

**City of Camden
Planning Commission
February 21, 2023**

Minutes

The City of Camden Planning Commission met for a regular meeting on February 21, 2023 at 6:00 PM. Commission members present were Mr. Johnny Deal, Chair; Mr. Mark Chickering, Ms. Connie Davis Rouse, Mr. Travis Hall and Mr. Shawn Putnam, Secretary. Commission members Mr. Charles Wood, Mr. Greg Youngmans and Mr. Brandon Moore were absent.

Mr. Deal called the meeting to order and entertained a motion to accept the minutes from the December 20, 2022 meeting. Mr. Chickering made a motion to accept the minutes and Ms. Rouse seconded the motion, which passed unanimously.

Election of Officers

Mr. Hall made a motion to nominate Mr. Deal as Chair and Mr. Chickering as Vice-Chair. Mr. Chickering seconded the motion, which was approved unanimously.

Presentation of request to rezone 107A York Street from IND to GBD

Mr. Putnam explained that Mr. John Paul Smith had requested to change the zoning of the property from Industrial to General Business District. Mr. Smith said he was interested in a residential development on the property. Mr. Putnam stated that there was property zoned General Business District adjacent to this property, and that the rezoning would be consistent with the Comprehensive Plan. He also noted that the entire parcel is in the floodplain.

Mr. Deal entertained a motion to open the public hearing. Mr. Chickering moved to open the public hearing, and Mr. Hall seconded the motion. The motion passed unanimously. No one spoke during the hearing. Mr. Hall moved to close the public hearing and Mr. Chickering seconded the motion. The motion was approved unanimously.

Following discussion, Mr. Chickering made a motion to recommend to City Council to approve the request to rezone the property at 107A York Street from Industrial to General Business District. Mr. Hall seconded the motion, which passed unanimously.

Consideration of a sketch plan for a major subdivision at 1304 Lyttleton Street

Mr. Putnam presented the sketch plan for the property at 1304 Lyttleton Street, which is the site of the former Camden Elementary School. The plan calls for 14 lots with half fronting on Lyttleton Street and half fronting on Fair Street. An alley would run behind the lots to provide rear access, and this alley would be owned and maintained by the homeowners. Mr. Putnam

stated the plan complies with all the city requirements.

Following discussion, Mr. Hall made a motion to approve the sketch plan for 1304 Lyttleton Street as presented. Mr. Chickering seconded the motion, which passed unanimously.

Consideration of a preliminary plat for a major subdivision at 1234 Wylie Street

Mr. Putnam presented the preliminary plat and noted a few changes from the approved sketch plan. The configuration of townhomes was revised to remove the building with only two units. The entrance on Wylie Street was removed due to a denial from SCDOT for the entrance. Therefore, the applicant was also requesting a variance to the requirement for a second entrance for this reason. Mr. Putnam stated that there were several revisions that needed to be made, and therefore was recommending a conditional approval pending meeting the following:

- Lots 29-39 meet the definition of double frontage lots. Per 156.47(D) a planted buffer 20 feet in width will be required behind these lots along Gordon Street. The front setback for these lots may be reduced to 25 feet if needed.
- Developer needs to submit plan for sanitation.
- Add 10-foot wide easement immediately behind front property lines for electrical line easement.
- Submit electrical plans including location of streetlights; costs of streetlights to be paid by developer.
- Loop water lines around both cul-de-sacs; tie back onto distribution line. Stop 4-inch line at cul-de-sac, add nut valve and loop with 2-inch line. Bring loop back onto the 4-inch and 6-inch lines. Add nut valve at end of 6-inch line.
- Revise cul-de-sacs to be a minimum of 100-foot diameter as measure from the back of curb.

Following discussion, Mr. Chickering made a motion to give conditional approval to the preliminary plat for 1234 Wylie Street pending compliance with the comments above, and to approve a variance to the requirement for two entrances. Mr. Hall seconded the motion, which passed unanimously.

There being no further business, Mr. Hall made a motion to adjourn, and Mr. Chickering seconded the motion. The motion passed unanimously and the meeting was adjourned.

Shawn Putnam
Secretary

Johnny Deal
Chair