

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

Minutes

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

Mr. Deal called the meeting to order and entertained a motion to accept the minutes from the February 21, 2023 meeting. Mr. Chickering made a motion to accept the minutes and Mr. Hall seconded the motion, which passed unanimously.

Consideration of a sketch plan for a major subdivision at 1946 Rowe Street

Mr. Putnam explained that Mr. Randy Bock submitted a sketch plan for property at 1946 Rowe Street. The proposal consisted of a total of eight lots that were between two and ten acres in size. The lots would front the existing Rowe Street, water would be provided by Cassatt Water, and the lots would have septic tanks because existing sewer lines are too far away to connect. The concern is the distance from the road to the proposed home sites would exceed the distance for each lot to be near a fire hydrant. Mr. Bock agreed to a condition that each house be required to have a residential sprinkler system installed in order to comply with the fire code requirements.

Following discussion, Mr. Moore made a motion to approve the sketch plan with the condition that all houses in the subdivision have residential sprinkler systems that are NFPA 13 compliant. Mr. Chickering seconded the motion, which passed unanimously.

Discussion concerning changes to table of uses in zoning ordinance

Mr. Putnam introduced Kat Spadacenta, who is the Main Street program manager for the city. Mr. Putnam stated that after having been in the Main Street program for several years, he and Ms. Spadacenta agreed that the uses that are allowed downtown needed to be updated. The following changes were discussed:

Change following uses in CDB from permitted to not permitted

- Automobile dealers
- Automotive parts, accessories and tire dealers
- Non-store retailers
- Pawn shops

- Other residential care facilities
- Outpatient care centers
- Residential mental retardation, mental health and substance abuse facilities
- All other personal services
- Home Centers
- Other building material dealers
- Wholesale, durable goods

Change following uses in CBD from not permitted to permitted

- Special food services
- Manufacturing uses (apparel, beverages, furniture, food, tobacco)
- Other services to buildings and dwellings

Add or modify following uses:

- Mobile food vending: make permitted in OI zoning district
- Split “Amusement parks, Arcades” into two listings and have amusement parks not permitted in CBD and show arcades listed as permitted in CBD
- Under “All other amusement and recreation industries”, split out uses not wanted and make them not permitted in CBD, then make this use permitted in CBD (see highlighted uses on attachment)

The Commission agreed with most of the proposals, except allowing other services to buildings and dwellings. Commission members asked staff to evaluate specific uses in the “All other amusement and recreation industries” and determine specific uses to allow. Discussion would continue on this at the next meeting.

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

Shawn Putnam
Secretary

Johnny Deal
Chair