

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

**Minutes**

The City of Camden Planning Commission met for a regular meeting on July 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. Ligon called the meeting to order and entertained a motion to accept the minutes from the June 16, 2020 meeting. Ms. Ogburn made a motion to accept the minutes and 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.

Mr. Ligon entertained a motion to open the public hearing. Mr. Younghans moved to open the public hearing, and Mr. Chickering seconded the motion. The motion passed unanimously. No one from the public asked to speak. Mr. Ligon entertained a motion to close the public hearing. Ms. Ogburn moved to close the public hearing and Mr. Chickering seconded the motion. The motion was approved unanimously.

Mr. Moore made a motion to recommend City Council approve the proposed amendments to the Zoning Ordinance. Mr. Chickering seconded the motion that was approved unanimously.

**Consideration of a preliminary plat for major subdivision of 1213 Lakeshore Drive, 1300 Gardner Street North, and 1309 Lakeshore Drive (former Pine Tree Hill School)**

Mr. Putnam presented the preliminary plat for the proposed new residential development on the site of the former Pine Tree Hill school property. The proposal calls for fourteen lots that front on Gardner Street and fourteen lots that front on to Lakeshore Drive. Mr. Putnam stated staff recommended a conditional approval pending complying with the following:

- Verify condition of hydrant on Gardner Street before determining if re-use is possible.
- Revise sidewalks from four feet wide to five feet wide to meet SCDOT and ADA requirements.
- Individual sewer taps required for each lot.
- Change size of line to be bored under Gardner Street from two inches to one inch.
- Under manhole details; require five foot minimum diameter, no steps allowed.
- Change specification for sewer lines from SDR-35 to SDR-26.
- Provide plan for abandoning existing utility lines that will not be used.
- Add note that contractor will provide a detailed by-pass and pumping plan to the City for approval prior to re-routing existing sewer flow.
- Existing water-lines are transite pipe, it must be abandoned in place, and filled with flow-able fill. Also note that plugging the existing line will require a restrained coupling, as transite is not compatible with megalug fittings.
- To the extent practicable, relocate sewer lines from back yards of lots 1-7 and 15-21. If sewer lines cannot be relocated, record permanent deed of utility easement in order to provide adequate access to lines.

After discussion, Mr. Younghans made a motion to conditionally approve the preliminary plat pending complying with comments from staff. Mr. Chickering seconded the motion that was approved unanimously.

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.

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Shawn Putnam  
Secretary

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Bill Ligon  
Chair