

**City of Camden
Planning Commission
April 16, 2019**

Minutes

The City of Camden Planning Commission met for a regular meeting on April 16, 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, Mr. Greg Younghans, Mr. Charles Wood and Mr. Shawn Putnam, Secretary. Commission member Mr. Kevin Culp was absent. Several members of the public also attended.

Mr. Ligon called the meeting to order and entertained a motion to accept the minutes from the March 21, 2019 meeting. Mr. Deal made a motion to accept the minutes and Mr. Younghans seconded the motion, which was approved unanimously.

Request to rezone property at 100 Knights Hill Road and 2615 Liberty Hill Road

Mr. Putnam explained that the request was to change the zoning on the two properties from Planned Development District to Master Planned District. Mr. Putnam then introduced Ms. Sallie Harrell to give an overview of the project. Ms. Harrell explained that the purpose of the rezoning was to construct a new Karesh Wing facility on the property. After a brief overview she introduced Will Rogan with Cypress Engineering who then gave a more detailed description of the proposed project (see attached plan). Ms. Ogburn asked if there was a plan to retain mature trees and buffers on the property to help with storm water runoff concerns. Mr. Rogan said a tree survey is being conducted and buffers would be retained to help manage expected storm water runoff. Mr. Wood asked when the facility would expect to open. Mr. Rogan stated the preliminary schedule calls for it to open December 2021.

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.

Mr. Julian Burns expressed support for the rezoning request and the new Karesh Wing facility. He stated that the proposal was consistent with the health goals in the Vision 2030 plan produced by Kershaw County.

Mr. Dereal Rogers, Chairman of the Health Services District, asked the Commission to approve the rezoning request. He indicated the rezoning request is the first step in their application process to the State for the new facility. He stated they have outgrown their current facility and this property provides an excellent opportunity to construct a new and larger facility.

Ms. Katie Nooe expressed concern about the entrance to the property from Liberty Hill Road. She said when the property was originally annexed it was stated that an 80-foot buffer would remain along her property line on the Liberty Hill Road property. She asked that this buffer be

left in place to provide separation between her property and the entrance road.

Mr. Ligon entertained a motion to close the public hearing. Mr. Moore moved to close the public hearing and Mr. Wood seconded the motion. The motion was approved unanimously.

Mr. Moore made a motion to recommend that City Council rezone the properties at 100 Knights Hill Road and 2615 Liberty Hill Road from Planned Development District to Master Planned District. Ms. Ogburn seconded the motion which was approved unanimously.

Consideration of an amendment to Zoning Ordinance regarding campers

Mr. Putnam explained that two amendments were being proposed to the zoning ordinance. The first is to amend section 157.083 to allow the Zoning Administrator to reduce the side setback on a corner lot by 25%. This allowance was in an older version of the ordinance and needed to be reinstated. The second is an amendment to section 157.123(K) to allow campers, boats and recreational vehicles to be stored in the side yard as long as they did not extend into the front yard.

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. Wood moved to close the public hearing and Ms. Ogburn seconded the motion. The motion was approved unanimously.

Mr. Younghans made a motion to recommend to City Council to amend section 157.083 to allow the Zoning Administrator to reduce the side setback on a corner lot by 25%; and to amend section 157.123(K) to allow campers, boats and recreational vehicles to be stored in the side yard as long as they did not extend into the front yard. Mr. Moore seconded the motion which was approved unanimously.

Consideration of a request to rename McLeod Lane to Clifton Lane

Mr. Putnam explained that the city received a request from Ms. Barksdale to rename McLeod Lane to Clifton Lane after her father, Clifton Alexander. Ms. Barksdale is the only property owner on the road. Ms. Ogburn made a motion to change the name of McLeod Lane to Clifton Lane. Mr. Wood seconded the motion which was approved unanimously.

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

Shawn Putnam
Secretary

Bill Ligon
Chair