

**City of Camden
Planning Commission
June 19, 2018**

Minutes

The City of Camden Planning Commission met for a regular meeting on June 19, 2018 at 6:00 PM at City Hall. Commission members present were Mr. Bill Ligon, Chair; Mr. Johnny Deal, Mr. Kevin Culp, Mr. Charles Wood, Ms. Peggy Ogburn and Mr. Shawn Putnam, Secretary. Commission members Mr. Byron Johnson and Mr. Brandon Moore were absent.

Mr. Ligon called the meeting to order and entertained a motion to accept the minutes from the May 15, 2018 meeting. Ms. Ogburn made a motion to accept the minutes and Mr. Wood seconded the motion, which was approved unanimously.

Consideration of final zoning classification for 430 Black River Road

Mr. Putnam explained annexation of the property was approved by City Council so the next step was to finalize the zoning classification. The recommendation from staff is that the final zoning classification for the property be R-6.

Mr. Ligon entertained a motion to open the public hearing. Mr. Deal moved to open the public hearing, and Mr. Wood seconded the motion. The motion passed unanimously. No one from the public asked to speak. Mr. Ligon entertained a motion to close the public hearing. Mr. Deal moved to close the public hearing and Mr. Culp seconded the motion. The motion was approved unanimously.

Mr. Deal made a motion to recommend to City Council that the final zoning classification for 430 Black River Road be R-6. Mr. Wood seconded the motion which was approved unanimously.

Consideration of annexation of 2209 and 2235 West Dekalb Street

Mr. Putnam explained the property is the River Oaks Shopping Center where K-Mart was formerly located. The owner has petitioned the city to have the property annexed into the city limits. Mr. Putnam noted that the all of the property adjacent to the site is zoned Commercial Mixed Use. The recommendation from staff is that the property be annexed with an interim zoning classification of Commercial Mixed Use (CMU).

Mr. Ligon entertained a motion to open the public hearing. Ms. Ogburn moved to open the public hearing, and Mr. Wood seconded the motion. The motion passed unanimously. No one from the public asked to speak. Mr. Ligon entertained a motion to close the public hearing. Mr. Wood moved to close the public hearing and Mr. Culp seconded the motion. The motion was approved unanimously.

Mr. Culp made a motion to recommend that City Council annex the property located at 2209 and 2235 West Dekalb Street and assign an interim zoning classification of CMU. Ms. Ogburn seconded the motion which was approved unanimously.

Review of element for the Comprehensive Plan

Mr. Putnam reviewed a draft version of the Natural Resources element of the Comprehensive Plan. Mr. Putnam went through a presentation on the element (see attached) and reviewed the goals and objectives of the element.

Discussion of possible amendment to the Zoning Ordinance regarding campers

Mr. Putnam explained the Zoning Administrator had requested the ordinance be amended to prohibit people from living in campers. There are problems with a camper in a residential zoning district, and part of the problems involves someone living in a camper. Mr. Putnam presented language to amend the ordinance. The proposal would amend section 157.123(K) to add the following sentence to the end of the paragraph: "Campers and recreational vehicles shall not be occupied or used as a dwelling anywhere on a lot." The Commission agreed to the amendment and asked a public hearing to be scheduled.

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

Shawn Putnam
Secretary

Bill Ligon
Chair

City of Camden Comprehensive Plan

Natural Resources Element
Stakeholders Committee

The Comprehensive Plan

Introduction and Purpose

What is a Comprehensive Plan?

- Defines a community's goals, objectives and policies to guide public and private development within its jurisdiction (What do we want to become; How do we get there?)
- Examines a community's strengths and weaknesses (What do we need to improve; What can we build upon?)
- Assesses conditions and analyzes trends (Where are we headed?)

Why do a Comprehensive Plan?

