

**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.

Following the executive session, Mr. Deal announced no actions were taken during the executive session. Mr. Hall made a motion to come out of executive session. Mr. Hudson seconded the motion, which was approved unanimously.

### **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.

---

Shawn Putnam  
Secretary

---

Johnny Deal  
Chair



**BEECHWOOD  
CAROLINAS**

WELCOME HOME

---

# The Paddocks at Camden

ACTIVE ADULT PRODUCT VISION DECK





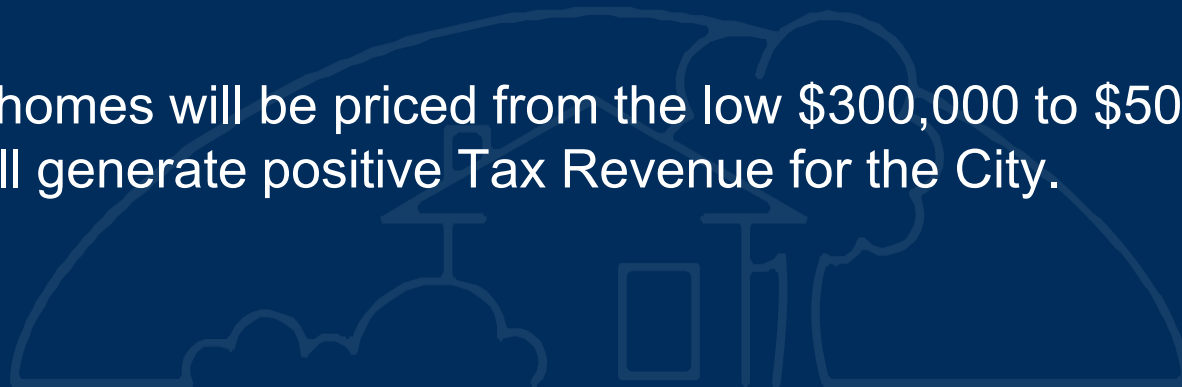
# Active Adult 55+ Homes



# Active Adult Product Highlights

---

- ✓ 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

---

- ✓ 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.
- 