

**City of Camden
Planning Commission
October 19, 2021**

Minutes

The City of Camden Planning Commission met for a regular meeting on October 19, 2021 at 6:00 PM. 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 approve the minutes from the September 21, 2021 meeting. Mr. Deal made a motion to approve the minutes from the July 20, 2021 meeting. Mr. Younghans seconded the motion, which was approved unanimously.

Request for annexation and recommendation of an interim zoning classification for 1876 McRae Road, 150 Bradley Road and 1528B Bradley Road

Mr. Putnam referred Commission members to the maps for the properties and explained that Randy Bock has requested to annex the parcels into the city limits. The City would serve electric and sewer service to the property. Water service will be provided by Cassatt Water. Mr. Putnam indicated the property would be used for a residential neighborhood but that no sketch plan had been submitted yet. Mr. Putnam recommended an interim zoning classification of R-15.

Mr. Ligon entertained a motion to open the public hearing. Mr. Deal moved to open the public hearing, and Mr. Wood 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. Wood seconded the motion. The motion was approved unanimously.

Mr. Younghans made a motion to recommend to City Council to approve the annexation request for 1876 McRae Road, 150 Bradley Road and 1528B Bradley Road with an interim zoning classification of R-15. Mr. Wood seconded the motion, which was approved unanimously.

Discussion of possible amendments to the Zoning Ordinance

Mr. Putnam explained he had two zoning ordinance amendments for the Commission to consider. The first was related to the requirements for fences that was discussed at the previous meeting. After reviewing several options, Mr. Putnam explained that there were no valid options for the concerns raised at the previous meeting. The problem of an 8-foot tall fence blocking the sight lines for drivers leaving from adjacent properties would still exist. After discussion, the Commission agreed not to pursue the amendment.

Mr. Putnam then referred the Commission members to language provided for amendments related to tiny houses. A tiny house is defined as a dwelling that is 400 square feet or less in area excluding lofts. These are typically on wheels and not on a permanent foundation. Mr. Putnam explained that the City had received several inquiries about using these as primary residences, and that in most places they would be inappropriate due to the small size. Staff is proposing an amendment to only allow these dwelling types as accessory structures. After discussion, the Commission concurred with the amendment and requested a public hearing be scheduled.

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

Shawn Putnam
Secretary

Bill Ligon
Chair