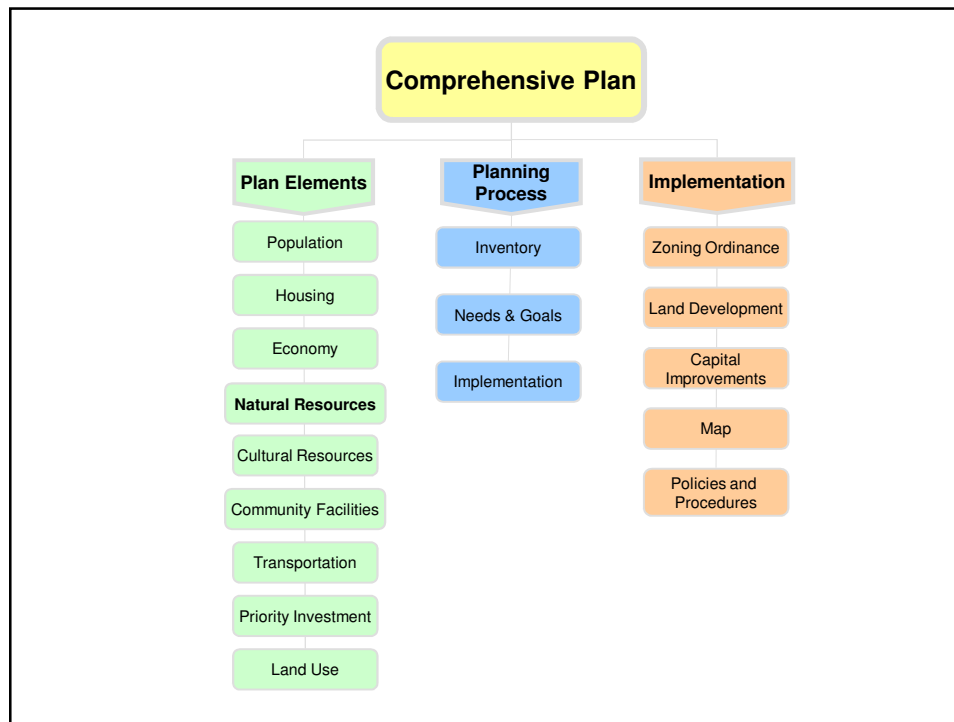
- Required by *SC Comprehensive Planning Enabling Act* of 1994
- 1994 Act consolidated previous enabling acts that authorized local governments to create and maintain comprehensive planning process
- Jurisdictions with planning programs had to comply with Act provisions by end of 1999
- Must review every 5 years; update every 10

What are the Benefits of a Plan?

- Defines the community's common goals
- Prioritizes community needs and promotes efficient use of limited resources
- Creates an image of what our community is and what we want it to be
- Identifies the issues and opportunities facing the community
- Provides a policy reference for decision-makers

Where does the Comprehensive Plan fit in?

- Long-range and comprehensive in scope
- General guide for future development – social, economic, and physical
- Area-wide, not site specific
- Implemented through zoning ordinance, land development regulations, capital improvements plan, community development programs, etc.



What are the Steps in the Planning Process?

- Identify stakeholders
- Identify local problems and needs
- Collect information and facts
- Develop goals and objectives
- Develop alternative plans and programs to achieve goals and objectives
- Select and implement plans and programs
- Evaluate results
- Revise

What is our Role in the Plan?

- Represent community in key planning areas
- Provide direction in developing implementation strategies to achieve vision and goals
- Review element drafts and make recommendations
- Recommend the element to Planning Commission and City Council

What is Required in the Plan?

- Minimum of nine elements:
 - Population
 - Housing
 - **Natural Resources**
 - Transportation
 - Community Facilities
 - Economic
 - Cultural
 - Priority Investment
 - Land Use
- Other elements can be added
 - Implementation

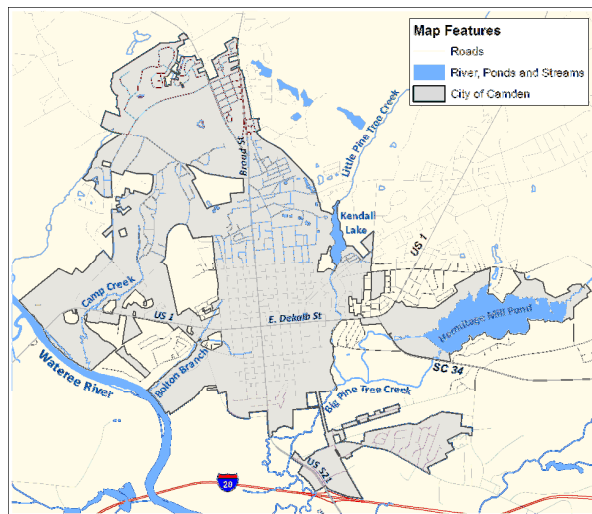
What is Required for each Element?

