

**City of Camden
Planning Commission
June 16, 2015**

Minutes

The City of Camden Planning Commission met for a regular meeting on June 16, 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, Ms. Joanna Craig and Mr. Shawn Putnam, Secretary. 6 members of the public also attended. Commission member Mr. Byron Johnson was absent.

Mr. Ligon called the meeting to order and entertained a motion to accept the minutes from the May 19, 2015 meeting. Ms. Ogburn made a motion to accept the minutes and Mr. Wood seconded the motion, which was approved unanimously.

Request for rezoning of 1300 Gardner Street, 1309 Lakeshore Drive and 1319 Lakeshore Drive

Mr. Putnam stated that these properties make up most of the former Pine Tree Hill school property that is owned by the city. The city wishes to rezone the property from R-15 to OI in order to better market the property to a seller. The OI zoning district allows for office, residential and institutional uses. Other residential properties in the vicinity have been converted from single family homes to medical offices, and this trend is likely to continue into the future.

Ms. Ogburn expressed concern about some uses that are allowed in the OI zoning district such as animal shelters, sewer collection, power transmission and natural gas distribution. She stated she would like to consider changing these uses from permitted uses to conditional uses to avoid them locating in residential areas.

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

Mr. Bruce Fields stated that he understood that duplexes were allowed in the OI zoning district and he was concerned about the possibility of having a lot of duplexes built on the property.

Mr. Lee Truel stated that he read the description of the OI zoning district and said he believed that based on that description that changing the zoning of these properties to OI was not appropriate.

Mr. Lonnie Watford said he felt the property should remain zoned R-15.

Mr. Rick Fulmer asked if there was a current transaction underway for the property.

Ms. Marcie Hinson stated her main concern was the lack of sidewalks on Lakeshore Drive. She is concerned about children walking to school with the increase in traffic, particularly with the school buses going down the street. Developing the property would add to the current traffic problems.

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

Ms. Ogburn made a motion to table the vote on the rezoning. She asked that it be delayed until some uses allowed in the OI district could be changed to conditional uses. The motion failed due to a lack of a second.

Mr. Deal made a motion to recommend approval to rezone the properties at 1300 Gardner Street, 1309 Lakeshore Drive and 1319 Lakeshore Drive from R-15 to OI. Mr. Moore seconded the motion and it passed on a 5-1 vote with Ms. Ogburn voting against the motion.

Discussion of potential zoning ordinance revisions

Mr. Putnam stated that he had discussed some possible changes to the zoning ordinance based on discussions with the zoning administrator. The following issues were discussed:

- Sidewalk signs are currently allowed downtown but some businesses have asked about them being allowed in the General Business District.
- There is concern about the size of temporary signs in commercial zoning districts. The current ordinance allows up to a 32 square foot sign and there is a desire to restrict that to only allow real estate signs that large.
- Highlighting colors are allowed but some businesses have panels that extend across a building that could be internally lighted at night. This is common in the General Business District but there is concern about the possibility of this occurring downtown.

After a brief discussion the Commission asked Mr. Putnam to draft some language on these issues for review at the next meeting.

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

Shawn Putnam
Secretary

Bill Ligon
Chairman