



**Agenda**  
**Planning Commission**  
**Tuesday, July 16, 2024 – 5:30 PM**  
**City Hall**

1. \_\_\_\_\_ Call to order
2. \_\_\_\_\_ Approval of proposed agenda
3. \_\_\_\_\_ Executive Session
  - Planning Commission to enter into executive session to receive legal advice related to a proposed development.
4. \_\_\_\_\_ Approval of minutes for the June 18, 2024 meeting
5. \_\_\_\_\_ Consideration of a sketch plan for a major subdivision at 2200 Carter Street and 1886 Greene Street Extension
  - Written public comments may be submitted to [planning@camdensc.org](mailto:planning@camdensc.org)
6. \_\_\_\_\_ Adjourn

“Anyone having questions about the content of the agenda or needing assistance due to sight impairment hearing impairment, or disability should contact Shawn Putnam at 432-2421 prior to the date of the meeting so that arrangements can be made to provide the specific assistance required.”

**City of Camden  
Planning Commission  
June 18, 2024**

**Minutes**

The City of Camden Planning Commission met for a regular meeting on June 18, 2024 at 6:15 PM. Commission members present were Mr. Johnny Deal, Chair; Mr. Charles Wood, Ms. Connie Rouse, Mr. Jay Hudson, Mr. Travis Hall; and Mr. Shawn Putnam, Secretary. City attorney C.D. Rhodes was also in attendance.

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

Mr. Deal entertained a motion to approve the minutes from the May 21, 2024 and June 3, 2024 meetings. Mr. Wood made a motion to accept the minutes as presented and Mr. Hudson seconded the motion, which passed unanimously.

**Consideration of amendments to the Zoning Ordinance**

- **157.029(D) – Patio Homes**

Mr. Putnam explained that City Council requested an amendment to the zoning ordinance to not allow the patio homes conditional use in the R-15 zoning district. The R-15 district is a low density residential zoning district. The maximum density allowed in this zoning district is 2.5 dwelling units/acre. The patio homes conditional use waives that requirement and allows for a maximum density of 8 dwelling units/acre. This essentially allows a property to be rezoned to a higher density without approval of City Council, and would be an inappropriate density in a low density residential zoning district. City Council approved first reading of an ordinance to enact this change at their June 11, 2024 meeting.

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

Thomas “Scott” Burris reviewed the history of the Camden Country Club and spoke about potential impacts of development on the golf course.

Mike Burkett stated that future amendments to the zoning ordinance should be consistent with the comprehensive plan.

Woody Cleveland complained that there was no public hearing for a proposed subdivision. He reviewed history with the Beechwood property and previous approvals.

Lynn Conto stated she is in favor of the proposed amendment regarding patio homes. She then commented on subdivision reviews and that some development had houses that were too close to each other.

Melissa Rice stated she bought a house downtown in 2000 and discussed development in her previous hometown. She expressed the importance of preserving open space.

Ted Brunson discussed his interest in local history. He stated that he believed the proposed subdivision on the agenda was inconsistent with the comprehensive plan. He expressed concerns about impacts on traffic and schools.

Rick Detwiler stated the decision on the proposed subdivision will impact the county. He explained that the commission can deny a subdivision if it does not comply with city requirements or is inconsistent with the comprehensive plan and used the decision on the Sarsfield property as an example. He objected to there not being a public hearing on the proposed subdivision. He also said the threat of a lawsuit based on takings was not accurate.

Melissa Barton said she was speaking for the youth of the community and she was concerned about the effect of development on the future of Camden.

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

Following discussion, Mr. Hall made a motion to recommend City Council to amend the tables of uses in Section 157.029(D) to change patio homes in the R-15 zoning district from permitted to not allowed. Mr. Hudson seconded the motion, which was approved unanimously.

Mr. Hall made a motion to enter into executive session to receive legal advice on a proposed subdivision. Mr. Hudson seconded the motion which was approved unanimously.

