

**City of Camden  
Planning Commission  
May 21, 2024**

**Minutes**

The City of Camden Planning Commission met for a regular meeting on May 21, 2024 at 6:15 PM. Commission members present were Mr. Johnny Deal, Chair; Mr. Mark Chickering, Mr. Travis Hall, Ms. Connie Rouse, Mr. Jay Hudson; 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 approve the agenda as presented. Mr. Hall seconded the motion, which passed unanimously.

Mr. Deal entertained a motion to approve the minutes from the April 16, 2024 meeting. Mr. Chickering made a motion to accept the minutes as presented and Mr. Hudson seconded the motion, which passed unanimously.

**Consideration of a request for a major subdivision at 25 Bramblewood Plantation Road**

Mr. Putnam gave an overview of the proposed subdivision. The property is 1.76 acres at the corner of Ehrenclou Drive and Bramblewood Plantation Road. The applicant proposed to construct 13 townhouses on the property. No new road would be constructed; access would be off of Bramblewood Plantation Road. A 30-foot buffer would be required on the Ehrenclou Drive side of the property. One of the buildings only contained two units, and the minimum number of units per building is three. Staff recommends a conditional approval of the sketch plan with the condition that the plan is revised to have each building contain three to eight units per building.

Following discussion, Mr. Deal entertained a motion to conditionally approve the sketch plan with the condition that the plan was revised to have each building contain three to eight units per building. Mr. Chickering made the motion, and Mr. Hudson seconded the motion, which was approved unanimously.

**Consideration of a of a revision to the layout of the Wylie Street Townhomes**

Mr. Putnam stated the developer of the Wylie Street Townhomes project has submitted a request to revise the layout of the townhomes to increase the number of lots from 30 to 38. This was accomplished by reducing the lot widths from 22 feet to 18 feet. This complies with the minimum zoning requirement.

Following discussion, Mr. Hudson made a motion to approve the revision to the Wylie Street Townhomes as presented. Mr. Chickering seconded the motion, which was approved

unanimously.

### **Consideration of amendments to the Zoning Ordinance**

- **157.025 – 157.029 (Zoning districts)**
- **157.093 – 157.097 (Design standards)**
- **157.136 – 157.141 (Landscaping, buffers, open space and tree conservation)**

Mr. Putnam reviewed the following proposed amendments to the zoning ordinance.

### **Overlay District and Design Standards**

The intent of the following amendments is to make the section on design standards easier to use, and to reduce the number of overlay districts. The current section on design standards is in a table format, and based on feedback we have determined it is not very user friendly. This revision will replace the existing section with a new section that is in narrative format.

The new section on design standards includes the following:

- Establish design standards for all new residential structures. These standards are divided into sections for single-family detached homes, single-family attached homes, and multi-family developments. These standards include requirements relating to façades, windows, materials, foundations, architecture style and variability, garages and carports, eaves, roofs, and entries. The standards for single-family units are divided into two sections: one for infill development, and another for new units in new subdivisions.
- Restate requirements for all commercial development. These requirements are very similar to the existing requirements. Additional requirements were added on building articulation and exterior materials.
- Restate requirements for the Commercial Overlay District. These requirements are mostly the same as the existing requirements, with additional graphics for clarification.
- Combine Downtown Core Overlay District and Corridor Overlay District into a Downtown overlay district. The requirements for these two overlay districts were 99% the same, so it makes sense to combine them. A section in the requirements details specific requirements for the area that was identified as the Downtown Core area. The overlay district is also expanded to include some sections of Rutledge Street and Market Street.
- Graphics were added to each section to further explain the intent of the requirements.

### **Summary of amendments to landscaping requirements**

- Change “Urban Forester” to “Zoning Administrator” throughout sections
- Add new section on landscape requirements for residential uses. This new section defines landscape requirements for single-family units and multi-family developments. For single-family dwelling units it requires a tree in the front yard and back yard, and some shrubs along the front. There are also requirements for the side of a house that is

on a corner lot to require a tree and some shrubs. The requirements for multi-family developments are written in a broad way to allow for flexibility in the landscape design.

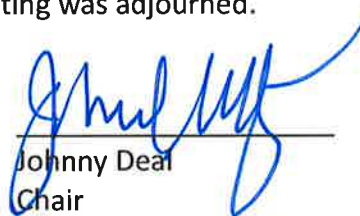
- Revise requirements for streets buffers. This includes two revisions to the requirements.
  - First is to remove the requirements that streets buffers must be 6-8 feet in width and state that the buffer must be within 20 feet of the front property line. This will allow for more flexibility in the location and design of the buffer area. It is especially helpful in areas where utilities are installed.
  - The other revision is a new requirement to require a street buffer for major subdivisions. The requirement states the buffer must be at least 30 feet wide for single-family developments and 50 feet for multi-family developments to provide separation between the homes and the street. It includes a requirement that existing wooded areas must be supplemented with additional area trees if it does not provide an adequate screen.
- Revise section on property buffers. These revisions replace the existing table with a new table to identify the width of buffers between different uses. The current table provides several areas where no buffer is required. In the new tables, only single-family detached homes or duplexes on infill lots or in existing subdivision would not require a buffer. The revisions also include increasing the required number of large maturing trees from 1.5 every 100 feet to 2 every 100 feet. It also includes a statement that for single-family developments the buffer must not be located on any platted lots and must be maintained by a homeowners association.
- Add a requirement for the parking lot standards to require a continuous row of evergreen shrubs along roadways and shared access drives that are not already protected by a land use buffer.

Following discussion, the Commission concurred with the proposed amendments and requested Mr. Putnam schedule a public hearing on them.

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



Shawn Putnam  
Secretary



Johnny Deal  
Chair