

**City of Camden
Planning Commission
February 16, 2021**

Minutes

The City of Camden Planning Commission met for a regular meeting on February 16, 2021 at 6:00 PM via Zoom meeting. Commission members present were Mr. Bill Ligon, Chair; Mr. Brandon Moore, Mr. Greg Younghans, Mr. Johnny Deal, Mr. Mark Chickering, Ms. Peggy Ogburn and Mr. Shawn Putnam, Secretary. Commission member Mr. Charles Wood was absent.

Mr. Ligon called the meeting to order and entertained a motion to accept the minutes from the January 19, 2021 meeting. Mr. Younghans made a motion to accept the minutes and Mr. Chickering seconded the motion, which was approved unanimously.

Consideration of a preliminary plat for Friendship Hill Farms subdivision

Mr. Putnam referred to the preliminary plat drawing and indicated that no significant changes were made to the layout of the subdivision since the sketch plan was approved. Staff comments were provided to the developer, and most of these related to electric utilities since that is the only utility the city is providing to the project. Mr. Putnam noted that the project is divided into two phases, and the first phase contains more than thirty lots. Due to this, building permits in the first phase would be limited to thirty until the second entrance was open. Mr. Putnam indicated that the staff recommendation is a conditional approval pending compliance with the staff comments.

Mr. Deal made a motion to give a conditional approval to the preliminary plat for Friendship Hill Farms subdivision, pending compliance with staff comments. Ms. Ogburn seconded the motion, which was approved unanimously.

Consideration of a site plan for new Karesh Wing Skilled Nursing Facility

Mr. Putnam referred members to the drawings provided and introduced Mr. Will Rogan to provide a description of the project. Mr. Rogan explained the project was a new skilled nursing facility to replace the current Karesh Wing long-term care facility. The project is on the Beechwood property and will contain 132 beds for residents. The primary entrance will be off John G. Richards Road with a secondary entrance into the adjacent shopping center. Mr. Rogan stated that plans are under review by DHEC and SCDOT. Mr. Putnam noted that staff had several comments regarding dumpster placement, fire hydrants, and the secondary entrance. The staff recommendation is for a conditional approval pending compliance with staff comments.

After some discussion, Ms. Ogburn made a motion to give a conditional approval to the site plan for the Karesh Skilled Nursing Facility pending compliance with comments from staff. Mr. Moore seconded the motion, which was approved unanimously.

Consideration of a site plan for Fox Run Phase 2 Town Home Development

Mr. Putnam explained that the proposal is phase two of the Fox Run apartment development on Wall Street. He introduced Mr. John Dangerfield to describe the project. Mr. Dangerfield explained that the original design for the Fox Run project was completed in 2000, but the property had since been sold to a new owner. The current owner decided to have phase two redesigned from apartments to townhomes. The proposal contains thirty-four townhomes, which is considerably less than the original design of seventy-two apartments. All units would be rental only. In response to a question on access, Mr. Dangerfield responded that all units had either a garage or a handicapped access. Mr. Putnam noted that the proposal complied with the conditional use requirements in the zoning ordinance.

Mr. Chickering made a motion to approve the site plan for Fox Run Phase 2 as presented. Mr. Moore seconded the motion, which 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.

Shawn Putnam
Secretary

Bill Ligon
Chair