

**City of Camden  
Planning Commission  
March 15, 2022**

**Minutes**

The City of Camden Planning Commission met for a regular meeting on March 15, 2022 at 6:00 PM. Commission members present were Mr. Johnny Deal, Chair; Mr. Bill Ligon, Mr. Mark Chickering, Ms. Connie Davis Rouse, Mr. Greg Youngmans, Mr. Charles Wood, Mr. Brandon Moore and Mr. Shawn Putnam, Secretary. Also attending was Mr. C.D. Rhodes and Mr. Scott Bergthold (via phone).

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

**Consideration of a request to rezone 301 East Dekalb Street; 311 East Dekalb Street; 315 East Dekalb Street; 1002 Lyttleton Street; 305 Roscoe Avenue; 1011 Fair Street; 1015 Fair Street; 1017 Fair Street**

Mr. Putnam explained the purpose of the rezoning was to change the zoning of the properties from Central Business District to General Business District. This action is related to the next agenda item regarding zoning ordinance amendments involving hotels and motels. Mr. Putnam introduced Mr. Bergthold, who is an attorney that worked on research and drafted the ordinances being considered. Mr. Bergthold gave a presentation where he explained that the purpose of the ordinances was to change the zoning of the properties listed to General Business District, amend the zoning ordinance to indicate hotels and motels are not permitted uses in the General Business District, and to add an amortization provision so that any hotels and motels made nonconforming by the amendment would have to cease operation by July 31, 2024 (see attached slides).

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

Mr. Ashish Patel asked how the ordinance would affect their business and what they could do about it if they are forced to close. Mr. Deal said they could respond once the hearing was finished.

Ms. Vaishali Maisana asked how it would impact their business and how they would get by if they are forced to close. She said she felt that her hotel was being unfairly singled out and that they were unable to prevent the crimes that occurred.

Mr. Ligon moved to close the public hearing and Mr. Chickering seconded the motion. The motion was approved unanimously.

Mr. Putnam asked Mr. Bergthold to explain the impact of the ordinances. Mr. Bergthold explained that the businesses could continue to operate until July 31, 2024. After that date, the property could be converted to other uses permitted in the zoning district, or the hotel could be moved to another location where it would be a permitted use.

Following discussion, Mr. Ligon made a motion to recommend City Council approve rezoning 301 East Dekalb Street; 311 East Dekalb Street; 315 East Dekalb Street; 1002 Lyttleton Street; 305 Roscoe Avenue; 1011 Fair Street; 1015 Fair Street; 1017 Fair Street from Central Business District to General Business District. Mr. Wood seconded the motion, which was approved unanimously.

**Consideration of amendments to the Zoning Ordinance; sections 157.029(D) and 157.193 relating to hotels and motels**

Mr. Putnam explained zoning ordinance amendments being considered would revise the table of uses to indicate hotels and motels are not permitted in the General Business District, and to amend the section on nonconforming uses that would not allow any nonconforming hotels or motels after July 31, 2024.

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.

Mr. Ashish Patel stated he felt it was unfair to single out his business and that they could not control what happened when people rented rooms. He said he should not be forced to close his business.

Ms. Vaishali Maisana again said she felt that her hotel was being unfairly singled out and that they were unable to prevent the crimes that occurred. She said they had no way to control what happened inside the rooms and all they could do is call 911 when an incident occurred.

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

Following discussion, Mr. Ligon made a motion to recommend approval of the amendments to sections 157.029(D) and 157.193 to City Council. Mr. Chickering seconded the motion, which was approved unanimously.

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

---

Shawn Putnam  
Secretary

---

Johnny Deal  
Chair