

MEMORANDUM

TO: City of Camden Planning Commission

FROM: Shawn Putnam, Planning & Development Director

SUBJECT: November Meeting

DATE: November 12, 2024

Enclosed with this memo are the agenda and information for the November 19, 2024 meeting. Let me know if you have any questions or if you will be unable to attend the meeting.

Regarding item number 6, this is part of a larger ordinance to update our overall policy on annexation. Most of the ordinance deals with annexation covenants related to utility service, but there is this specific part on how property annexed into the city limits is zoned. The current annexation process was set up in 2007 to initially provide an annexed property an interim zoning, then it goes through the entire rezoning process to receive a final zoning.

There are a few problems with the way this is set up. First, having the process set up this way requires three months to complete the process. This is an excessive amount of time, especially considering there are no cases where the interim zoning and final zoning have been different. More importantly, there is nothing in state law related to annexation of property or zoning that calls for an interim zoning to be established. It is a completely unnecessary part of the annexation process as there is no basis on law for it. Therefore we are requesting the proposed amendments to clean this process up and remove the interim zoning part of the process.



Agenda
Planning Commission
Tuesday, November 19, 2024 – 6:15 PM
City Hall

1. _____ Call to order
2. _____ Approval of proposed agenda
3. _____ Approval of minutes for the September 17, 2024 meeting
4. _____ Executive Session
 - Planning Commission to enter into executive session to receive legal advice related to pending legal actions.
5. _____ (a) Presentation of a request to rezone property at 1252 Haile Street and 16 Haile Lane from Office/Institutional to General Business District
(b) Open Public Hearing
(c) Close Public Hearing
(d) Consideration of a request to rezone property at 1252 Haile Street and 16 Haile Lane from Office/Institutional to General Business District
6. _____ (a) Presentation of an amendment to the Zoning Ordinance to section 157.028 regarding zoning classification of annexed territory
(b) Open Public Hearing
(c) Close Public Hearing
(d) Consideration of an amendment to the Zoning Ordinance to section 157.028 regarding zoning classification of annexed territory
7. _____ Other business
8. _____ 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
September 17, 2024**

Minutes

The City of Camden Planning Commission met for a regular meeting on September 17, 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 members Mr. Mark Chickering and Mr. Travis Hall were 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. Wood seconded the motion, which passed unanimously.

Mr. Deal entertained a motion to approve the minutes from the August 20, 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 minor subdivision at 516 Market Street

Mr. Putnam referred to the plat provided to the Commission members. The request is to subdivide the lot at 516 Market Street into two lots. The proposed new lots comply with the dimensional requirements of the zoning ordinance.

Following discussion, Mr. Deal entertained a motion to approve the subdivision as presented. Mr. Hudson made the motion to approve the subdivision as presented. Ms. Rouse seconded the motion, which was approved unanimously.

Consideration of amendments to the Rules of Procedure for Planning Commission

Mr. Putnam presented a revised version of the Rules of Procedure for the Commission. The amendments relate to application deadlines for submission to get on the agenda, the timeframe in which the agenda would be provided to the Commission and the public, and rules for public comment.

Following discussion, Mr. Wood made a motion to approve the amendments to the Rules of Procedure as follows: applications are due 20 calendar days prior to a meeting date to be on the agenda; meeting agendas would be provided to the Commission and public at least 7 days prior to a meeting; and add a public comment item to all agendas using the same rules as City Council. Mr. Hudson seconded the motion, which was approved unanimously.

There being no further business, Mr. Mohr 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



STAFF REPORT – ZONING MAP AMENDMENT
PREPARED BY: Shawn Putnam
DATE: November 12, 2024

General Information

Property Owner(s): Roderick Partin

Applicant (if other than owner): N/A

Location: 1252 Haile Street, 16 Haile Lane

Existing Zoning: Office/Institutional (OI)

Proposed Zoning: General Business District (GBD)

Reason for Request: Reclassify zone to allow commercial development

Size: 1.66 acres total

Existing Land Use: Self-storage units

Water Service Available: Yes

Sewer Service Available: Yes

Flood zone designation: X

Conformance With Comprehensive Plan

A. Conformance with Land Use Map

This parcel has a commercial land use classification. Based on the Comprehensive Plan, the GBD zoning district is compatible with this land use classification.

B. Pertinent Comprehensive Plan Goals

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

Objective 10.2.2. Enable and promote a variety of commercial uses and development in appropriate locations that are compatible with surrounding land uses, provide employment opportunities, and serve the needs of local residents.



STAFF REPORT – ZONING MAP AMENDMENT
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Public Notice & Comment

