

**City of Camden
Planning Commission
April 20, 2021**

Minutes

The City of Camden Planning Commission met for a regular meeting on April 20, 2021 at 6:00 PM via Zoom meeting. Commission members present were Mr. Bill Ligon, Chair; Mr. Brandon Moore, Mr. Johnny Deal, Mr. Mark Chickering, Ms. Peggy Ogburn, Mr. Charles Wood and Mr. Shawn Putnam, Secretary. Commission member Mr. Greg Younghans was absent.

Mr. Ligon called the meeting to order and entertained a motion to accept the minutes from the March 16, 2021 meeting. Mr. Deal made a motion to accept the minutes and Mr. Wood seconded the motion, which was approved unanimously.

Consideration of a site plan for new shopping center at 168 Wall Street

Mr. Putnam referred to the site plan provided to members and gave a brief introduction of the project. The proposal is for a shopping center located on the vacant parcel in front of Fox Run Apartments. The proposal calls for four separate commercial buildings. Mr. Putnam noted the plan went through staff review multiple times and had no requests for additional changes. Mr. Putnam introduced Mr. Tim Hudson to provide additional details on the project. Mr. Hudson explained the project was to be completed in two phases with the two buildings closest to the driveway first. The second two buildings would be constructed once businesses are established in the first two buildings.

After some discussion, Ms. Ogburn made a motion to approve the site plan for the shopping center located at 168 Wall Street. Mr. Chickering seconded the motion, which was approved unanimously.

Consideration of amendments to the Zoning Ordinance

Mr. Putnam requested a discussion on possible zoning ordinance amendments. The first set of amendments were related to the concept of cottage housing. This would allow multiple small homes on a single lot. Mr. Putnam provided minutes from the last meeting where this subject was last discussed in 2019. Then the idea was theoretical, but now a developer was interested in using the concept. The previous concerns regarding parking and the maximum number of units were addressed, but the outstanding issue left was which zoning district it could be allowed in. After discussion, the Commission members agreed it should be limited to districts with higher allowed densities, such as R-10, R-6, CDB, GBD and LBD. Commission members agreed that it should not be allowed in low density districts such as R-15 or RE.

The second set of amendments related to the creation of a new single family zoning district. Mr. Putnam explained a committee of residents in the Kirkwood neighborhood had approached

the city and requested their neighborhood be rezoned to prohibit multifamily units. Several duplexes were built in the neighborhood over the years and had created problems that were disrupting the fabric of the neighborhood. Mr. Putnam explained that staff did not object to the idea; the questions was how to accomplish it. The two options available were to rezone the area to R-15, which only allows single family homes, or create a new zoning district. Applying the R-15 zoning district would make over half the lots nonconforming, and the large setbacks required would cause numerous problems for new houses and accessory structures on smaller lots. The alternative was to create a new zoning district with the same requirements as the current R-6 zoning, but only allow single family homes. After some discussion the Commission concurred that creating a new district was the better option. Mr. Putnam stated he would identify all the needed ordinance amendments and present them at the next meeting.

There being no further business, Mr. Deal 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