

**City of Camden
Planning Commission
October 18, 2022**

Minutes

The City of Camden Planning Commission met for a regular meeting on October 18, 2022 at 6:00 PM. Commission members present were, Mr. Johnny Deal, Chair; Mr. Brandon Moore, Ms. Connie Davis Rouse, Mr. Travis Hall, Mr. Charles Wood, and Mr. Shawn Putnam, Secretary. Commission members Mr. Mark Chickering and Mr. Greg Younghans were absent. Also attending was Mr. Mitch McGuirt.

Mr. Deal called the meeting to order and entertained a motion to accept the minutes from the September 20, 2022 meeting. Mr. Moore made a motion to accept the minutes and Mr. Hall seconded the motion, which was approved unanimously.

Consideration of a sketch plan for a major subdivision at 1234 Wylie Street

Mr. Putnam explained the applicant has requested approval of a sketch plan for a townhouse development on Wylie Street. The proposed development consist of 43 townhomes. The property contains floodplains and wetlands, but the development was designed to not encroach into those areas. Mr. Putnam noted that lots 33-43 meet the definition of double frontage lots. Per 156.47(D) of the Land Development Regulations a planted buffer 20 feet in width will be required behind these lots along Gordon Street. The front setback for these lots may be reduced to 25 feet if needed.

During the discussion, it was also determined that one of the groups of townhomes did not meet the required minimum of at least 3 attached townhouses. Mr. McGuirt indicated he would try to rearrange the units to meet the minimum or request a variance. Following discussion, Mr. Moore made a motion to approve the sketch plan with the notation that the buffer required for lots 33-43 be installed and the requirement to address the minimum number of attached units. Mr. Wood seconded the motion, which was approved unanimously.

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

Shawn Putnam
Secretary

Johnny Deal
Chair