

**City of Camden  
Planning Commission  
February 20, 2024**

**Minutes**

The City of Camden Planning Commission met for a regular meeting on February 20, 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. Commission member Mr. Charles Wood was absent.

Mr. Deal called the meeting to order and entertained a motion to approve the meeting agenda. Mr. Chickering made a motion to amend the agenda to delete items six and seven. Mr. Hall seconded the motion, which passed unanimously.

Mr. Deal entertained a motion to approve the minutes from the January 16, 2024 meeting. Mr. Hall made a motion to accept the minutes and Mr. Mohr seconded the motion, which passed unanimously.

**Consideration of a request to rezone property at 2300 Lyttleton Street, 324 Railroad Avenue, 326 Railroad Avenue, and 328 Railroad Avenue from R-6S to General Business District**

Mr. Deal entertained a motion to open the public hearing. Mr. Hall made a motion to open the public hearing, and Mr. Younghans seconded the motion. The motion was approved unanimously.

Phyllis Dye (204 Doby St.) – resident of that neighborhood. Wants to know how often a property can be rezoned. Concerned about what the new use can be used for. Concerned about restaurant or bar. Wants single family houses / or rentals instead of business.

Shiela Farah (207 Tillman St.) – lives in Kirkwood community. Concerned over businesses taking over the neighborhood. Access concerns onto Railroad Ave.

Jermain Wilson (230 Caulder St.) – it's a black neighborhood and they'd like to continue seeing that same historic feel maintained.

Mr. Deal entertained a motion to close the public hearing. Mr. Mohr made a motion to close the public hearing, and Mr. Hall seconded the motion. The motion was approved unanimously.

Following discussion, Mr. Hall made a motion to table the agenda item. Mr. Chickering seconded the motion, which was approved unanimously.

**Consideration of a request to amend Sections 157.165 – 157.175 of the Zoning Ordinance concerning Development Agreements**

Mr. Deal entertained a motion to open the public hearing. Mr. Hall made a motion to open the public hearing, and Mr. Younghans seconded the motion. The motion was approved unanimously.

Ted Brunson- noted he wants to ask if anything he says has any bearing on what we are voting on. Discusses impact fees and how those changed the style and cost of new homes. Recommended \$28K per home impact fees to fix the financial burden the city is facing.

Lynn Conto- 2308 Moultrie road – discuss schools and the impacts of training center development- spoke with Billy Smith knows that a new school is 23-40 million, Camden elementary is at capacity, rezoning would split neighborhood children all over the place, suggested Camden is behind Lugoff in getting “new school”. Provided planning commission members a packet of information.

Brendan Hinton - 601 Fair street- co chair of KC housing committee. Involved with Impact Kershaw, Livewell Kershaw, etc. With closures of hotels he is concerned of affordable housing. Concerned with “affordable housing” as part of recent development are extremely expensive. Wants more collaboration between all of our municipal services to work together to help combat the homeless issues.

Mr. Deal entertained a motion to close the public hearing. Mr. Mohr made a motion to close the public hearing, and Ms. Rouse seconded the motion. The motion was approved unanimously.

Following discussion, Mr. Hall made a motion to table the agenda item. Mr. Chickering seconded the motion, which was approved unanimously.

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



Shawn Putnam  
Secretary



Johnny Deal  
Chair