

**City of Camden
Planning Commission
June 18, 2019**

Minutes

The City of Camden Planning Commission met for a regular meeting on June 18, 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. Charles Wood, Mr. Kevin Culp and Mr. Shawn Putnam, Secretary. Commission member Mr. Greg Younghans 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 April 16, 2019 meeting. Mr. Deal made a motion to accept the minutes and Ms. Ogburn seconded the motion, which was approved unanimously.

Request to rezone property at 709 Mill Street and 208 King Street

Mr. Putnam explained that the two properties are owned by the Alpha Center and they planned to build a new facility on the parcel at 208 King Street. The properties are currently zoned Industrial and the current Alpha Center is a nonconforming use since that use is not permitted in the Industrial district. The request is to rezone the properties to the Limited Business District which has the use listed as a permitted use.

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

Ms. Ogburn made a motion to recommend that City Council rezone the properties at 709 Mill Street and 208 King Street from Industrial to Limited Business District. Mr. Moore seconded the motion which was approved unanimously.

Request to rezone property at 1101 Roberts Street

Mr. Putnam stated the property at 1101 Roberts Street is zoned R-15 and the request is to change the zoning to General Business District. Once the zoning is changed it can be merged with the property adjacent to the south that fronts on Dekalb Street.

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.

Mr. Mark Rush stated that his mother-in-law's house was adjacent to 1101 Robert Street to the north. He is concerned about possible noise impacts as well as stormwater concerns.

Mr. Deal moved to close the public hearing and Mr. Wood seconded the motion. The motion was approved unanimously.

Ms. Ogburn expressed concern about changing the zoning for the property to General Business District due to noise concerns and that Limited Business District would be more appropriate. Mr. Ligon stated that the Limited Business District zoning could not be applied since there were no other properties with that zoning adjacent to the property. Mr. Putnam stated that if a commercial use was established on the property a 30-40 foot buffer would be required between that property and the residence to the north.

Mr. Culp made a motion to recommend that City Council rezone the properties at 1101 Roberts Street from R-15 to Limited Business District. Mr. Moore seconded the motion which was approved by a 5-1 vote with Ms. Ogburn voting against.

Consideration of a minor subdivision at 1208 Broad Street

Mr. Putnam explained that the request is to split the lot at 1208 Broad Street which is owned by AT&T. The proposed new lots comply with the zoning ordinance. Mr. Putnam stated the request had to be approved by the Commission because it is located in the City of Camden National Register Historic District.

Ms. Ogburn made a motion to approve the minor subdivision at 1208 Broad Street. Mr. Moore seconded the motion which was approved unanimously.

Consideration of a preliminary plat for a major subdivision at 430 Black River Road

Mr. Putnam explained the preliminary plat was reviewed by staff and the only concern was that the plans show a sidewalk only on one side of the street. The ordinance requires sidewalks on both sides of the street unless an exception for one side is approved by the Planning Commission.

After some discussion Mr. Wood made a motion to approve the preliminary plat as presented. Mr. Deal seconded the motion which was approved unanimously.

There being no further business, Mr. Culp 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