

**City of Camden
Planning Commission
April 18, 2023**

Minutes

The City of Camden Planning Commission met for a regular meeting on April 18, 2023 at 6:00 PM. Commission members present were Mr. Johnny Deal, Chair; Mr. Mark Chickering, Ms. Connie Davis Rouse, Mr. Travis Hall, Mr. Greg Younghans, Mr. Brandon Moore and Mr. Shawn Putnam, Secretary. Commission member Mr. Charles Wood was absent.

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

Consideration of a request for annexation and recommendation of an interim zoning classification for a 1507 Hasty Road

Mr. Putnam stated that Mr. John Bowers requested to annex his property at 1507 Hasty Road into the city limits. The parcel has a single-family house on it and is across the street from Camden Middle School. Staff recommends an interim zoning district of R-15.

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

Following discussion, Mr. Moore made a motion to recommend City Council annex the property with the interim zoning classification of R-15. Mr. Chickering seconded the motion, which was approved unanimously.

Consideration of a preliminary plat for a major subdivision at 1304 Lyttleton Street

Mr. Putnam stated that the developers of the old elementary school property had prepared a preliminary plat containing construction drawings for the utilities and submitted them for approval. Due to the existing utilities, there is very little in the way of new utilities proposed. Improvements include stormwater infrastructure and a short amount of sewer line. Mr. Putnam indicated the plans were reviewed by planning and public works and comply with the land development regulations.

Following discussion, Mr. Chickering made a motion to approve the preliminary plat for 1304 Lyttleton Street as presented. Mr. Moore seconded the motion which was approved unanimously.

Discussion concerning changes to table of uses in zoning ordinance

Mr. Putnam noted that this was a continuation from the previous meeting on discussing changes to allowed uses in the CBD zoning district. At the previous meeting, Commission members requested to not change “other services to buildings and dwellings” to be allowed in that district. Relating to comments about the category “All other amusement and recreation industries”, Mr. Putnam stated that staff was recommending to add a line in the table for “Ballrooms, escape rooms, axe throwing establishments, laser tag” and mark them as permitted in the CBD, GBD, and CMU zoning districts. Based on comments from the previous discussion, staff made two other suggestions to the table of uses. First, split “Amusement parks, Arcades” into two listings and have amusement parks not permitted in CBD and show arcades listed as permitted in CBD, GBD and CMU zoning districts. Second, add an entry for “Brewpub” and mark it as allowed as a conditional use in CBD, GBD, CMU, and IND zoning districts, and include the definition of “brewpub” from state law in the definitions section. Following discussion, the Commission concurred with the recommendations and requested Mr. Putnam schedule a public hearing on the zoning ordinance amendments.

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