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### **Consideration of a sketch plan for a major subdivision at 2200 Carter Street**

Mr. Deal called on Ms. Mary Paige to give a presentation on the proposed subdivision. She explained the subdivision consisted of 187 lots and was proposed under the patio homes conditional use. Most of the property is zoned R-15 with a small portion zoned R-10. The sketch plan includes a 20-foot buffer around the perimeter of the property. The subdivision is designed to not encroach into the wetlands or floodplain on the property and includes ~39% open space. She then called up Mr. Bob Kardos to give an overview of the housing proposed for the subdivision. Mr. Kardos explained the houses would be high quality and would be marketed as an “adult living” type housing to be marketed to people ages 55 and older (see attached slides).

Mr. Putnam explained that because City Council has begun the process to amend the zoning ordinance to not allow the patio homes conditional use in the R-15 zoning district, the subdivision as proposed could not be approved.

Mr. Hudson made a motion to deny the sketch plan. Mr. Hall seconded the motion, which was approved unanimously.

Ms. Paige then presented a second sketch plan for the same property. The proposal calls for 152 single-family homes on approximately 37.7 acres. The R-15 section is proposed under the residential clustering provision in section 157.195 of the Zoning Ordinance. The R-10 section is proposed under the patio home conditional use provision in section 157.043. The density of the R-15 section is 2.5 dwelling units/acre, and the density of the R-10 section is 3.67 dwelling units/acre. These densities fall within the maximum allowed densities. Lots for the single-family homes will range from approximately 5,100 square feet (0.11 acre) to 14,000 square feet (0.32 acre). The site has a 20-foot wide buffer around the perimeter of both parcels.

The primary access will be on Carter Street with a secondary access on Gordon Street. This section of Gordon Street is currently closed, but a portion of the road will be resurfaced and reopened for the development. This access is proposed as a 20-foot wide alley. The development includes a request to abandon the northern most portion of Garden Street. This road sections sees no traffic due to it ending on the closed section of Gordon Street.

The development includes approximately 22.3 acres of open space. This is approximately 37% of the total area of the site. Section 157.140(A)(1) requires developments with more than 20 single-family dwellings to have a minimum of 10% of the total area as open space. None of the development encroaches into the wetlands or floodplain areas. All open space will be maintained by an established property owners association.

Mr. Putnam explained that the City will be the provider for electric, water and sewer utilities. Access to water and sewer lines is currently available at the project site. The City has sufficient capacity to provide adequate electric, water and sewer service. The developer is responsible for the costs of designing and installing all water, sewer, stormwater and street improvements within the development site. The City would assume maintenance responsibility for streets and water, sewer, electric, and stormwater infrastructure within the street ROW after full build out of the development. Any stormwater infrastructure located outside of the street ROW will be the responsibility of the property owners association.

Following discussion, Mr. Hall made a motion to table consideration of the sketch plan. Mr. Hudson seconded the motion, which was approved unanimously.

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.

