

**City of Camden  
Planning Commission  
January 17, 2017**

**Minutes**

The City of Camden Planning Commission met for a regular meeting on January 17, 2017 at 6:00 PM at City Hall. Commission members present were Mr. Bill Ligon, Chair; Mr. Brandon Moore, Mr. Johnny Deal, Mr. Byron Johnson, Mr. Mike Culp and Mr. Shawn Putnam, Secretary. Commission members Ms. Peggy Ogburn and Mr. Charles Wood were absent.

Mr. Ligon called the meeting to order and entertained a motion to accept the minutes from the November 15, 2016 meeting. Mr. Deal 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.

**Comprehensive Plan Update**

Mr. Putnam presented a draft of the population element of the Comprehensive Plan for the Commission to review. The following is a summary of the findings of the element:

- The element shows that the population of Camden is expected to continue to grow over the next decade.
- The high growth areas of the city occurs where new neighborhoods are being built out, specifically the Black River Road area and the north and northwest sections of the city.
- The median age of the population has increased slightly, mirroring the national trend.
- 23% of Camden residents are aged 65 and older, and almost half of households with these residents are living alone.
- 86% of residents graduated high school. Camden exceeds the state percentages of residents that have obtained postsecondary degrees.
- The median income in Camden is \$47, 962, and the median family income is \$72,292.
- The per capita income of Camden increased from \$23,307 - \$31,352 between 1999 and 2014. This increase of 36% is higher than the county, state, or nation.
- 16.2% of Camden residents live in poverty, which is slightly higher than the rate from 2011.

## **Zoning Ordinance Amendment**

Mr. Putnam discussed some possible wording changes to clarify the requirements for signs in the Corridor Overlay District regarding lighting. The Commission discussed and agreed to consider the changes at a future meeting.

There being no further business, Mr. Johnson 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  
Chair