

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

Minutes

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

Mr. Ligon called the meeting to order and entertained a motion to accept the minutes from the February 16, 2021 meeting. Mr. Deal made a motion to accept the minutes and Ms. Ogburn seconded the motion, which was approved unanimously.

Consideration of a preliminary plat for South Haven Phase 4

Mr. Putnam referred to the preliminary plat drawing and staff report for the proposal. The Review Committee identified numerous changes that need to be made, but most are technical in nature related to water and sewer specifications. One change identified was to eliminate lot #9 and split it between the two adjacent lots. This is requested because the lot is so narrow that it would be very difficult to site a house on. Also noted in the report is a condition that no more than 70 building permits will be approved until such time as the sewer lift station that serves the neighborhood is upgraded. 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 South Haven Phase 4, pending compliance with comments from the Review Committee. Mr. Chickering seconded the motion, which was approved unanimously.

Consideration of a variance to 156.31(L)(3)(b) relating to traffic impacts for Friendship Hill Farms Subdivision

Mr. Putnam noted that the Friendship Hill Farms subdivision has 125 lots, and that the Land Development Regulations require a left turn lane on the access road into the subdivision. However, the regulations allow the Planning Commission to waive the requirement if SCDOT will not allow it or if a traffic impact study shows that it is not needed. Mr. McGuirt explained that he commissioned a traffic study by a registered engineer to examine the impact of traffic from the development on SC Highway 97. The results of the study showed that a left turn lane is not needed. Further, SCDOT has indicated that they will not require a left turn lane.

Following discussion, Mr. Deal made a motion to waive the requirement for a left turn lane for the Friendship Hill Farms subdivision. Ms. Ogburn seconded the motion, which was approved unanimously.

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