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Shawn Putnam  
Secretary

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Johnny Deal  
Chair



WELCOME HOME

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# The Paddocks at Camden

ACTIVE ADULT PRODUCT VISION DECK





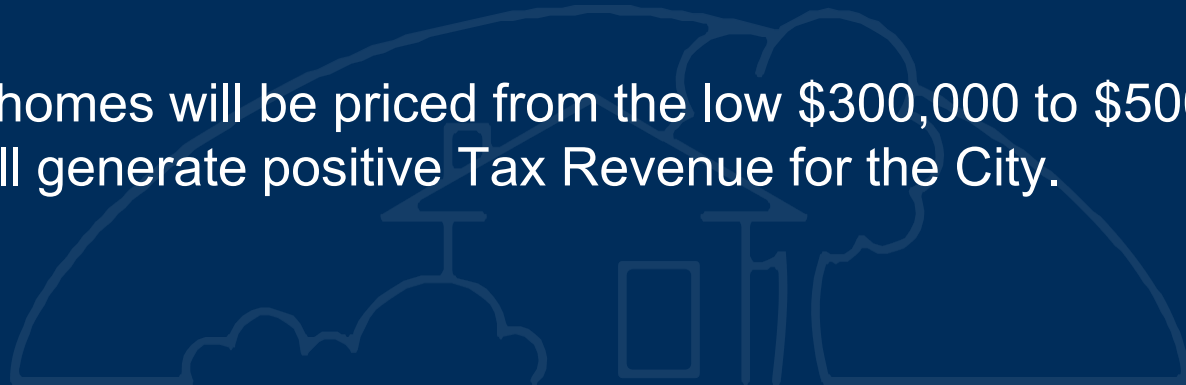
# Active Adult 55+ Homes



# Active Adult Product Highlights

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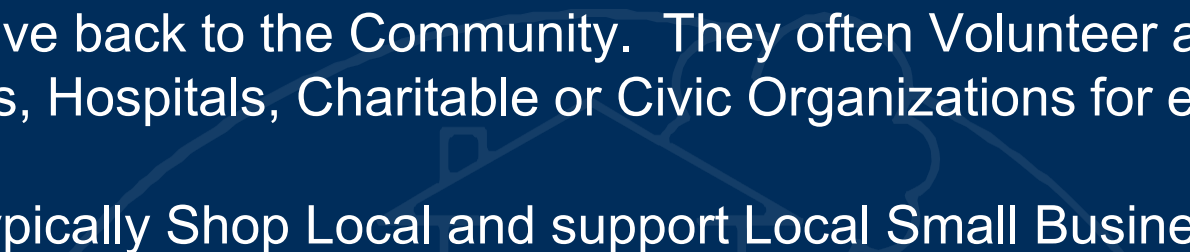
- ✓ High Quality Architectural Design with Enhanced Elevations. We do not build vinyl boxes.
- ✓ High Quality, Low Maintenance Building Products: like 50 year fiber or cementitious siding or shake, cultured stone or brick accents, 30 year architectural shingles, name brand products like Moen and Kohler for example.
- ✓ Right Sized Homes. Homes will range between 1,500 and 3,000 square feet.
- ✓ These homes will be priced from the low \$300,000 to \$500,000. This will generate positive Tax Revenue for the City.





# Benefits of Active Adult Product

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- ✓ Provide missing local Housing options for Retiring or Aging Residents looking to Downsize and want to stay in Camden.
  - ✓ Active Adult buyers generate Half the Traffic of traditional single-family homes. They typically have fewer cars and drive less often.
  - ✓ They also typically Do Not Drive during peak Rush-Hour Traffic.
  - ✓ They have far Less Impact on Schools. Typically, less than 3% of Active Adult buyers have School Age Children.
  - ✓ They give back to the Community. They often Volunteer at local Schools, Hospitals, Charitable or Civic Organizations for example.
  - ✓ They typically Shop Local and support Local Small Businesses.
- 



**STAFF REPORT – SUBDIVISION (SKETCH PLAN)**  
**PREPARED BY: Shawn Putnam**  
**DATE: June 13, 2024**

General Information

Property Owner: Carlyle Development, LLC

Applicant (if other than owner):

Project Name: The Paddocks at Camden

Requested Action: Major subdivision

Reason for Request: Residential development consisting of single-family houses

Location: 2200 Carter Street, 1886 Greene Street Extension

Existing Zoning: R-15/R-10

Size: ~59 acres

Existing Land Use: Equestrian training facility/Undeveloped

Surrounding Land Uses:      North: Residential/equestrian  
   South: Undeveloped  
   East: Golf course  
   West: Equestrian

Water Service Available: Yes

Sewer Service Available: Yes

Flood zone designation: AE, X (shaded), X (unshaded)

Description of Project: Construct a residential development that contains 152 single-family houses.



