

**City of Camden
Planning Commission
June 21, 2022**

Minutes

The City of Camden Planning Commission met for a regular meeting on June 21, 2022 at 6:00 PM. Commission members present were, Mr. Mark Chickering, Vice-Chair; Mr. Brandon Moore, Ms. Connie Davis Rouse, Mr. Bill Ligon, Mr. Greg Younghans and Mr. Shawn Putnam, Secretary. Commission members Mr. Johnny Deal and Mr. Charles Wood were absent.

Mr. Chickering called the meeting to order and entertained a motion to accept the minutes from the May 17, 2022 meeting. Mr. Younghans made a motion to accept the minutes and Mr. Ligon seconded the motion, which was approved unanimously.

Consideration of final zoning for 9.34 acre portion of 399 Black River Road

Mr. Putnam explained the property at 399 Black River Road was previously annexed into the city with an interim zoning of CMU. Staff recommended CMU for the final zoning classification.

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

Mr. Ligon made a motion to recommend to City Council to give the final zoning classification of CMU for the 9.34 acre portion of 399 Black River Road. Mr. Younghans seconded the motion which was approved unanimously.

Consideration of a sketch plan for major subdivision located at 107 Black River Road and 111 Century Boulevard

Mr. Putnam referred members to the sketch plan for the proposed development. The property is near Central Carolina and has frontage on Black River Road, Titan Drive and Century Boulevard. The site consists of two parcels and is approximately 25.6 acres. The proposal calls for 217 townhomes. The property is zoned Commercial Mixed Use and no rezoning is required for the development. Mr. Putnam noted that staff recommended a conditional approval based on the following two items:

- The plan shows a dead end street into lot 197 without a circular turnaround. The dead end needs either to be removed or have a circular turnaround with a minimum diameter of 100 feet as measured from the back of the curb.

- Staff recommends requiring a traffic study due to the large number of units on a road that currently has minimal traffic. This report shall be submitted with the preliminary plat.

Following discussion, Mr. Ligon made a motion to give a conditional approval to the sketch plan pending complying with the two items identified. Mr. Moore seconded the motion which was approved unanimously.

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

Shawn Putnam
Secretary

Mark Chickering
Vice-Chair