

**City of Camden
Planning Commission
July 17, 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. Johnny Deal, Vice-Chair; Mr. Byron Johnson, Mr. Charles Wood, Mr. Brandon Moore and Mr. Shawn Putnam, Secretary. Commission members Mr. Bill Ligon, Mr. Kevin Culp and Ms. Peggy Ogburn were absent.

Mr. Deal called the meeting to order and entertained a motion to accept the minutes from the June 19, 2018 meeting. Ms. Wood made a motion to accept the minutes and Mr. Johnson seconded the motion, which was approved unanimously.

Review of element for the Comprehensive Plan

Mr. Putnam reviewed a draft version of the Land Use 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 rezoning of 700 block of West Dekalb Street

Mr. Putnam explained he and the Zoning Administrator had reviewed the zoning map and determined that as a result of land use changes in the 700 block of West Dekalb Street, the city should consider changing the zoning to allow more commercial uses. This is the block between Campbell and Church Streets. The block is zoned Limited Business District, and was given that zoning when the block still contained numerous single family homes and some businesses. In the past 30 years the block has transitioned to all commercial uses. Changing the zoning to Central Business District would make it more consistent with the adjacent downtown properties. The Commission concurred with the situation and asked Mr. Putnam to schedule a public hearing on the subject at a future meeting.

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

Shawn Putnam
Secretary

Bill Ligon
Chair

City of Camden Comprehensive Plan

Land Use Element

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?

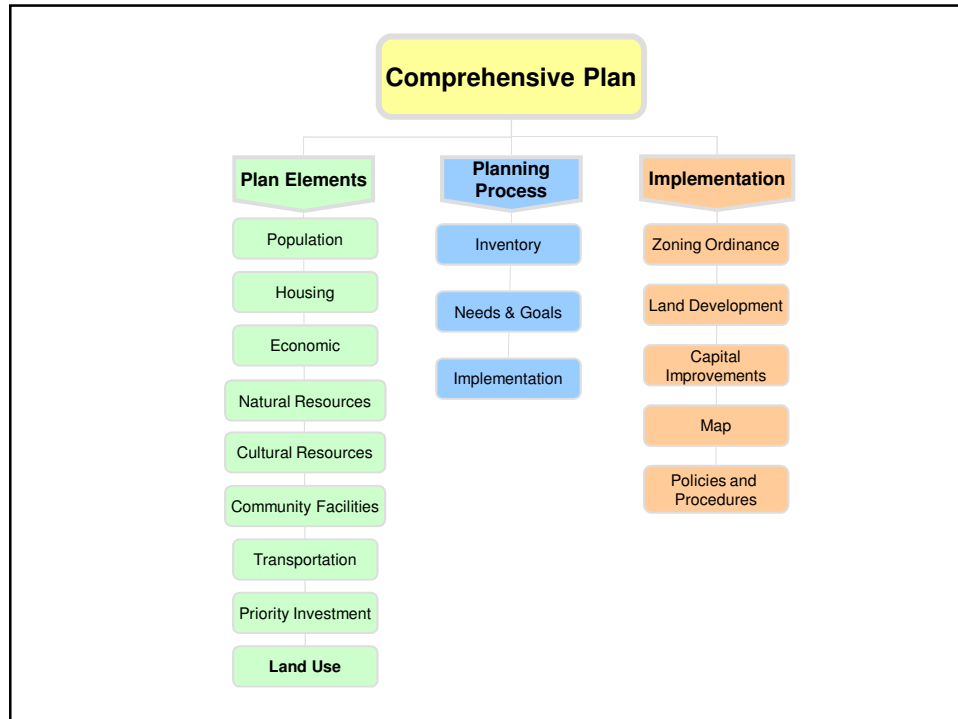
- Required by *SC Comprehensive Planning Enabling Act* of 1994
- 1994 Act consolidated previous enabling acts that authorized local governments to create and maintain comprehensive planning process
- Jurisdictions with planning programs had to comply with Act provisions by end of 1999
- Must review every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

The Comprehensive Plan

Economic Element
Existing Conditions Summary

What is the Land Use Element?

