

**City of Camden
Planning Commission
January 15, 2019**

Minutes

The City of Camden Planning Commission met for a regular meeting on January 15, 2019 at 6:00 PM at City Hall. Commission members present were Mr. Bill Ligon, Chair; Mr. Johnny Deal, Ms. Peggy Ogburn, Mr. Brandon Moore, and Mr. Shawn Putnam, Secretary. Commission members Mr. Charles Wood, Mr. Kevin Culp, and Mr. Greg Younghans were absent.

Mr. Ligon called the meeting to order and entertained a motion to accept the minutes from the December 18, 2018 meeting. Mr. Deal made a motion to accept the minutes and Mr. Moore seconded the motion, which was approved unanimously.

Election of Officers

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

Consideration of a recommendation of a final zoning classification for a portion of Tax Map No. 242-00-00-036 containing 18.95 acres; a portion of Tax Map No. 242-00-00-036 containing approximately 120 acres; 817 John G. Richards Road and 819 John G. Richards 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 18.95-acre portion of Tax Map No. 242-00-00-036 be R-10 and the remainder of the property be R-15.

Mr. Ligon entertained a motion to open the public hearing. Mr. Moore moved to open the public hearing, and Mr. Deal seconded the motion. The motion passed unanimously. Ms. Derrick asked for an explanation of the development proposal for the property. Mr. McGuirt showed Ms. Derrick a copy of the development plan. Mr. Ligon entertained a motion to close the public hearing. Mr. Moore moved to close the public hearing and Mr. Deal seconded the motion. The motion was approved unanimously.

Ms. Ogburn made a motion to recommend to City Council that the final zoning classification for a portion of Tax Map No. 242-00-00-036 containing 18.95 acres be R-10; and the final zoning classification for a portion of Tax Map No. 242-00-00-036 containing approximately 120 acres; 817 John G. Richards Road and 819 John G. Richards Road be R-15. Mr. Deal seconded the motion which was approved unanimously.

Consideration of a recommendation of a final zoning classification for 2209 West Dekalb

Street and 2235 West Dekalb Street

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 both properties be Commercial Mixed Use (CMU).

Mr. Ligon entertained a motion to open the public hearing. Mr. Deal moved to open the public hearing, and Ms. Ogburn 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 open the public hearing, and Mr. Moore seconded the motion. The motion was approved unanimously.

Mr. Deal made a motion to recommend to City Council that the final zoning classification for 2209 West Dekalb Street and 2235 West Dekalb Street be Commercial Mixed Use (CMU). Ms. Ogburn seconded the motion which was approved unanimously.

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

At the previous meeting 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. After some discussion, the Commission agreed that a development with a combination of attached and detached units would have a maximum of 16 units. The Commission also agreed that no separate visitor parking would be required; each unit would be required to have two parking spaces.

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, the Commission agreed to change the requirement from a maximum diameter of 80 feet to a minimum diameter of 100 feet.

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

Shawn Putnam
Secretary

Bill Ligon
Chair