

**City of Camden
Planning Commission
January 19, 2016**

Minutes

The City of Camden Planning Commission met for a regular meeting on November 17, 2015 at 6:00 PM at City Hall. Commission members present were Mr. Bill Ligon, Chairman; Mr. Brandon Moore, Ms. Peggy Ogburn, Mr. Byron Johnson, Ms. Joanna Craig, Mr. Johnny Deal and Mr. Shawn Putnam, Secretary. Commission member Mr. Charles Wood was absent.

Mr. Ligon called the meeting to order and entertained a motion to accept the minutes from the November 17, 2015 meeting. Ms. Craig made a motion to accept the minutes and Mr. Johnson seconded the motion, which was approved unanimously.

Election of Officers

Mr. Ligon asked for nominations for officers. Ms. Craig made a motion to nominate Mr. Ligon as Chairman, Mr. Deal as Vice-Chairman, and Mr. Putnam as Secretary. Mr. Deal seconded the motion, which was approved unanimously.

Review of 2016 Meeting Schedule

Mr. Putnam stated that meetings would continue to be held on the third Tuesday of each month. He requested the June meeting be rescheduled from June 21 to June 16 because he is scheduled to be out of town at a conference on June 21. The Commission agreed to move the meeting date for June to Thursday, June 16.

Consideration of a minor subdivision for 810 Campbell Street

Mr. Putnam presented a request to subdivide the property at 810 Campbell Street into two lots. The property owner has agreed to sell the property to the city through the NIP program. There are two houses on the lot and it is large enough to divide into two lots.

M. Ogburn made a motion to approve the subdivision as presented. Ms. Craig seconded the motion which was approved unanimously.

Discussion on amendments to Land Development Regulations

Mr. Putnam reviewed the proposed changes to the Land Development Regulations that were considered during the November 2015 meeting. The changes were based on recommendations from the Kershaw County, Bicycle, Pedestrian and Greenway plan. Mr. Putnam stated that after discussing the changes with other staff that he was requesting the maximum length of a cul-de-sac be increased from 250 feet to 500 feet. Staff has concern about a maximum of 250 feet

being too restrictive, and even the shortest cul-de-sacs recently approved were more the 250 feet long but less than 500 feet in length. After a brief discussion the Commission agreed to the change. The Commission requested to consider all the proposed changes in a recommendation to City Council at the next meeting.

Discussion of amendments to zoning ordinance regarding signs in residential districts and temporary uses

Mr. Putnam stated that prior to the zoning ordinance rewrite in 2015, there was a sign type called institutional signs that were defined as freestanding signs for non-residential uses in residential districts. This sign type was primarily for uses in residential districts such as churches and schools. The sign type was removed in the ordinance rewrite, but there is still a need to allow a freestanding sign in this scenario. Mr. Putnam presented a possible amendment that would allow signs for non-residential uses in residential districts, with the following restrictions: one sign per street frontage, maximum area of 20 square feet, maximum height of six feet, and that a sign could be internally or externally illuminated. After a brief discussion the Commission agreed to the amendments and requested a public hearing be scheduled for the February 2016 meeting.

Related to temporary uses, the zoning ordinance allows for the temporary sale of prepared and unprepared food downtown. This was included so the Farmers Market would not become a nonconforming use. Since the ordinance was adopted the Farmers Market has moved out of downtown. Staff is proposing to remove language to allow this use downtown so that uses such as hot dog carts or food trucks cannot be located downtown.

After a lengthy discussion the Commission disagreed that this type of use should not be allowed downtown. The Commission agreed that the ordinance should be changed from allowing these uses as a temporary use to a conditional use. The Commission requested that Mr. Putnam research requirements to allow food trucks downtown as a conditional use and prepare a possible amendment for review at the next meeting.

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

Shawn Putnam
Secretary

Bill Ligon
Chairman