- The culmination of issues, analyses, goals and objectives of the other 8 required elements
- Existing land use maps and analysis
- Future land use map and analysis
- Future development opportunities and challenges
- Future Land Use Focus Issues
- Goals, objectives and implementation strategies

Existing Land Use - Methodology

- Inventory of existing land uses developed through extensive geographic information system (GIS) analysis of digital mapping data
- Mapping of existing land uses integrated land use category definitions and County Assessor tax parcel data, as well as staff knowledge of the area
- Transportation rights-of-way are not assigned land use classifications and are not included in land use calculations

Existing Land Use Categories

- **Agricultural/Forestry** – Land used primarily for agriculture and forestry. Properties less than 20 acres, classified as agriculture for taxation, but include a residence are not included in this category.
- **Commercial** – Land used to conduct businesses, trade activities, administrative activities, professional activities or services, or personal services
- **Industrial** – land used to manufacture, assemble, process, or fabricate goods and/or to warehouse or transport goods

Existing Land Use Categories

- **Single-Family Residential** – Land used for detached residential structures patio homes, and manufactured homes on individual properties.
- **Multi-Family Residential** – land used for residential structures other than those included in single-family residential, including structures with 3+ dwelling units, duplexes, zero lot line developments, condominiums, townhouses, and manufactured home parks
- **Vacant Land** – land area not developed for a specific use or assigned a land use classification

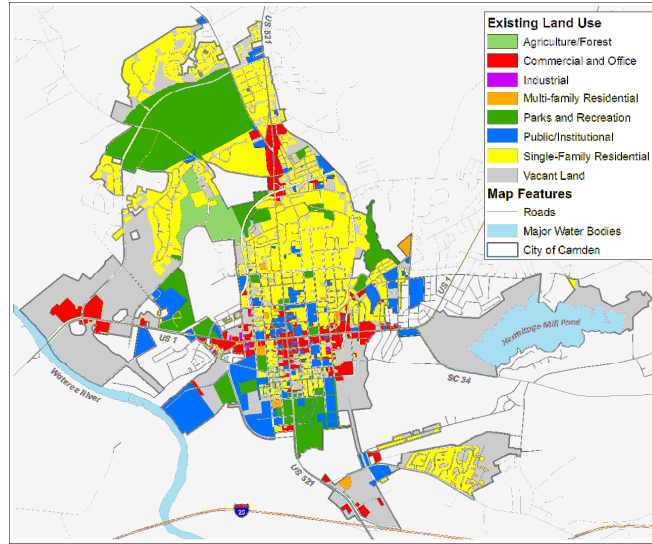
Existing Land Use Categories

- ***Parks and Recreation*** – Land used for public active and passive recreation or to preserve open space, including ball fields, golf courses, tennis courts, local and state parks, greenways, public gardens, playgrounds, conservation areas, nature preserves, wildlife management areas, Springdale Race Course, Camden Polo Field, Revolutionary War Park, Kendall Lake, recreation centers and facilities.

Existing Land Use Categories

- ***Public and Institutional*** – Land used primarily for private, public, quasi-public, religious, philanthropic, or other activity undertaken for providing for the social, cultural, educational, health or physical betterment of the community and public governance. Examples: city, county, state and federal offices; schools; churches; hospitals; nursing homes; communications towers; utility offices and facilities; postsecondary institutions; community non-profits; cemeteries; and libraries.