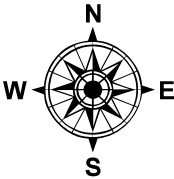
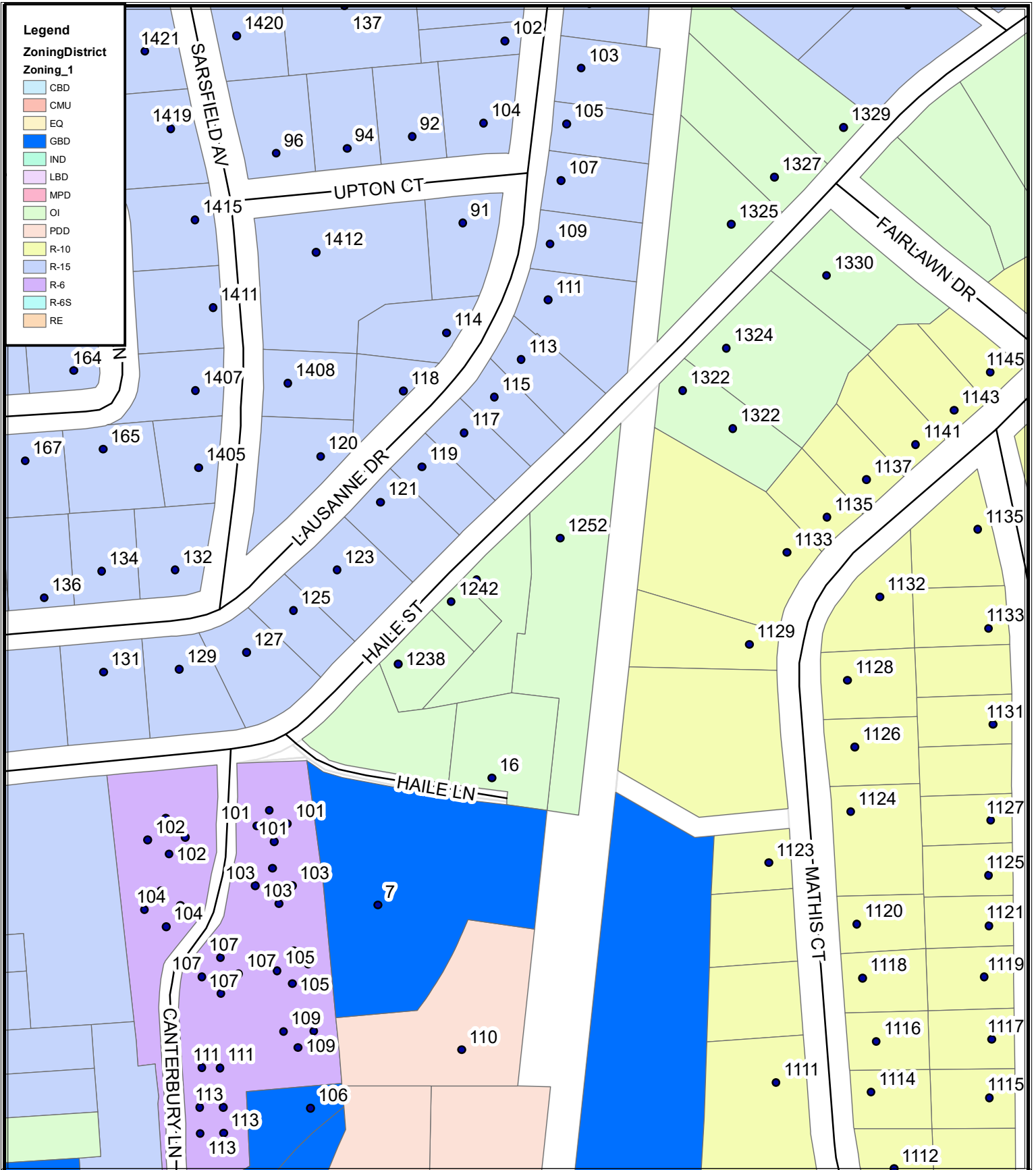
Number of letters sent to adjacent property owners:	12
Date which letters were sent to adjacent property owners:	11/4/2024
Date signs posted (must be 15 days prior to hearing):	11/4/2024
Date ad ran in the newspaper (must be 15 days prior to hearing):	11/4/2024
Number of inquiries received at the time the staff report was written:	0

Staff Comments

This property is currently zoned as Office/Institutional along with the other adjacent properties that have frontage on Haile Street. Additional property on Haile Street is also zoned OI, and property on either side of this area is zoned residential. The property is currently used for a self-storage business. This use is not permitted in the OI district, so it is a nonconforming use.

The OI zoning district is defined in the zoning ordinance as follows: “The OI District is intended to accommodate office, institutional and residential uses in areas whose character is mixed or in transition. It is designed principally for use along major streets and subdivision borders characterized by older houses to help ameliorate the consequences of change impacting these areas, and to provide a transitional buffer between potentially incompatible commercial and residential development.” The medical offices along Haile Street are good examples of the types of uses allowed in the OI district.

The GBD zone is defined as follows: “The GBD District is intended to provide for the development and maintenance of commercial and business uses to serve the community and the larger midlands region. Toward this end, a wide range of business and commercial uses are permitted herein.” There is property zoned GBD to the south of this property. The types of businesses found on Dekalb Street are indicative of the uses allowed in the GBD zone.



157.028. ZONING CLASSIFICATION OF ANNEXED TERRITORY

On property to be annexed into the corporate limits by petition, as provided for in *S.C. Code, Ann. § 5-3-10*, et seq., the zoning classification shall be determined for the annexed property subject to the following procedures:

- A. Upon receipt of a petition for annexation of property into the City Limits of Camden, the Planning Commission shall make a recommendation to the [City Council](#) regarding the appropriate zoning classification for the property to be annexed in accordance with § 157.211(H) – *Amendments*. Prior to making such recommendation to the City Council, the Planning Commission shall conduct a public hearing on the matter pursuant to the requirements of § 157.211(H). Upon receipt of a recommendation by the Planning Commission, Council shall then take final action regarding the annexation of the subject property. [The zoning classification shall become effective on the effective date of the annexation ordinance.](#)
- B. A petitioner may withdraw the petition prior to final adoption of the annexation ordinance by City Council.
- C. ~~City Council shall assign an interim zoning designation in the annexation ordinance. Immediately thereafter, the City Planner shall initiate zoning amendment procedures to establish or confirm the appropriate zoning classification for the annexed property.~~