

**City of Camden
Planning Commission
November 25, 2025**

Minutes

The City of Camden Planning Commission met for a regular meeting on November 25, 2025 at 6:15 PM. Commission members present were Mr. Johnny Deal, Chair; Mr. Jay Hudson, Mr. Mark Mohr, Ms. Connie Rouse, Mr. Wes Parks, and Mr. Shawn Putnam, Secretary. Commission members Mr. Travis Hall and Mr. Mark Chickering 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. Hudson seconded the motion, which passed unanimously.

Mr. Deal entertained a motion to approve the minutes from the September 23, 2025 and September 29, 2025 meetings. Mr. Hudson made a motion to accept the minutes as presented and Mr. Mohr seconded the motion, which passed unanimously.

Public Comment – None

Consideration of a request to annex 154 Battleship Road (284-00-00-021) and 154A Battleship Road (284-00-00-024)

Mr. Putnam explained that the city received an annexation petition from the owner of the two properties which consist of the Springdale Healthcare facility. The majority of the surrounding property is zoned General Business District, so that is the zoning recommended by staff.

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

Following discussion, Mr. Deal entertained a motion to recommend City Council apply a zoning classification of General Business District for the properties to be annexed at 154 Battleship Road and 154A Battleship Road. Mr. Parks made the motion and Mr. Hudson seconded the motion, which was approved unanimously.

Consideration of a request to amend section 157.060(D)(4)(c)(1) regarding fence heights and delete section 157.197 regarding murals

Mr. Putnam explained that the first amendment is to the requirements on fence heights. Over the years there have been multiple requests for variances related to fence heights for corner lots. The ordinance requires that each side of the lot that faces a street is considered a front

yard, and this results in only allowing a fence of four feet in height for part of the back yard. This height is not sufficient to fence in a yard that has dogs in it. Staff is proposing amendments to the requirements to have a separate requirement for corner lots that would allow the part of the backyard that fronts on a street to have a maximum fence height of eight feet. A diagram is provided in the amendment to illustrate the requirement. The second amendment is to delete the entire section on murals. City Council approved a public art policy that includes approval of murals, so this section is no longer needed.

Mr. Deal entertained a motion to open the public hearing. Mr. Parks moved to open the public hearing, and Mr. Hudson seconded the motion. The motion passed unanimously.

Ms. Overturf stated that she agreed with the amendments on fence requirements, but felt the diagram was not clear enough to show the requirement. She said that four feet was not enough height to adequately keep dogs in a back yard.

Mr. Jones stated that it would be helpful to have the maximum height be eight feet in the back yard area to enclose a backyard.

Mr. Hudson moved to close the public hearing and Mr. Mohr seconded the motion. The motion was approved unanimously.

During discussion, The Commission asked Mr. Putnam to revise the drawing to make it more clear where the eight foot maximum height would be allowed. Mr. Deal entertained a motion to recommend City Council approve the zoning ordinance amendments presented with the revision to the fence diagram. Mr. Parks made the motion and Mr. Mohr seconded the motion, which was approved unanimously.

Discussion of possible zoning ordinance amendments related to manufacturing uses and zoning for Historic Camden

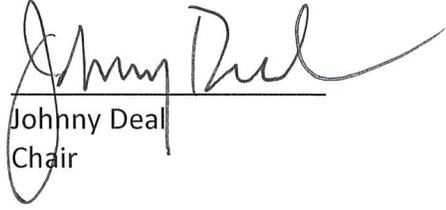
Mr. Putnam explained that all of the Historic Camden property is zoned R-15, and this is creating issues with future plans that the Historic Camden Foundation has for the property. After discussions with the executive director of Historic Camden, we agreed that it is time to have a separate zoning district for Historic Camden. Mr. Putnam reviewed a draft of requirements for the new zoning district that included allowable uses and sign requirements. Following discussion, the Commission asked Mr. Putnam to invite Carey Briggs to attend the next meeting to continue the discussion.

Mr. Putnam explained the next item is a proposal to amend the ordinance to allow some transportation manufacturing uses in the General Business District. This would better position the City to attract some businesses related to the Scout Motors factory that is under construction in Blythewood. These would be limited to uses that make parts for automobiles; partial or full vehicle assembly would not be allowed. Following discussion, the Commission requested a public hearing be scheduled for the next meeting.

There being no further business, Mr. Parks made a motion to adjourn, and Ms. Rouse seconded the motion. The motion passed unanimously and the meeting was adjourned.



Shawn Putnam
Secretary



Johnny Deal
Chair