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Analysis

Compliance with Design Standards and Required Improvements

156.41	General Site Design Standards	OK
156.42	Streets	OK
156.43	Curb and Gutter	OK
156.44	Signage and Names	N/A
156.45	Easements	OK
156.46	Blocks	OK
156.47	Lots	OK
156.48	Sidewalks	OK
156.52	Sanitary Sewer and Water Supply Systems	OK
156.53	Fire Hydrants & Fire Department Access	OK
156.54	Surveys and Markings	OK

Review Committee Comments

Fire: OK  
Historic Landmarks Commission: N/A  
Planning: OK  
Planning Commission: OK  
Public Works: OK

Facts & Findings

The proposed development is comprised of two parcels: 2200 Carter Street and 1886 Greene Street Extension. These parcels combined are approximately 59 acres. The developer requested to convert the property into a residential development. The R-15 section is proposed under the residential clustering provision in section 157.195 of the Zoning Ordinance. The R-10 section is proposed under the patio home conditional use provision in section 157.043.

Overview

The proposal calls for 152 single-family homes on approximately 37.7 acres. The density of the R-15 section is 2.5 dwelling units/acre, and the density of the R-10 section is 3.67 dwelling units/acre. These densities fall within the maximum allowed densities. Lots for the single-family homes will range from approximately 5,100 square feet (0.11 acre) to 14,000 square feet (0.32 acre). The site has a 20-foot wide buffer around the perimeter of both parcels. The setbacks for



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the R-15 section will be 17.5 feet on the front, 5 feet on the side, and 10 feet on the rear. The setbacks for the R-10 section will be 20 feet on the front, 5 feet on the side, and 20 feet on the rear. The proposal meets all of the residential clustering requirements and patio home conditional use requirements in the Zoning Ordinance.

The primary access will be on Carter Street with a secondary access on Gordon Street. This section of Gordon Street is currently closed, but a portion of the road will be resurfaced and reopened for the development. This access is proposed as a 20-foot wide alley. The development includes a request to abandon the northern most portion of Garden Street. This road sections sees no traffic due to it ending on the closed section of Gordon Street.

#### Open Space

The development includes approximately 22.3 acres of open space. This is approximately 37% of the total area of the site. Section 157.140(A)(1) requires developments with more than 20 single-family dwellings to have a minimum of 10% of the total area as open space. None of the development encroaches into the wetlands or floodplain areas. All open space will be maintained by an established property owners association.

#### Utilities

The City will be the provider for electric, water and sewer utilities. Access to water and sewer lines is currently available at the project site. The City has sufficient capacity to provide adequate electric, water and sewer service. The developer is responsible for the costs of designing and installing all water, sewer, stormwater and street improvements within the development site. The City would assume maintenance responsibility for streets and water, sewer, electric, and stormwater infrastructure within the street ROW after full build out of the development. Any stormwater infrastructure located outside of the street ROW will be the responsibility of the property owners association.

#### Compliance with Comprehensive Plan

The proposed development is consistent with several goals, objectives and strategies in the Comprehensive Plan. These goals and objectives are listed below.

**Goal 3.1.** Encourage a broad range of housing opportunities and a balance of housing types to meet the current and future needs of Camden residents.



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Objective 3.1.1. Promote the development of a diverse housing stock to meet the needs of residents and accommodate a variety of economic levels, occupations, age groups, and lifestyle preferences.

Strategy 3.1.1.1. Promote housing choice throughout the City to include single-family homes, town homes, patio homes, and multi-family developments in appropriate areas.

Goal 10.2. Enable and promote land use development that meets the current and future needs of Camden residents and businesses.

Objective 10.2.1. Remove barriers and promote development of a broad range of housing choices to meet the needs of residents and accommodate a variety of economic levels, age groups, and preferences.

Goal 5.2. Protect and preserve the land resources of the City.

Objective 5.2.4. Establish, protect and expand natural area and open spaces of the City.

Strategy 5.2.4.5. Continue to require open space in larger multi-family residential developments, manufactured home parks, and single-family residential developments, while exploring expanded requirements to apply to additional types of new developments and uses.

Goal 5.3. Preserve and protect the water resources of the City of Camden.

Objective 5.3.4. Protect the existing wetland resources of the City.