- Inventory of existing conditions
- Statement of needs and goals
- Implementation strategies with timeframes for completion

What is the Natural Resources Element?

- Provides information on local:
 - Geographic and geological conditions
 - Climate
 - Agricultural and forest lands
 - Plant and animal habitats
 - Unique parks and open space
 - Scenic areas
 - Wetlands and flood plains
 - Air and water quality
 - Other factors that impact the natural environment

Natural Resources



- Climate
- Air Quality
- Land Resources
- Water Resources
- Natural Hazards

The Comprehensive Plan

Natural Resources Element
Existing Conditions Summary

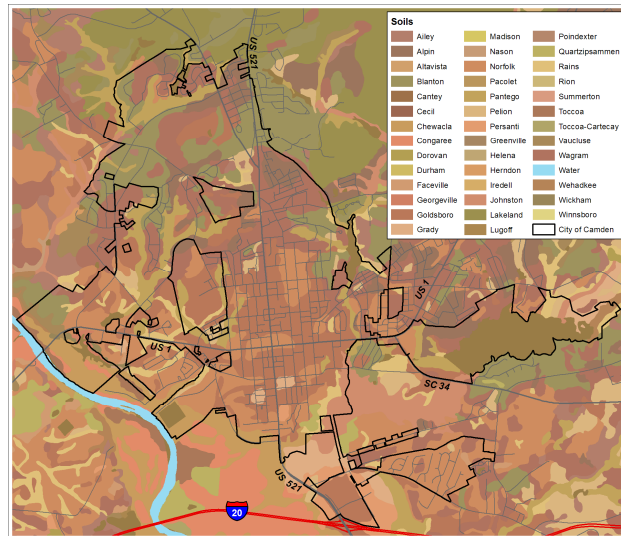
Climate

- Annual average temperature - 61.6°
- Average humidity - 78.1%
- Average annual precipitation - 42.97 inches
- Average growing season - 219 days or 60% of the every year

Soils

- Major soils are very deep upland soils
- Well-drained soils with slow to medium runoff are predominant
- Permeability ranges from moderate to rapid
- Soils are well suited for pastureland, but use for cropland must be managed to optimize production
- Soil erosion is a major concern for half of County land, primarily on slopes of more than 2%

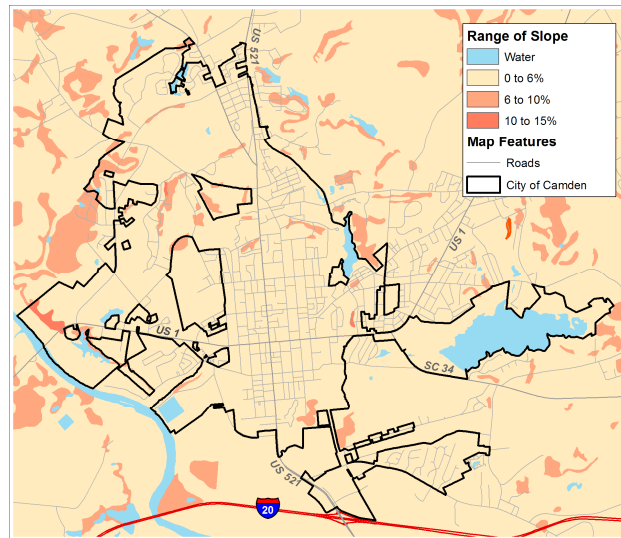
Soils



Slope

- Lowest elevations found in river and creek beds – 6.9% of County is classified as water
- Topography is conducive to many types of development
- 89% of land (6,712 acres) has slope of 6% or less and is suitable for all types of land uses
- 3.7% has slope of 6 to 15% and accommodates residential and light commercial development
- Areas at the higher end of the slope range may not be suitable for a wide range of development

