

**City of Camden
Planning Commission
May 18, 2021**

Minutes

The City of Camden Planning Commission met for a regular meeting on May 18, 2021 at 6:00 PM at City Hall. Commission members present were Mr. Bill Ligon, Chair; Mr. Brandon Moore, Mr. Greg Younghans, Mr. Mark Chickering, Ms. Peggy Ogburn, and Mr. Shawn Putnam, Secretary. Commission members Mr. Johnny Deal and Mr. Charles Wood were absent.

Mr. Ligon called the meeting to order and entertained a motion to accept the minutes from the April 20, 2021 meeting. Mr. Moore made a motion to accept the minutes and Mr. Chickering seconded the motion, which was approved unanimously.

Consideration of a request for annexation of 2217 Haile Street

Mr. Putnam stated the owner of the property at 2217 Haile Street had requested to have the property annexed into the city limits. The property is up for sale and while it would likely be used for residential development, no development plan was submitted with the annexation petition. Mr. Putnam stated that staff recommended R-15 for the interim zoning.

Mr. Ligon entertained a motion to open the public hearing. Ms. Ogburn moved to open the public hearing, and Mr. Younghans seconded the motion. The motion passed unanimously.

Mr. Robert Hunt stated he was opposed to the annexation due to concerns relating to tree removal, runoff and traffic congestion.

Mr. Robert Whitehead stated he was opposed to the annexation due to concerns about clearing trees. He was also concerned about noise from the Kendall Plant affecting the area.

Mr. Tetterton stated he was opposed to the annexation because his property is adjacent to this site and he is concerned about traffic congestion.

Ms. Janet Massalon stated she was opposed to the annexation due to concerns about additional traffic on Haile Street.

Ms. Helen Crowley stated she was opposed to the annexation due to concerns about the property being clear cut.

Ms. Tara Boone stated she lives in Lugoff and was opposed to the annexation due to concerns about how development would negatively impact Kendall Lake and Kendall Park.

Ms. Amanda Outen stated she lives in Cassatt and was representing the Kershaw County

Republican Party. She said she was opposed to the annexation due to concerns about sewer service and impacts to schools and emergency services. She also stated she thought the property would be used for low income housing.

Ms. Tracy Carpenter stated she lives in Lugoff but was opposed to the annexation due to concerns the property would be used for low income housing. She also expressed concern that the homes would be sold to people without jobs.

Ms. Linda Franklin Moore stated she lives outside the city but was opposed to the annexation because it would trigger additional annexations. She also stated that Jeffrey Graham had a conflict of interest due to him being the real estate agent for the property.

Ms. Sarah Williams stated she was opposed to the annexation due to concerns about how development would negatively affect Kendall Lake and Kendall Park.

Mr. Bill Stewart stated he lives in Cassatt but was opposed to the annexation due to concerns about traffic congestion, possible increased flooding along Hwy 1, and negative impacts on wildlife.

Ms. Margaret Buckalew stated she lives outside the city limits but was opposed to the annexation due to possible negative impacts on wildlife. She also stated the property should not be allowed to be developed due to the city's ordinance on being a bird sanctuary.

Mr. Scotty Dixon stated he lives on Haile Street and was opposed to the annexation because he opposed development of this specific property.

Mr. David Snodgrass stated he was opposed to the annexation due to the proposed zoning allowing a higher density of development than the current county zoning.

Ms. Debbie Labrazzo stated she was opposed to annexation of the property. She lives across the street from the property and would prefer for it to remain undeveloped.

Mr. Ligon entertained a motion to close the public hearing. Mr. Younghans moved to close the public hearing and Mr. Moore seconded the motion. The motion was approved unanimously.

Ms. Ogburn made a motion to recommend City Council deny the request to annex the property at 2217 Haile Street. Mr. Moore seconded the motion, which was approved unanimously.

Consideration of a request for annexation of 761A Kershaw Highway, 783A Kershaw Highway and 799B Kershaw Highway

Mr. Putnam stated that a request for annexation of the three properties was submitted along with a plan for development into a residential development. The owner requested an interim zoning of R-6.

Mr. Ligon entertained a motion to open the public hearing. Mr. Moore moved to open the public hearing, and Mr. Younghans seconded the motion. The motion passed unanimously. No one spoke during the hearing. 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. Younghans made a motion to recommend City Council approve annexation of the properties located at 761A Kershaw Highway, 783A Kershaw Highway and 799B Kershaw Highway with an interim zoning of R-6. Ms. Ogburn seconded the motion, which was approved unanimously.

Consideration of a request for annexation of 251 Friendship Road

Mr. Putnam stated the owner of the property located at 251 Friendship Road requested annexation into the city limits. This parcel is approximately 9 acres and is adjacent to the Friendship Hill Farms subdivision. The parcel is downstream of the spillway for the ponds in the subdivision, so its only purpose is to accept water in the event of a dam failure. The only plan for the property is to deed it to the HOA for the subdivision. Mr. Putnam stated that the staff recommendation for interim zoning is R-15.

Mr. Ligon entertained a motion to open the public hearing. Mr. Chickering moved to open the public hearing, and Mr. Moore seconded the motion. The motion passed unanimously. No one spoke during the hearing. Mr. Ligon entertained a motion to close the public hearing. Mr. Younghans moved to close the public hearing and Mr. Chickering seconded the motion. The motion, which was approved unanimously.

Mr. Younghans made a motion to recommend City Council approve annexation of the property located at 251 Friendship Road with an interim zoning of R-15. Ms. Ogburn seconded the motion, which was approved unanimously.

Consideration of amendments to the Zoning Ordinance relating to a new zoning district

Mr. Putnam referred to the discussion from the previous meeting regarding the request to change the zoning in the Kirkwood neighborhood to change the allowed types of residential units to only single family detached homes. In order to create the new zoning district needed, Mr. Putnam presented amendments to the following sections of the ordinance: 157.026(A), 157.029(D), 157.060(B)(2-3), 157.082(A), 157.084(A), 157.106, 157.123(L)(2).

Mr. Ligon entertained a motion to open the public hearing. Mr. Moore moved to open the public hearing, and Mr. Chickering seconded the motion. The motion passed unanimously.

Ms. Phyllis Dye stated she is part of the committee of Kirkwood residents that requested the zoning change. She said they requested the change due to problems in the neighborhood with multi-family units. She stated she was in favor of approving the ordinance amendments.

Ms. Sheila Carlos stated she was in favor of approving the ordinance amendments. She is a longtime resident in the neighborhood and wanted to keep the area a single family neighborhood.

Mr. Ligon entertained a motion to close the public hearing. Ms. Ogburn moved to close the public hearing and Mr. Younghans seconded the motion. The motion was approved unanimously.

Mr. Moore made a motion to recommend City Council approve the proposed amendments to sections 157.026(A), 157.029(D), 157.060(B)(2-3), 157.082(A), 157.084(A), 157.106, 157.123(L)(2) of the zoning ordinance as presented. Mr. Younghans seconded the motion, which was approved unanimously.

Other Business

Mr. Putnam informed the Commission of several opportunities to attend training to meet the requirement for continuing education hours needed each year.

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

Shawn Putnam
Secretary

Bill Ligon
Chair