### Fiscal Analysis

City staff conducted a fiscal analysis of this development. The findings are as follows:

#### Estimated capacity/infrastructure fees at buildout

Water capacity fees: \$319,200

Sewer capacity fees: \$598,500

Electric infrastructure fee: \$228,200

#### Estimated Development Impact Fees at buildout

Parks and Recreation: \$523,792

Fire Protection: \$186,690

Municipal Facilities: \$60,496



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Estimated annual utility revenue at buildout

Water: \$79,070

Sewer: \$94,428

Electric: \$260,157

Estimated annual city property tax revenue: \$57,400

**Staff Recommendation**

Based on the information above staff recommends the following:

Staff recommends conditional approval of the sketch plan as presented with the following conditions:

- Complete the road abandonment process for the section of Garden Street.



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WELCOME HOME

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# The Paddocks at Camden

ACTIVE ADULT PRODUCT VISION DECK





# Active Adult 55+ Homes

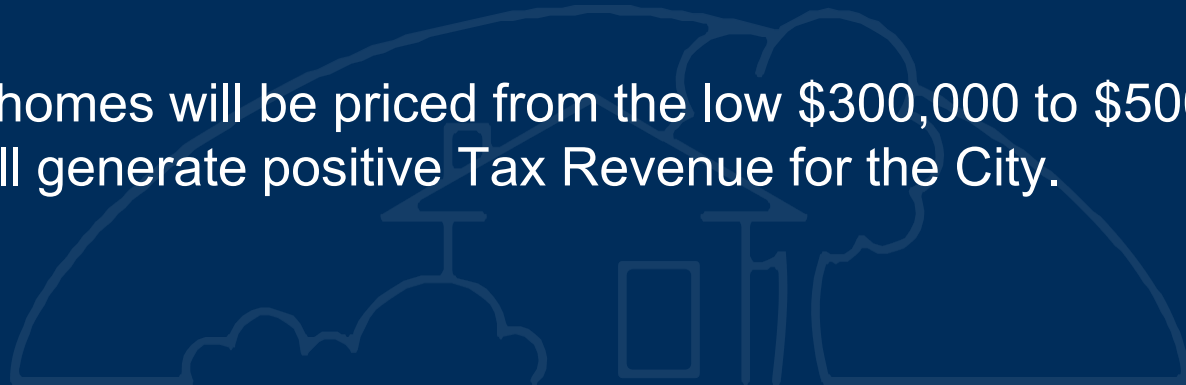




# Active Adult Product Highlights

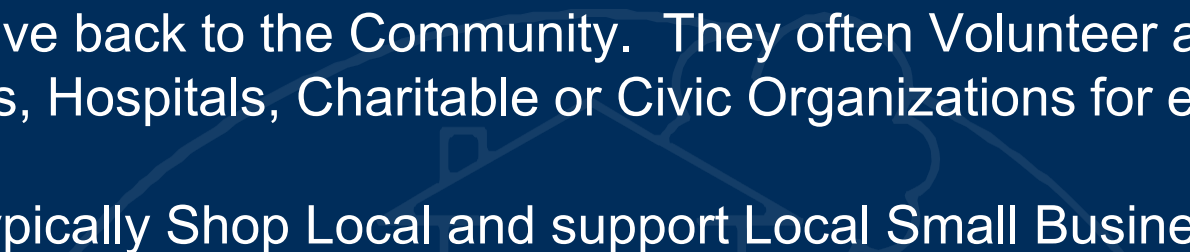
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Sewer capacity fees: \$598,500

Electric infrastructure fee: \$228,200

#### Estimated Development Impact Fees at buildout

Parks and Recreation: \$523,792

Fire Protection: \$186,690

Municipal Facilities: \$60,496





**STAFF REPORT – SUBDIVISION (SKETCH PLAN)**  
**PREPARED BY: Shawn Putnam**  
**DATE: June 13, 2024**

Estimated annual utility revenue at buildout

Water: \$79,070

Sewer: \$94,428

Electric: \$260,157

Estimated annual city property tax revenue: \$57,400

**Staff Recommendation**

Based on the information above staff recommends the following:

Staff recommends conditional approval of the sketch plan as presented with the following conditions:

- Complete the road abandonment process for the section of Garden Street.