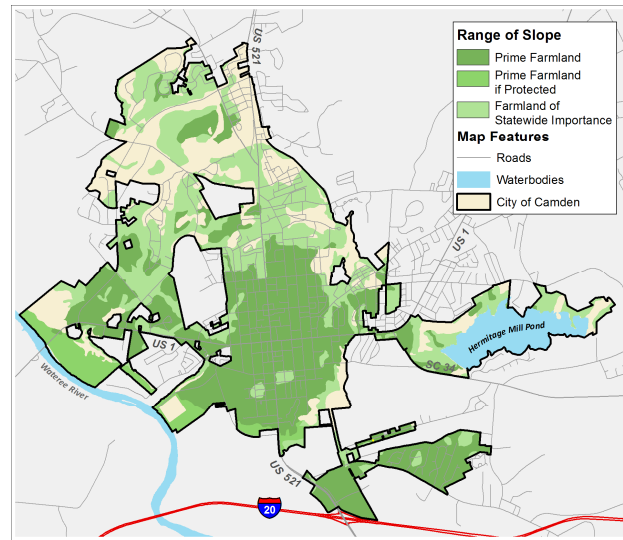
Slope



Prime Farmland

- 1/3 of City land area (2,860 acres) is considered prime farmland
- Prime farmland soils produce the highest yields with minimum inputs of energy and economic resources and pose least threat to the environment
- Additionally, 30% of land area (2,235 acres) has soils of statewide importance to agriculture
- 162.4 acres (2.4% of land) in Camden in use for agriculture or forestry

Prime Farmland



Plant and Animal Habitats

- SCDNR has identified plant and animal species at risk in Kershaw County.
- Rare, threatened and endangered species inventory includes 12 animal species, 13 plant species, and a waterbird colony assemblage
- 7 species including a bat, a sunfish, the Bald Eagle, a tree frog, a woodpecker, and a freshwater mussel are endangered or threatened, most due to direct alteration or loss of habitat
- Majority of adverse impacts are man-made such as pollution, urbanization, and land converted to agriculture

Parks and Open Space

- Nationally, most popular outdoor activities are running/jogging, fishing, cycling, hiking and camping – all available in Camden area
 - 763-acre Goodale State Park is east of Camden
 - Fishing, swimming, boating available on Wateree River and Lake Wateree
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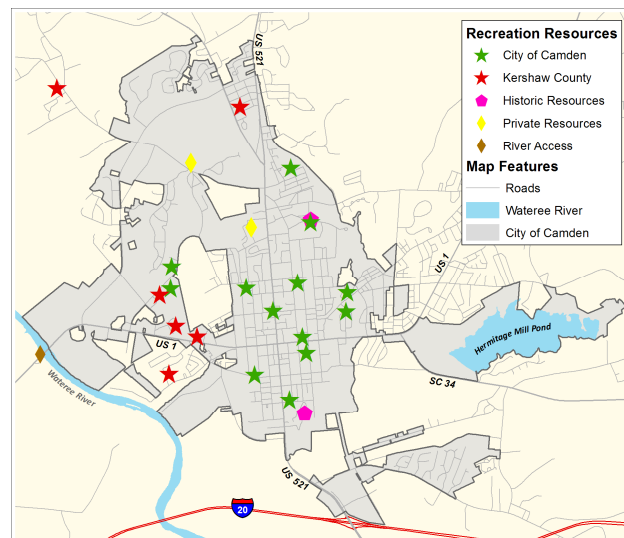
Unique Sites and Views

- Historic Camden Revolutionary War Park
 - Hobkirk's Hill Battle Site
 - Camden Polo Field
 - Springdale Race Course
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Parks

- 21 public parks and recreation facilities encompassing 310 acres through Camden provide a range of outdoor activities
- 15 parks (144.9 acres) owned/maintained by the City
- 6 sites (165.3 acres) owned/maintained by Kershaw County
- Facilities include an outdoor swimming pool, ball fields, playgrounds, walking trails, the 42-acres Kendall Lake, and new Camden Tennis Complex
- Kershaw County Bicycle, Pedestrian, and Greenways Plan recommends addition of 9+ miles of sidewalks and walkways in Camden

