

**City of Camden
Planning Commission
December 18, 2018**

Minutes

The City of Camden Planning Commission met for a regular meeting on December 18, 2018 at 6:00 PM at City Hall. Commission members present were Mr. Johnny Deal, Vice-Chair; Mr. Charles Wood, Mr. Brandon Moore, Mr. Kevin Culp, Mr. Greg Younghans and Mr. Shawn Putnam, Secretary. Commission members Mr. Bill Ligon and Ms. Peggy Ogburn were absent.

Mr. Deal called the meeting to order and entertained a motion to accept the minutes from the November 20, 2018 meeting. Mr. Wood made a motion to accept the minutes and Mr. Moore seconded the motion, which was approved unanimously.

Review of preliminary plat for major subdivision at 491 Campbell Street

Mr. Putnam referred Commission members to the plans provided for the subdivision. He explained that concerns regarding water and sewer utilities mentioned at a previous meeting have all been resolved. The only concern with the plans was regarding mailboxes. The US Postal Service requested the developer use clustered mailbox units, but the plans do not indicate where they would be located as required by the land development regulations. Mr. Putnam recommended the plans be conditionally approved pending a revision to the plan to show the location of the clustered mailbox units.

After some discussion, Mr. Wood made motion to conditionally approve the preliminary plat for 491 Campbell Street pending a revision to the plan to show the location of the clustered mailbox units. Mr. Culp seconded the motion which was approved unanimously.

Consideration of amendments to the City of Camden Zoning Ordinance regarding setback requirements and cottage housing

Mr. Putnam stated there is a need to amend the requirements regarding setback requirements for corner lots. The previous version of the zoning ordinance contained a provision that allowed the Zoning Administrator to reduce the side setback on a corner lot up to 25%. This was used frequently to make it easier to build houses on corner lots. It was inadvertently deleted when the new ordinance was approved. After some discussion the Commission agreed that this should be restored to the ordinance.

Mr. Putnam presented the Commission with a draft of an ordinance on cottage housing. This is a type of housing development that was recommended by the Main Street SC program to help facilitate infill residential development. The premise is to allow smaller housing that would front on to a green space. This would support infill development and encourage affordability while allowing innovative designs of developments. Housing could be attached or detached and

would be limited to a maximum of eight detached homes and a maximum of four attached housing units. Houses would be between 800 – 1500 square feet and the minimum cottage housing site would be 40,000 square feet.

After some discussion, the Commission requested Mr. Putnam research what the maximum number of units would be if a site included detached and attached cottages, and how visitor parking could be accommodated.

Consideration of an amendment to Land Development Regulations regarding cul-de-sacs

Mr. Putnam explained the Fire Marshal has requested we revise the requirements regarding the size of cul-de-sacs. The current requirement is for a maximum diameter of 80 feet. The fire department has difficulty getting a fire truck to make the turn in a cul-de-sac without having to stop and back up. There is also a problem with the front of the truck striking mailboxes. Mr. Putnam stated the International Fire Code calls for a minimum diameter of 96 feet. After some discussion, Mr. Putnam stated he would have further conversations with the Fire Marshal regarding the proposed diameter.

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

Shawn Putnam
Secretary

Johnny Deal
Vice-Chair