

**City of Camden
Planning Commission
January 16, 2024**

Minutes

The City of Camden Planning Commission met for a regular meeting on January 16, 2024 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. Greg Younghans, Mr. Charles Wood and Mr. Shawn Putnam, Secretary.

Mr. Deal called the meeting to order and entertained a motion to approve the meeting agenda. Mr. Chickering made a motion to accept the minutes and Mr. Hall seconded the motion, which passed unanimously.

Mr. Deal entertained a motion to approve the minutes from the November 21, 2023 meeting. Mr. Younghans made a motion to accept the minutes and Mr. Chickering seconded the motion, which passed unanimously.

Election of officers

Mr. Hall made a motion to nominate Mr. Deal as Chair and Mr. Chickering as Vice-Chair. Mr. Mohr seconded the motion, which was approved unanimously.

Review procedures for public hearings

Mr. Putnam stated that after the previous meeting, the Commission should review the rules for public hearings. The Commission discussed several ideas, including not allowing speakers to yield time to others, only allow individual people to speak once per hearing, and have the rules posted by the sign up sheet and for them to be read at the beginning of each hearing. Mr. Putnam stated he would have a draft of the rules for the next meeting.

Discussion of amendments to the Zoning Ordinance regarding design standards

Mr. Putnam stated that based on feedback received from the community that it was time for the city to consider implementing design standards for residential structures. Currently the only residential structures that must follow design standards are those structures designated as Historic Properties by City Council. Mr. Putnam then walked the Commission through a draft of design standards that included requirements for items such as materials, architectural features, garages, windows, etc. Following this Mr. Putnam stated the City is also considering a new overlay district for major subdivisions that would require additional design standards for residential units, property buffers and amenities.

Following discussion, the Commission asked Mr. Putnam to look into the impact these requirements would have on the cost of new structures.

Discussion of amendments to the Land Development Regulations regarding requirements for utilities, sidewalks and traffic impacts

Mr. Putnam stated that staff were looking at several recommendations to requirements in the Land Development Regulations. There are requirements in the ordinance that are overlay vague and need to be updated. The first amendments were to the section on sidewalks. The amendments would change sidewalks from being required to being optional, but would require a HOA to maintain them if they were installed. They also provide additional requirements regarding construction and maintenance standards. The next set of amendments were related to traffic impact analyses. The amendments delete language under the sketch plans section and replace them with requirements that are more specific and based on engineering standards. The last set of amendments are for utility requirements. The current requirements are vague and insufficient. The new requirements add more specific standards for water, sewer and electric utilities. They also add a requirement for a developer to complete a feasibility study to determine if there was sufficient utility capacity for their development. Mr. Putnam indicated that the cost and effort for that should be on the developer if they wish to connect to our system. Following discussion, the Commission asked Mr. Putnam to change the sidewalks section to continue to require sidewalks.

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