

**City of Camden
Planning Commission
June 16, 2020**

Minutes

The City of Camden Planning Commission met for a regular meeting on June 16, 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. Ligon called the meeting to order and entertained a motion to accept the minutes from the April 21, 2020 meeting. Mr. Deal made a motion to accept the minutes and Mr. Moore seconded the motion, which was approved unanimously.

Consideration of a site plan for Villages on Mill at 1000 Mill Street

Mr. Putnam presented the site plan for a project called Villages on Mill. The proposal is for a multi-family development consisting of fifty apartments split into two buildings. The proposal also calls for a community center /office building. The apartments would be for low-income residents within income requirements similar to Cedarbrook Apartments.

After some discussion, Mr. Chickering made a motion to approve the site plan. Mr. Deal seconded the motion, which was approved unanimously.

Review proposed amendments to Zoning Ordinance

Mr. Putnam explained the proposed amendment relating to housing in the Central Business District. Due to the interest from developers for bringing more housing to the downtown, staff began looking into amendments to allow more types of housing downtown. The amendments are as follows:

- Add patio homes to the types of housing allowed in certain blocks of Market and York Streets and add the the 1200-1300 blocks of Broad Street and the 900 Block of Church Street
- Allow townhouses in the CBD except on Broad and Dekalb Streets
- Allow multi-family developments with ground floor units in the CBD except on Broad and Dekalb Streets and the 400-500 blocks of Rutledge Street
- Make applicable changes to the table of uses for the above amendments

Mr. Putnam also presented a change to the minimum acreage for a Master Planned District. The current minimum acreage is ten acres, but staff proposed reducing it to five acres. Staff has met with several developers on projects that could use the zoning but do not meet the minimum acreage requirement. After discussion, the Commission requested Mr. Putnam schedule a public hearing on the amendments.

There being no further business, Ms. Ogburn made a motion to adjourn, and Mr. Deal seconded the motion. The motion was approved unanimously and the meeting was adjourned.

Shawn Putnam
Secretary

Bill Ligon
Chair