



Agenda
Planning Commission
Tuesday, March 25, 2025 – 6:15 PM
City Hall

1. _____ Call to order
2. _____ Approval of proposed agenda
3. _____ Approval of minutes for the November 19, 2024 meeting
4. _____ Public Comment
5. _____
 - (a) Presentation of a request to annex property at 1095 Old River Road, 1095A Old River Road, 1099 Old River Road, and 1101 Old River Road
 - (b) Open Public Hearing
 - (c) Close Public Hearing
 - (d) Consideration of a recommendation for zoning classification for property to be annexed at 1095 Old River Road, 1095A Old River Road, 1099 Old River Road, and 1101 Old River Road
7. _____
 - (a) Presentation of amendments to the Zoning Ordinance to section 157.109(C) regarding temporary signs
 - (b) Open Public Hearing
 - (c) Close Public Hearing
 - (d) Consideration of amendments to the Zoning Ordinance to section 157.109(C) regarding temporary signs
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 803-432-2421 prior to the date of the meeting so that arrangements can be made to provide the specific assistance required.



Public Comment Rules

The agenda shall include a provision for general public comment. This will be a time for the public to speak on any topic but is not a question and answer session with the commission or staff. The public comment session will have the following rules:

1. The comment period will last a maximum of thirty (30) minutes. If there are six or fewer speakers, each person will receive five minutes. If there are more than six speakers, each person will receive three minutes.
2. Only persons that sign in on the sign in sheet prior to the start of the meeting will be allowed to speak.
3. Each person may only speak once.
4. Signing up to speak and deferring that time to another person is not allowed.
5. People not able to speak due to the public comment exceeding the 30-minute limit will be given the opportunity to speak first at the next meeting.



MEMORANDUM

TO: City of Camden Planning Commission

FROM: Shawn Putnam, Planning & Development Director

SUBJECT: March Meeting

DATE: March 18, 2025

Enclosed with this memo are the agenda and information for the March 25, 2025 meeting. Let me know if you have any questions or if you will be unable to attend the meeting.

Item 5 – The four parcels listed are owned by the city, and we are in the process of selling off surplus property. However, the parcels are not in the city limits. We would like to annex them prior to selling them so the city can collect property tax on them after they are sold. The surrounding property is zoned General Business District, so that is the zoning classification staff is recommending.

Item 6 - The zoning ordinance contains requirements for temporary signs, which are defined as “Any sign or banner constructed of cloth, canvas, light fabric, cardboard or any other paper-based material, corrugated plastic, unfinished or untreated wood, wallboard or other light materials, with or without frames, which is not permanently secured, and is intended to be displayed for a limited period of time only.” These signs include those used to advertise things including, but not limited to, businesses, political campaigns, and yard sales. The intent of these requirements is to reduce sign pollution by limiting when, where and how these types of signs may be displayed.

The City began strict enforcement of these requirements last year, and this resulted in concerns, especially during the election season in the fall. The primary issue is the requirement states the signs cannot be placed in the street right-of-way (ROW). This creates confusion because the ROW of every street is not the same. For example, on some streets the ROW boundary is 5 feet from the edge of the street; for others it may be 50 feet or more from the edge of the street. This became problematic in enforcement of these requirements in residential areas where many people treat the ROW in front of their house as part of their property.

The proposed amendment clarifies where temporary signs are allowed by stating they are allowed in the ROW if the adjacent property is a residential use, and if it is at least 10 feet from the edge of the street. This will make it clear that the signs are allowed in residential areas and not commercial areas. It also clarifies that temporary signs are not allowed in the median of a street, and that they are not allowed in the area between a sidewalk and a street.

**City of Camden
Planning Commission
November 19, 2024**

Minutes

The City of Camden Planning Commission met for a regular meeting on November 19, 2024 at 6:15 PM. Commission members present were Mr. Johnny Deal, Chair; Ms. Connie Rouse, Mr. Jay Hudson, Mr. Travis Hall, Mr. Mark Chickering, Mr. Charles Wood; and Mr. Shawn Putnam, Secretary. Commission member Mr. Mark Mohr was absent.

Mr. Deal called the meeting to order and entertained a motion to approve the meeting agenda. Mr. Chickering made a motion to approve the agenda with an amendment to switch the order for items four and five. Mr. Wood seconded the motion, which passed unanimously.

Mr. Deal entertained a motion to approve the minutes from the September 17, 2024 meeting. Mr. Wood made a motion to accept the minutes as presented and Mr. Hudson seconded the motion, which passed unanimously.

Consideration of a request to rezone property at 1252 Haile Street and 16 Haile Lane from Office/Institutional to General Business District

Mr. Putnam explained that Mr. Roddy Partin requested that property at 1252 Haile Street and 16 Haile Lane be rezoned from Office/Institutional (OI) to General Business District (GBD). Mr. Partin explained that the property is currently used as a self-storage business, but that the business would not be continued after his mother passes away. He stated at that point they would look to sell the property, and having it zoned general business would make it more likely to sell.

Mr. Deal entertained a motion to open the public hearing. Mr. Chickering moved to open the public hearing, and Mr. Wood seconded the motion. The motion passed unanimously. No one spoke during the hearing. Mr. Chickering moved to close the public hearing and Mr. Hudson seconded the motion. The motion was approved unanimously.

Following discussion, Mr. Deal entertained a motion to recommend approval of rezoning the property at 1252 Haile Street and 16 Haile Lane from OI to GBD. Mr. Chickering made the motion to recommend approval of rezoning the property at 1252 Haile Street and 16 Haile Lane from OI to GBD. Mr. Wood seconded the motion, which was approved unanimously.

Executive Session

Mr. Deal entertained a motion to enter into executive session to receive legal advice related to pending legal litigation. Mr. Wood made the motion to enter into executive session. Mr.

Chickering seconded the motion, which passed unanimously.

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

Consideration of an amendment to the Zoning Ordinance to section 157.028 regarding zoning classification of annexed territory

Mr. Putnam explained that the purpose of the amendments are to make the section of the zoning ordinance related to annexation of property consistent with the state law regarding annexation, and to clarify and simplify the annexation process. This amendment would remove the part of the process that calls for an interim zoning classification to be assigned because there is no mention of using an interim zoning classification in state law. The amendments also serve to clarify that the Planning Commission only makes a recommendation on the zoning classification for property to be annexed, not on whether or not the property should be annexed into the city limits.

Mr. Deal entertained a motion to open the public hearing. Mr. Hall moved to open the public hearing, and Mr. Hudson seconded the motion. The motion passed unanimously. No one spoke during the hearing. Mr. Wood moved to close the public hearing and Mr. Chickering seconded the motion. The motion was approved unanimously.

Following discussion, Mr. Deal entertained a motion to recommend city council approve the amendments to section 157.109(C) as presented. Mr. Hudson made a motion to recommend city council approve the amendments to section 157.109(C) as presented, and Mr. Chickering seconded the motion, which was approved unanimously.

There being no further business, Mr. Chickering 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

157.109(C) - existing

Temporary signs are prohibited in the public right-of-way or on any public property, utility poles, or street signs.

157.109(C) – proposed

1. Temporary signs are prohibited on public property, street signs, utility poles, and light poles, and in the public right of way, including medians and areas between the curb and sidewalk, unless the right of way adjoins the yard of a residential use adjacent to the right of way and the sign is more than 10 feet from the edge of the paved roadway.
2. Temporary signs are prohibited on public property, street signs, utility poles, and light poles.