Existing Land Use Map



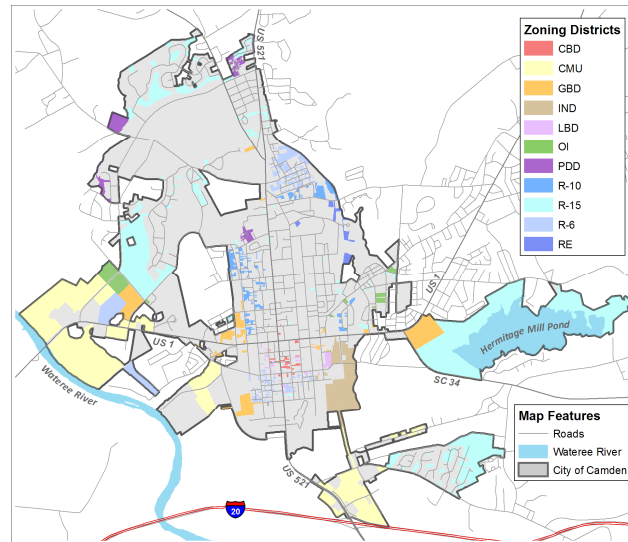
Existing Land Use by Area

Existing Land Use	City of Camden		Total Kershaw County		% of County in Camden
	Acres*	%	Acres*	%	
Vacant Land	2,089.5	32.8%	15,843.5	3.6%	13.2%
Single-family Residential	1,896.2	29.8%	48,590.3	10.6%	3.9%
Parks and Recreation	1,130.3	17.8%	3,036.1	0.7%	37.2%
Public/Institutional	634.6	10.0%	6,253.9	1.4%	10.1%
Commercial	390.6	6.1%	2,691.6	0.6%	14.5%
Agriculture/Forestry	162.4	2.6%	375,991.0	82.3%	0.04%
Multi-family Residential	48.5	0.8%	267.4	0.1%	18.1%
Industrial	9.5	0.1%	3,575.5	0.8%	0.3%
Total	6,361.6	100.0%	456,249.4	100.0%	1.4%

Zoning of Vacant Land

Zoning Classification	Zoning District Type	Acres	Percentage
R-15	Single-family Residential, Low Density	815.7	39.0%
CMU	Commercial Mixed Use	635.4	30.4%
GBD	General Business	155.4	7.4%
R-6	Residential, High Density	140.8	6.7%
IND	Industrial Business	127.9	6.1%
R-10	Single-family Residential, Medium Density	65.0	3.1%
OI	Office-Institutional	52.6	2.5%
PDD	Planned Development	50.4	2.4%
RE	Residential Estate	20.7	1.0%
LBD	Limited Business	16.4	0.8%
CBD	Central Business	9.3	0.4%
Total		2,089.46	100.0%

Zoning of Vacant Land



Future Land Use

- Future land use map is a blueprint for the physical development of Camden for the next 20 years
- Sets the context and provide vision for future growth and development in Camden
- Methodology anchored by existing land use data and supplemented by staff knowledge of current trends and potential future development areas

Future Land Use Categories

- **Residential Low Density** - Land used for detached single-family dwellings at low densities and limited supporting land uses.
- **Residential Medium Density** - Land used for detached, single-family dwellings and duplexes at moderate densities and limited supporting land uses.
- **Residential High Density** - Land used for all types of residential uses including single-family detached and attached homes, patio and zero lot line homes, duplexes, townhomes, and multi-family housing at higher densities and limited supporting land uses.

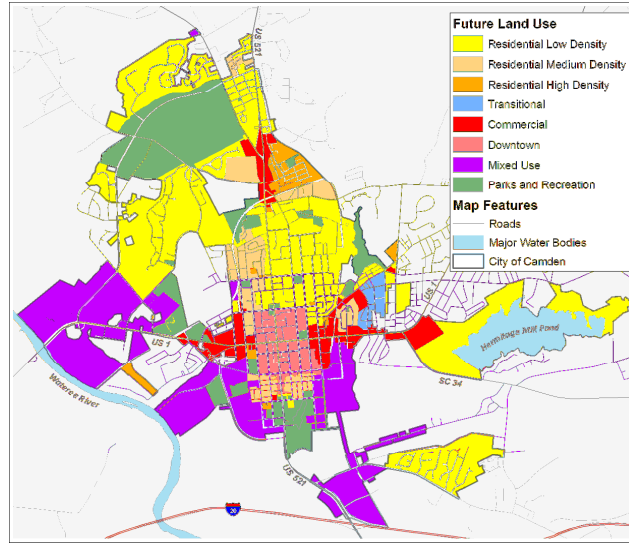
Future Land Use Categories

- **Commercial** – Land primarily used to conduct business, trade activities, administrative activities, professional activities or services, institutional, and personal services.
- **Downtown** - Land in Camden downtown intended to accommodate an appropriate and complementary mixture of higher density, pedestrian oriented uses including commercial, office, public and institutional, as well as single-family detached, multi-family, loft, and townhome dwellings.

