

**City of Camden  
Planning Commission  
July 16, 2024**

**Minutes**

The City of Camden Planning Commission met for a regular meeting on July 16, 2024 at 5:30 PM. Commission members present were Mr. Johnny Deal, Chair; Ms. Connie Rouse, Mr. Jay Hudson, Mr. Travis Hall, Mr. Mark Mohr, Mr. Mark Chickering; and Mr. Shawn Putnam, Secretary. Commission member Mr. Charles Wood was absent. City attorney C.D. Rhodes also attended.

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. Chickering seconded the motion, which passed unanimously.

Mr. Deal entertained a motion to enter into executive session to receive legal advice related to a proposed development. Mr. Chickering made the motion to enter into executive session. Mr. Mohr seconded the motion, which passed unanimously.

Following the executive session, Mr. Deal announced that no action was taken during the session. Mr. Hall made a motion to exit the executive session. Mr. Mohr seconded the motion, which passed unanimously.

Mr. Deal entertained a motion to approve the minutes from the June 18, 2024 meeting. Mr. Hudson 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 2200 Carter Street and 1886 Greene Street Extension**

Mr. Hall made a motion to remove consideration of the sketch plan from the table. Mr. Chickering seconded the motion, which was approved unanimously.

Mr. Deal called on Mr. Putnam to give a presentation on the sketch plan. 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 the presentation, Mr. Mohr made a motion to deny the sketch plan based on discrepancies with the comprehensive plan. Mr. Hall seconded the motion.

Mr. Deal asked Mr. Rhodes to review how projects are reviewed in relation to consistency with a comprehensive plan. Mr. Rhodes explained that the plan is a long-term vision for a community. He discussed that in addition to reviewing the land development and zoning requirements, proposals are reviewed in relation to whether or not they meet the overall vision laid out in the plan. He explained that there are some goals, objectives and strategies in the plan that naturally conflict, and the commission should weigh those when making a decision. He recommended the commissioners base their decision on balancing the demand for specific types of housing with the need to protect cultural resources. The role of the commission is to look at all of the goals, objectives and strategies in the plan and decided, on balance, whether or not the proposal is consistent with the plan.

Mr. Chickering asked Mr. Rhodes if the comprehensive plan is intended to be used as a set of regulations. Mr. Rhodes responded that the plan should not be taken as a set of regulations. It should be taken as a whole and used to determine what the vision for growth in the city is and apply that to individual land use decisions.

Mr. Hall stated that the staff and commission members have spent a lot of time reviewing numerous documents related to the proposal and had given a lot of thought into a decision. He explained that regardless of how the vote turns out, it was not due to not having the needed information or due to a lack of care or approaching it from a perspective of indifference.

Mr. Rouse stated she had reviewed the comprehensive plan several times and agreed that the plan could be cherry picked for either perspective. She explained she thought it would be good for the city financially, but expressed unease about how it related to the wishes of the people. Her concern was how it would affect the people in Camden.

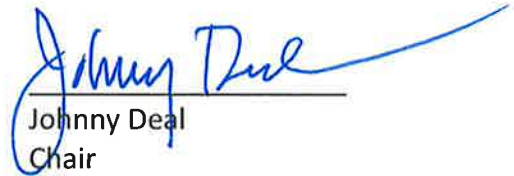
Mr. Mohr explained that he made the motion to deny the sketch plan due to the uniqueness of the comprehensive plan through the goals, objectives and strategies related to the equine industry. He explained it was unusual that horses are mentioned in a comprehensive plan, and that should be considered. He stated that he believed the housing proposal met the stated goals for housing but it is not consistent with the long-term vision for the city that is expressed by the plan.

Following discussion, Mr. Deal called for a vote on the motion to deny the sketch plan due to discrepancies with the comprehensive plan. The motion passed on a unanimous vote.

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