

**City of Camden
Planning Commission
March 19, 2024**

Minutes

The City of Camden Planning Commission met for a regular meeting on March 19, 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. Charles Wood , Mr. Jay Hudson; and Mr. Shawn Putnam, Secretary. City Attorney C.D. Rhodes was also present.

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

Mr. Deal entertained a motion to approve the minutes from the February 20, 2024 meeting. Mr. Chickering made a motion to accept the minutes and Mr. Hall seconded the motion, which passed unanimously.

Consideration of a request to annex property at 1128 Chesnut Street and 1130 Chesnut Street with a zoning classification of MPD and adoption of a Development Agreement for The Paddocks at Camden

Mr. Putnam introduced Mr. Stuart Grant to give a presentation for the proposed subdivision. Mr. Grant gave an overview of the layout and the variety of lot sizes. Following his presentation, Mr. Bob Kardos gave a presentation on the types of homes that would be constructed.

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

Kristie Ayers, Linda Kanatzar, William Wilkes, Ted Brunson, Pam Ferrall, Lynne Conto, Di Dubose, Arch Kingsley, William Howland, Julie Fisher, Weston Adams, Heather McCarley, Melissa Barton, Andrew Whitaker, Louise Barron, Donna Wenman, Anna Locke, Katie Minton, Molly Bridges, Dabi Sullivan, and Edith Webb spoke during the public hearing. All speakers were opposed to the proposed subdivision.

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

Mr. Putnam presented the staff report on the proposed subdivision. At the end of the report Mr. Putnam stated the staff recommendation was to annex the property, assign a zoning of Master Planned District, and approval of the development agreement.

Following discussion, Mr. Chickering made a motion to recommend City Council annex the property with a zoning of Master Planned District and to approve the development agreement. Mr. Wood seconded the motion. The motion failed on a 2-5 vote with Mr. Deal and Mr. Chickering voting in favor, and Ms. Rouse, Mr. Wood, Mr. Mohr, Mr. Hudson and Mr. Hall voting against.

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

At the previous meeting, this item was tabled. Mr. Hall made a motion to remove the item from the table. Mr. Chickering seconded the motion, which was approved unanimously.

Mr. Putnam gave a summary of the rezoning request and noted that there was property adjacent to the parcels that were zoned General Business District.

Following discussion, Mr. Mohr made a motion to recommend City Council rezone the properties at 2300 Lyttleton Street, 324 Railroad Avenue, 326 Railroad Avenue, and 328 Railroad Avenue from R-6S to General Business District. Mr. Chickering seconded the motion, which failed on a 2-5 vote.

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

At the previous meeting, this item was tabled. Mr. Hall made a motion to remove the item from the table. Mr. Chickering seconded the motion, which was approved unanimously.


Mr. Putnam gave an overview of the amendments to the section of the zoning ordinance on development agreements. Mr. Rhodes explained these amendments would bring the requirements more in line with the requirements in the SC Development Agreement Act.

Following discussion, Mr. Hall made a motion to recommend City Council approve the amendments to the sections 157.165 – 157.175 of the zoning ordinance concerning development agreements. Mr. Wood seconded the motion, which was approved unanimously.

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

Mr. Putnam reviewed the discussion from the February meeting on the amendments. Commission members raised concerns about the requirements for a water and sewer feasibility study that would be completed by an engineer hired by the developer. The Commission asked Mr. Putnam to reconsider those requirements.

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