

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

Minutes

The City of Camden Planning Commission met for a regular meeting on August 20, 2024 at 6:15 PM. Commission members present were Mr. Johnny Deal, Chair; Ms. Connie Rouse, Mr. Jay Hudson, Mr. Travis Hall, Mr. Mark Mohr, Mr. Charles Wood; and Mr. Shawn Putnam, Secretary. Commission member Mr. Mark Chickering was absent.

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

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

Consideration of a sketch plan for a major subdivision at 336 & 402 Bishopville Highway

Mr. Putnam gave an overview of the proposed major subdivision. The proposed development is comprised of property that is approximately 744 acres. This acreage includes the Hermitage Mill Pond. Approximately 375 acres of the site is the pond, leaving approximately 369 acres of land is available for development. Due to the existence of wetlands and floodplain, only approximately 194 acres of land is suitable for development. The property is currently in the city limits and is zoned R-15. The applicant requested to use the residential cluster option for development of the subdivision. This will allow the minimum lot size to be reduced to 7,500 square feet in exchange for additional open space and minimizing impacts to floodplain and wetland areas. The City would serve water, sewer and electric utilities to the development.

Mr. Putnam introduced Mr. Kevin Singletary with the applicant's group to begin the presentation. Mr. Singletary gave an overview of the subdivision and discussed how the project is consistent with many goals and objectives in the city's Comprehensive Plan. He discussed how impacts on wetlands were minimized in the design, with the only impacts being in the area where the main access would connect to US 1. He explained that the development as presented provides 35% of the project site to be open space, which is much higher than the zoning ordinance requires. Mr. Singletary also explained that the maximum density allowed is 2.5 units per acre, but the density of the project is only one unit per acre. He stated that houses were being designed to be in compliance with the recently adopted architectural standards and that several price points could be presented in order to provide workforce housing for a portion of the development. Mr. Singletary then introduced Mr. Patrick Palmer with NAI Columbia.

Mr. Palmer stated that the portion of the property directly adjacent to US 1 was zoned commercial, and he was in discussions with a major grocery store to locate a store on the site. He explained that the store would be built once the subdivision was fully built out since the company's model showed that the additional rooftops would be needed to make it financially viable. Following his presentation, he introduced Ms. Debra Turner, Managing Partner of Hermitage Lake Associates.

Ms. Turner said that the partnership purchased the property in 1984, and had the property annexed into the city limits in 2006. She stated that the proposed subdivision has been in the works for several years through discussions with city planning and utilities staff. She explained that the subdivision would provide homes at a variety of price points and sizes. She asked the Commission to approve the plan. Ms. Turner then introduced Mr. Josh Rabon with Civil Engineering of Columbia.

Mr. Rabon discussed how impacts to wetlands would be addressed and minimized. He also discussed traffic impacts and said a study was complete. One of the recommendations is to reduce speed on McRae Road near the development, which is already complete. He explained the study showed that the existing road network could accommodate the increase in traffic. He talked about the need for workforce housing to provide affordable housing for people such as teachers, firefighters and police officers. He explained that the development proposed was compliant with the zoning ordinance and that no variances or rezoning were being requested.

Mr. Putnam explained that staff recommended a conditional approval of the sketch plan. The condition would be to provide an additional access point to comply with a provision of the fire code.

Following the presentation, Mr. Deal entertained a motion to table consideration of the sketch plan due to the pending development moratorium being considered by City Council. Mr. Hall made the motion to table consideration of the sketch plan. Mr. Hudson seconded the motion, which was approved unanimously.

Consideration of a minor subdivision at 505 Gordon Street

Mr. Putnam referred to the plat provided in the agenda packet. He explained the proposal was to split a lot into two lots. Both new lots met the dimensional requirements of the zoning ordinance. The minor subdivision had to be approved by the Planning Commission since it is in the national register historic district.

Mr. Hudson made a motion to approve the minor subdivision at 505 Gordon Street. Mr. Hall seconded the motion, which was approved unanimously.

Consideration of order to deny major subdivision at 2200 Carter Street and 1886 Greene Street Extension

Mr. Putnam explained that the city attorney recommended that a written order to deny the sketch plan be approved by the Planning Commission.


Mr. Hall made a motion to approve the written order as presented. Mr. Wood seconded the motion, which was approved unanimously.

Consideration of amendments to the rules of procedure for Planning Commission

Mr. Putnam explained the amendments proposed to the rules of procedure would provide for an application deadline of 20 business days prior to the meeting date. This would allow for enough time for staff review, and to get the agenda to Commission members and the public two weeks before the meeting.

Following discussion, Mr. Mohr made a motion to postpone consideration of the amendments to the following meeting. Mr. Hall seconded the motion, which was approved unanimously.

There being no further business, Mr. Hudson 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