

**City of Camden
Planning Commission
September 19, 2023**

Minutes

The City of Camden Planning Commission met for a regular meeting on September 19, 2023 at 6:15 PM. Commission members present were Mr. Johnny Deal, Chair; Mr. Mark Chickering, Ms. Connie Davis Rouse, Mr. Travis Hall, Mr. Mark Mohr, Mr. Charles Wood, Mr. Greg Younghans and Mr. Shawn Putnam, Secretary. Also attending were City Manager Jon Rorie and Matt Noonkester.

Mr. Deal called the meeting to order and entertained a motion to accept the minutes from the August 15 meeting. Mr. Hall made a motion to accept the minutes and Mr. Wood seconded the motion, which passed unanimously.

Mr. Deal made a motion to remove item number three from the agenda. Mr. Mohr seconded the motion. Mr. Putnam explained that he was notified of a complication with the rezoning request due to concerns relating to a delinquent property tax sale. The motion was approved unanimously.

Consideration of recommendation on adoption of Development Impact Fees

Mr. Putnam explained all of the work required for the adoption of Development Impact Fees was complete, and it was time for the Commission to consider a recommendation to City Council. He introduced Mr. Noonkester from City Explained Inc., who is the consultant for the city on impact fees, to give a presentation on the process of adopting development impact fees and the results of the studies.

Following the presentation and discussion, Mr. Younghans made a motion to recommend a development impact fee program for the City of Camden enacted in accordance with the rules and requirements of the South Carolina Development Impact Fee Act, which is established based upon the findings, conclusions, and recommendations from the 1) City of Camden Development Impact Fee Study Report, 2) City of Camden Housing Affordability Analysis, 3) City of Camden Capital Projects List Eligible for Impact Fee Funding, and 4) City of Camden Development Impact Fee Ordinance. Mr. Mohr seconded the motion, which was approved unanimously.

Discussion of Five-Year Update to Comprehensive Plan

Mr. Putnam stated that the last section of the update to the comprehensive plan to be reviewed is the Resiliency Element. This is a new element that is required due to an amendment to the SC Local Government Comprehensive Planning Enabling Act. Resiliency

planning is intended to reduce the social, economic, and environmental risk to communities by requiring jurisdictions to consider the potential impacts of flooding and other natural hazards in context of all the other plan elements. The Resiliency Element provides the context for understanding the existing risks and vulnerabilities of both natural and public systems to multiple disasters and disruptive events. This understanding informs the planning for coordinated efforts by the City of Camden to proactively prevent and mitigate loss, damage, and disruption.

Following the review of the element and discussion, Mr. Younghans made a motion to recommend adoption of the updated Comprehensive Plan to City Council. Mr. Mohr seconded the motion, which was approved unanimously.

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

Shawn Putnam
Secretary

Johnny Deal
Chair