Parks and Recreation Resources



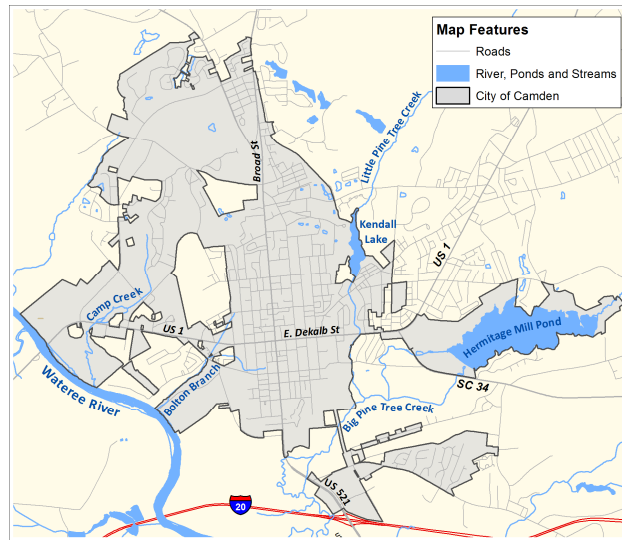
Urban Forest

- City has been designated as a *Tree City USA* for 30+ years
- City's Parks and Tree Commission and Urban Forester are key to the care and maintenance of Camden's urban forest
- 2008 inventory counted 6,400 trees in street rights-of-way and parks
- City Zoning Ordinance includes landscaping and tree conservation requirements with plans reviewed and installations and maintenance inspected by the Urban Forester

Water Resources

- City provides water to 6,900 customers
- Raw surface water for City customers is drawn from Lake Wateree and treated at the City's Water Treatment Plant
- City has an abundance of surface water – Wateree River and numerous creeks and ponds including 398-acre Heritage Mill Pond and 42-acre Kendall Lake
- Nearby 13,864-acre Lake Wateree is a major source for water and recreation, as well as power generation

Surface Water



Water Quality

- All waters in Camden watersheds are classified as *Fresh Water* by SCDHEC – suitable for swimming, water sports, boating, and fishing
- Camden provides wastewater treatment to 3,950 customers at the City's Wastewater Treatment Plant before discharge into the Wateree River
- 3 water quality monitoring stations on the Wateree River in Camden. All locations identified as impaired due to high fecal coliform levels in 2014, with 2016 final report findings pending EPA approval

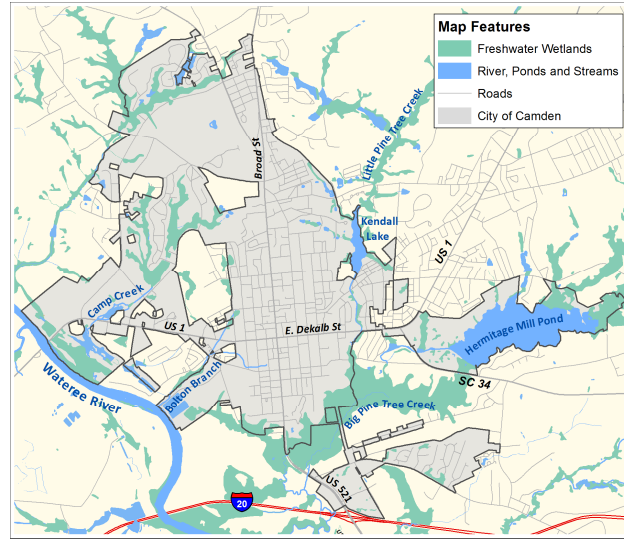
Water Quality

- SCDHEC regulates stormwater activity in City including permits for construction and land disturbance including clearing, grading and excavation
- Camden Zoning Ordinance requires:
 - Low impact design for non-residential and larger residential projects – post development stormwater discharge rates may not exceed pre-development rates on sites
 - 50' undisturbed, vegetated riparian buffer along perennial streams and water bodies
- Camden Land Development Regulations require drainage easements for roadways that traverse water or drainageways that may carry off storm water

