

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

Minutes

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

Mr. Ligon called the meeting to order and entertained a motion to approve the minutes from the November 16, 2021 meeting. Mr. Deal made a motion to approve the minutes from the November 16, 2021 meeting and Mr. Moore seconded the motion. The minutes were approved unanimously.

Consideration of a recommendation of a final zoning classification for 1876 McRae Road, 1500 Bradley Road and 1528B Bradley Road

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 three parcels be set as R-15.

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

Mr. Moore made a motion to recommend to City Council that the final zoning classification for 1876 McRae Road, 1500 Bradley Road and 1528B Bradley Road be set as R-15. Mr. Wood seconded the motion, which was approved unanimously.

Consideration of a recommendation of a final zoning classification for 1095 Ehrenclou Drive

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 the property be set as General Business District.

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

Mr. Deal made a motion to recommend to City Council that the final zoning classification for 1095 Ehrenclou Drive be set as General Business District. Mr. Moore seconded the motion, which was approved unanimously.

Consideration of a minor subdivision at 1500 Bradley Road

Mr. Putnam explained this proposal was to subdivide the lot at 1500 Bradley Road into seven lots. Six of the new lots have frontage on Bradley Road and the other has frontage on Rowe Street. The City has a water line available along Bradley Road, and the lots would not be on the sewer system. The new lots meets all of the zoning requirements.

Following discussion, Mr. Deal made a motion to approve the sketch plan for a minor subdivision at 1500 Bradley Road as presented. Mr. Moore seconded the motion, which was approved unanimously.

Consideration of a variance to 156.31(L)(3)(b) relating to traffic impacts for South Haven Subdivision

Mr. Putnam explained that Randy Bock has requested a variance to the requirement to install a left turn lane on Black River Road for the South Haven subdivision. Section 156.31(L)(3)(b) of the Land Development Regulations requires a left turn lane for developments that contain more than 100 lots. The subdivision was originally approved in 2008 and a traffic study was conducted that also showed that a left turn lane would be required. The subdivision was approved with the requirement the left turn lane would be required. Mr. Bock has provided a new traffic study and requested the left turn lane requirement no longer apply.

City staff provided the following comments to the new traffic study:

1. The site plan labels the entrance to Southern Oaks as South Haven.
2. The entrance to the Steeplechase Industrial Park is directly across from the entrance to Southern Oaks and about 440 feet from the entrance to South Haven.
3. The report notes two types of volume projection, annual percentage growth and specific development growth; and also notes to be conservative, both methods were applied. However, in the next paragraph the report states that no specific background developments were identified.
4. There are still some houses under construction and possibly some vacant lots in South Haven from previous phases that would add to the 110 proposed lots.
5. Need to consider the 100 homes under construction at Carriagebrook just down the road from South Haven. It appears only 17 homes may be occupied at this time. The two subdivisions are approximately 1866 feet apart.
6. GE-Haier will be adding a second shift at 3:30 PM, doubling the number of employees within the next 12-18 months. That entrance is approximately 1325 feet from South Haven.

7. The Prestage turkey plant is expected to start up in about 18 months with over 300 employees. Some additional truck traffic may be anticipated also.
8. The diagrams in the report only show the intersection of Rapid Run and Black River Rd and do not address the other areas noted above.
9. The new study references a second entrance to the subdivision. The original plan had a second entrance that went out to Precipice Road. That entrance is no longer proposed. The second entrance to the subdivision was provided into the Southern Oaks subdivision. Therefore all of the traffic from the subdivision will enter and exit from Black River Road.

Following discussion related to staff comments, it was decided that the best option would be to table consideration of the item until the next meeting in order to have the traffic engineer available to answer questions. Mr. Wood made a motion to table the request for the variance. Mr. Moore seconded the motion, which was approved unanimously.

Approval of a street name in the Bramblewood Subdivision

Mr. Putnam explained the road in question runs from the subdivision to Campbell Street. It was not initially named because no homes were to be located on the road. However, the road needed to have a name for 911 purposes. The developer requested the road be named Bentgrass Court.

Mr. Wood made a motion to approve the name of Bentgrass Court for the road. Mr. Moore seconded the motion, which was approved unanimously.

There being no further business, Mr. Moore 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