

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

**Minutes**

The City of Camden Planning Commission met for a regular meeting on November 16, 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, and Mr. Shawn Putnam, Secretary. Commission member Mr. Charles Wood was absent.

Mr. Ligon called the meeting to order and entertained a motion to approve the minutes from the October 19, 2021 meeting. Mr. Deal made a motion to approve the minutes from the July 20, 2021 meeting and Mr. Younghans seconded the motion. Mr. Chickering noted that the minutes state he was present for the meeting but he was absent. Mr. Deal accepted a friendly amendment to his motion to correct the minutes to show Mr. Chickering was absent. The minutes were approved unanimously.

**Consideration of amendments to Sections 157.045 and 157.220 of the Zoning Ordinance**

Mr. Putnam explained that the amendments under review are related to tiny houses. Specifically, the amendments would add a definition of tiny houses to the ordinance, state they are only allowed to be used as an accessory apartment, and may not be used as a primary residence.

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. Deal made a motion to recommend to City Council to approve the amendments to Sections 157.045 and 157.220 of the Zoning Ordinance relating to tiny houses. Mr. Younghans seconded the motion, which was approved unanimously.

**Consideration of a sketch plan for a major subdivision at 36 Bramblewood Plantation Road**

Mr. Putnam referred Commission members to the sketch plan provided. The subdivision, named Oldfield Plantation, consists of approximately 62 acres and would occupy land on both sides of Bramblewood Plantation Road. One side would include 77 single family houses, and the other side would include 209 townhouse units. Mr. Putnam indicated the plan met all requirements and recommended approval as presented.

Following discussion, Mr. Moore made a motion to approve the sketch plan for a major subdivision at 36 Bramblewood Plantation Road as presented. Mr. Deal seconded the motion, which was approved unanimously.

**Consideration of a minor subdivision at 1307 Broad Street**

Mr. Putnam explained this proposal was to subdivide the lot at 1307 Broad Street into two lots. The lot currently contains two structures, and this would provide a separate lot for each structure. The new lot meets all of the zoning requirements.

Following discussion, Mr. Chickering made a motion to approve the sketch plan for a minor subdivision at 1307 Broad Street as presented. Mr. Moore seconded the motion, which was approved unanimously.

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

---

Shawn Putnam  
Secretary

---

Bill Ligon  
Chair