Wetlands

- Wetlands generally include swamps, marshes, bogs and similar areas
- Provide natural filtration for sediment and pollution
- Serve as critical habitat for numerous species
- Benefits include flood protection, erosion control, groundwater recharge, pollution abatement, and sediment filtering
- Provide opportunities for boating, fishing, hunting and nature watching
- Loss of wetlands increases runoff and impairs flood control, groundwater recharge, and water quality

Wetlands



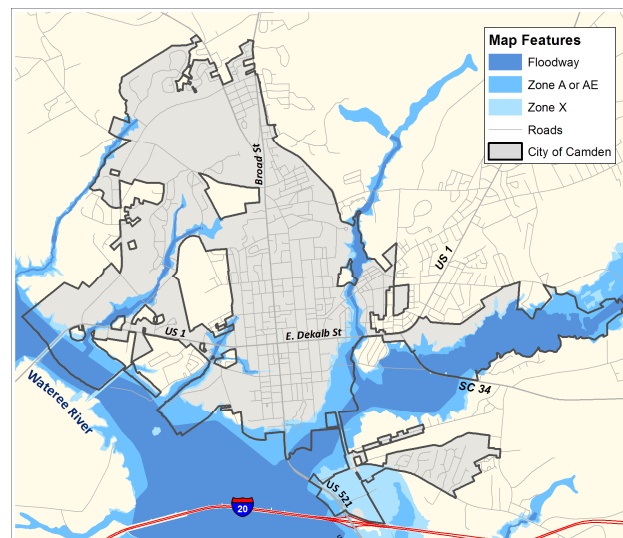
Floodplain Management

- Camden is at risk of flooding due to its location on the Wateree River and some lower elevation areas
- Flood Insurance Rate Maps (FIRM) denote high risk flood hazard areas – Special Flood Hazard Areas (SFHA) that will be inundated by a flood event having 1% chance of being equaled or exceed in any given year (base flood elevation or 100-year flood) – denoted as Zone A or AE on the FIRM
- Moderate risk flood hazard areas are denoted as X on the FIRM have a 0.2 chance of being equaled or exceed in any given year (500-year flood)

Floodplain Management

- City's *Flood Damage Prevention Ordinance* requires that no structure be located or altered except if in compliance with the regulations, including specific requirements to minimize flood damage on and off-site if within the SFHA
- Lowest floors of new construction or substantial improvement of residential construction in SFHAs must be elevated at least 1 foot above base flood elevation
- Critical developments such as jails, hospitals, schools, nursing homes, and wastewater and water treatment plants must be elevated to the 500-year flood elevation or the highest known historical flood elevation
- No encroachments allowed within floodways (channel of a river or other water course) unless it is demonstrated that it will not result in increased flood levels during base flood

Flood Zones



The Comprehensive Plan

What is the Next Step in the Process?

Develop Goals and Objectives

- Goals – broad based ideals which are intended to guide the future of the community
- Objectives – more specific elaboration of the goals which provide a sense of direction
- Goals and objectives together outline the framework for the Comprehensive Plan
- Basis for detailed implementation strategies

Considerations

- Is there balance and range of housing types to meet market demands?
- Do all segments of the population have access to adequate and affordable housing?
- Does housing complement economic development efforts and goals?
- Do current regulations advance housing goals and needs?

Goals and Objectives Example

- Goal
5.2. Protect and preserve the land resources of the City.
- Objectives:
 - 5.2.1. Provide a healthy urban forest and landscape.
 - 5.2.2. Protect rare and endangered species habitat within the City.

Sample Natural Resources Implementation Strategies

- 5.2.1.3. Continue to administer and enforce the Tree Protection and Landscaping requirements included in the City's Zoning Ordinance.
 - 5.2.2.1. Develop partnerships among local governments, SCDNR, property owners, and conservation organizations to inventory and map locations of rare and endangered species within the City.
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Contacts

- Questions or comments about the Natural Resources Element?
 - Shawn Putnam
 - 803-432-2421
 - putnam@camdensc.org
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