

**City of Camden
Planning Commission
April 19, 2022**

Minutes

The City of Camden Planning Commission met for a regular meeting on April 19, 2022 at 6:00 PM. Commission members present were Mr. Johnny Deal, Chair; Mr. Bill Ligon, Mr. Mark Chickering, Mr. Greg Younghans, Mr. Charles Wood, Mr. Brandon Moore and Mr. Shawn Putnam, Secretary. Commission member Ms. Connie Davis Rouse was absent.

Mr. Deal called the meeting to order and entertained a motion to accept the minutes from the March 15, 2022 meeting. Mr. Moore made a motion to accept the minutes and Mr. Wood seconded the motion, which was approved unanimously.

Consideration of a recommendation for final zoning classification for 251 Friendship Road

Mr. Putnam explained the property at 251 Friendship Road was previously annexed into the city with an interim zoning of R-15. The property has no street frontage and would not have any development constructed on it. The property is downstream from the ponds located in the Friendship Hill Farms subdivision, and would be deeded to the HOA for that neighborhood. Staff recommended R-15 for the final zoning classification.

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

Mr. Younghans made a motion to recommend to City Council to give the final zoning classification of R-15 for the property at 251 Friendship Road. Mr. Chickering seconded the motion which was approved unanimously.

Consideration of a request for annexation and recommendation of an interim zoning classification for a 9.34 acre portion of 399 Black River Road

Mr. Putnam stated that Mr. Vip Patel requested to annex the property into the city limits for future development. The parcel is approximately 9.34 acres and is located adjacent to Central Carolina Technical College. Mr. Putnam referred members to the map provided. Mr. Putnam stated that all of the property in this area is zoned Commercial Mixed Use, and that is the zoning staff recommended for the interim zoning.

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

Ms. Amanda Outen stated she would like to know what specific uses are proposed for the property before it is annexed in the city limits.

Mr. Moore moved to close the public hearing and Mr. Wood seconded the motion. The motion was approved unanimously.

Mr. Putnam stated that the owner had not indicated any specific use for the property, but the zoning allows for a wide range of residential and commercial uses. Following discussion, Mr. Chickering made a motion to recommend to City Council to annex the property with the interim zoning classification of Commercial Mixed Use. Mr. Wood seconded the motion, which was approved unanimously.

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

Shawn Putnam
Secretary

Johnny Deal
Chair