall project but was opposed to the entrance onto Highway 97. The road would run adjacent to the rear of her property. She expressed concern about light and noise from trucks using the entrance to go to the assisted living facility. She also stated she disagreed with the decision to reduce the buffer along the rear property line of her lot on the property where the access road would run.

Mr. Joe Sullivan stated he was speaking for the Preserve Camden organization. He stated they were looking for this type of proposal and that they were in favor of the proposed development.

Mr. Ligon entertained a motion to close the public hearing. Mr. Deal moved to close the public hearing and Ms. Ogburn seconded the motion. The motion was approved unanimously.

Mr. Ligon noted that he felt traffic may be a concern and that the Commission had the ability to recommend a traffic study be required. Ms. Craig noted that traffic was a primary concern of the previous proposal for the property and felt requiring a traffic study was appropriate.

Mr. Ligon entertained a motion to recommend to City Council to approve the major change to the PDD for the property at 100 Knights Hill Road, and that the property located at 2615 Liberty Hill Road be rezoned to PDD and incorporated into the PDD for the property at 100 Knights Hill Road, and that a traffic study be required prior to any further approvals or permits being issued. Ms. Craig made the motion and Mr. Deal seconded the motion which was approved unanimously.

There being no further business, Mr. Deal made a motion to adjourn, and Mr. Moore 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