

**City of Camden  
Planning Commission  
June 15, 2021**

**Minutes**

The City of Camden Planning Commission met for a regular meeting on June 15, 2021 at 6:00 PM via Zoom. Commission members present were Mr. Bill Ligon, Chair; Mr. Brandon Moore, Mr. Greg Younghans, Mr. Mark Chickering, Mr. Johnny Deal, Mr. Charles Wood, and Mr. Shawn Putnam, Secretary. Commission member Ms. Peggy Ogburn was absent.

Mr. Ligon called the meeting to order and, per a request from Mr. Putnam, entertained a motion to table the minutes from the May 18, 2021 meeting. Mr. Deal made a motion to table the minutes and Mr. Younghans seconded the motion, which was approved unanimously.

**Consideration of a request for annexation of 783 Kershaw Highway**

Mr. Putnam stated that a request for annexation of the property at 783 Kershaw Highway was submitted. This parcel would be included with the three parcels on Kershaw Highway that were reviewed for annexation at the previous meeting. Consideration of this parcel was delayed due to issues with paperwork that could not be resolved before the last meeting. Staff recommended an interim zoning of R-6 for this parcel.

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

Mr. Younghans made a motion to recommend City Council approve annexation of the properties located at 783 Kershaw Highway with an interim zoning of R-6. Mr. Moore seconded the motion, which was approved unanimously.

**Consideration of a sketch plan for a major subdivision at 783 Kershaw Highway**

Mr. Putnam referred to the sketch plan provided and gave an overview of the proposal. The plan called for a total of 120 residential units, consisting of 89 single family detached houses and 31 townhouses. The Review Committee identified several concerns that need to be addressed before final approval could be issued. These concerns are as follows:

- The plan does not have a proposed name for the development.  
*156.31(A) Proposed name of subdivision, which shall not duplicate or approximate the name of any other subdivision, or the name of the city.*

- The plan does not identify location of proposed sidewalks. Per 156.48 sidewalks are required on both sides of streets.  
*156.31(G) Approximate location of proposed street pattern and sidewalks.*
- Traffic impact for the development has not been addressed. 156.31(L) requires traffic data be submitted for review.

Mr. Putnam recommended the Commission give a conditional approval pending compliance with these requirements.

Following discussion, Mr. Younghans made a motion to conditionally approve the sketch plan for the major subdivision at 783 Kershaw Highway pending compliance with the issues identified by the Review Committee. Mr. Deal seconded the motion, which was approved unanimously.

### **Review of Rules of Procedure**

Due to the lengthy public hearing at the previous meeting, the Commission reviewed the Rules of Procedure regarding public hearings. Mr. Ligon noted the rules state that each speaker is limited to five minutes each, and this would be enforced for future hearings.

There being no further business, Mr. Deal made a motion to adjourn, and Mr. Chickering 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