

**City of Camden
Planning Commission
April 21, 2020**

Minutes

The City of Camden Planning Commission met for a regular meeting on April 21, 2020 at 6:00 PM via conference call. Commission members present were Mr. Bill Ligon, Chair; Ms. Peggy Ogburn, Mr. Brandon Moore, Mr. Mark Chickering, Mr. Greg Younghans, Mr. Johnny Deal and Mr. Shawn Putnam, Secretary. Mr. Charles Wood was absent. Mr. Scott Mecklin was also on the call.

Mr. Ligon called the meeting to order and entertained a motion to accept the minutes from the February 18, 2019 meeting. Mr. Moore made a motion to accept the minutes and Mr. Younghans seconded the motion, which was approved unanimously.

Consideration of a variance to section 156.042 of the Land Development Regulations

Mr. Putnam presented the request for a variance to the Land Development Regulations. The request was related to the Bramblewood neighborhood on Ehrenclou Drive. The approved plan included two entrances to the site as required by section 156.042 because the development contains more than 30 lots. The developer requested a variance in order to have one entrance. They made the request after receiving a request from SCDOT to delete the proposed entrance to Campbell Street from the plans. Mr. Putnam stated that the requirement for two entrances mirrored a requirement in the Fire Code, and that even if the variance to the Land Development Regulations, they would not be relieved from complying with the Fire Code.

After some discussion, Ms. Ogburn made a motion to deny the variance request. Mr. Deal seconded the motion, which was approved unanimously.

Review proposed amendments to Zoning Ordinance regarding housing

Mr. Putnam explained the proposed amendment would add the 1200 and 1300 blocks of Broad Street to section 157.054 of the ordinance, which is the section that defines in what areas single family residential is allowed in the Central Business District. The Greenleaf Villa is a side yard style residential house and is located in this area. It has housed commercial uses for years, but a new owner would like to convert it back to a residential use. After some discussion, the Commission concurred on the amendment and request Mr. Putnam schedule a public hearing.

There being no further business, Mr. Deal 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