Future Land Use Categories

- **Mixed Use** - Land intended to promote and accommodate a mixture of commercial and industrial development and public and institutional uses, as well as residential development in appropriate and compatible locations.
- **Parks and Recreation** - Land used for active and passive public recreation or open space preservation.
- **Transitional** – Land undergoing a transition from one major land use to another, primarily from residential to commercial or office uses.

Future Land Use Map



Future Land Use by Area

Future Land Use	Acres	%
Residential Low Density	2,537.7	43.4%
Mixed Use	1,445.5	21.4%
Parks and Recreation	1,130.8	16.7%
Residential Medium Density	390.4	5.8%
Commercial	379.8	5.6%
Downtown	232.5	3.4%
Residential High Density	176.4	2.6%
Transitional	68.6	1.0%
Total	6,361.6	100.0%

Future Land Use Opportunities

- Strategic location on I-20 corridor
- Proximity to Charlotte and Greenville metro areas
- Provides a small city lifestyle within easy drive of Columbia metro area
- Abundance of historic, cultural and natural resources, strong sense of community, excellent school district, unique equine community, quality healthcare
- Near major military installations and VA healthcare
- Higher education and job skills training provided at CCTC campus

Future Land Use Opportunities

- Vision and commitment of residents and elected officials to plan implementation
- Proven capability by community leaders and residents to set ambitious goals and employ creative strategies and partnerships to accomplish significant outcomes
 - 2009 *Vision Camden* Plan implementation
 - City implementation of *Kershaw County Bicycle, Pedestrian and Greenways Plan*
 - Planning for Broad Street Road Diet
 - Camden Truck Route implementation
 - Expansion of Kershaw County CCTC campus

Future Land Use Challenges

- Lack of affordable housing for range of residents
- Need for residents to commute due to lack of well paying local jobs
- Limited access to affordable transit to work and essential services, particularly for disabled and elderly residents
- How to balance preserving and protecting rich historic, cultural, and natural resources while encouraging residential, commercial and industrial growth required to maintain a vibrant economy

Future Land Use Focus Issues

- Housing options needed
- Continued revitalization of downtown Camden
- Increased commercial development:
 - Western area of City surrounding Walmart on DeKalb St.
– 370+ acres of undeveloped land zoned to allow a range of uses
 - South area of City along U.S. Hwy. 521 near I-20 interchange – 118+ acres of undeveloped land zoned to allow a range of uses
- Expansion of trails and greenways
- Expand access to the Wateree River

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

Land Use Element Considerations

- What are the land use needs of the City in the coming years?
- Where is residential, industrial, and commercial growth anticipated?
- What steps should be taken to ensure that land use needs are met and growth is appropriately accommodated?
- How can the small town character of the City be retained and historic, cultural, and natural resources be protected and preserved while accommodating future growth?

Goals and Objectives Example

- Goal
 - 10.1. Protect and preserve the rich history and unique character of the City while encouraging complimentary and appropriate growth.
- Objectives:
 - 10.1.1. Protect the historic and architectural character of neighborhoods and downtown.
 - 10.1.2. Preserve and build upon Camden's established and successful development patterns.

Sample Implementation Strategies

- 10.1.1.1. Continue to protect the historic and architectural character of established residential areas and the downtown while allowing for growth and advancement of neighboring public and governmental uses, commercial establishments, and infill developments, where appropriate.
- 10.1.1.4. Support the revitalization of at-risk, blighted, and neglected neighborhoods.
- 10.1.2.4. Promote and facilitate compatible infill development where appropriate.

Contacts

- Questions or comments about the Cultural Element?
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