

**City of Camden
Planning Commission
September 21, 2021**

Minutes

The City of Camden Planning Commission met for a regular meeting on September 21, 2021 at 6:00 PM. Commission members present were Mr. Bill Ligon, Chair; Mr. Brandon Moore, Mr. Greg Youngmans, Mr. Mark Chickering, Mr. Johnny Deal, Ms. Peggy Ogburn and Mr. Shawn Putnam, Secretary. Commission member Mr. Charles Wood was absent.

Mr. Ligon called the meeting to approve the minutes from the July 20, 2021 meeting. Mr. Deal made a motion to approve the minutes from the July 20, 2021 meeting. Mr. Chickering seconded the motion, which was approved unanimously.

Consideration of a recommendation of a final zoning classification for 761A Kershaw Highway, 783 Kershaw Highway, 783A Kershaw Highway, and 799B Kershaw Highway

Mr. Putnam explained annexation of the properties was approved by City Council so the last step was to finalize the zoning classification. The recommendation from staff is that the final zoning classification for all four parcels be set as R-6.

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

Mr. Deal made a motion to recommend to City Council that the final zoning classification for 761A Kershaw Highway, 783 Kershaw Highway, 783A Kershaw Highway, and 799B Kershaw Highway be set as R-6. Mr. Chickering seconded the motion, which was approved unanimously.

Request for annexation and recommendation of an interim zoning classification for 1095 Ehrenclou Drive

Mr. Putnam explained that the request was to annex property located at 1095 Ehrenclou Drive. The property is for sale and the owner would like it to be in the city limits to allow for water and sewer availability. It is approximately two acres in size and is across the street from the National Guard armory property.

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. Moore moved to close the public hearing and Mr. Chickering seconded the motion. The motion

was approved unanimously.

Mr. Chickering made a motion to recommend that City Council annex the property located at located at 1095 Ehrenclou Drive and assign an interim zoning classification of General Business District. Mr. Younghans seconded the motion, which was approved unanimously.

Consideration of a site plan for Springhill Suites

Mr. Putnam stated that a developer has requested approval of a site plan for a new Springhill Suites hotel to be located on Wall Street next to the Hampton Inn. Commission members were referred to the drawing provided in their packet. Mr. Putnam stated that the plan had been through several drafts, and that the current version meets the city's requirements. He introduced Mr. Deep Patel to answer any questions.

After discussion, Mr. Moore made a motion to approve the site plan for the Springhill Suites hotel as presented. Mr. Chickering seconded the motion, which was approved unanimously.

Consideration of a sketch plan for a major subdivision on Bramblewood Plantation Road.

Mr. Putnam stated that the applicant requested to have review of the sketch plan postponed due to issues that still need to be resolved.

Discussion of possible amendments to the Zoning Ordinance

Ms. Lisa Moore asked the Commission if the requirements for fences on corner lots could be reviewed. Specifically, she asked about the requirement that a fence on a corner lot can only be a maximum of four feet tall on each side of the lot facing a street. After a brief discussion, the Commission requested that Mr. Putnam research the issue.

There being no further business, Mr. Chickering 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